



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
July 16, 2009**

**CALL TO ORDER:**

Chair O'Meara called the meeting to order at 6:32 p.m.

**FLAG SALUTE:**

Commissioner Nouzille

**ROLL CALL:**

Chair John O'Meara, Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff. Vice Chair Curtis Zacuto was absent.

Also, present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze and Recording Secretary Sheila Keckhut.

Chair O'Meara stated that the Commissioners had received notification of Vice Chair Zacuto's request for excused absence from the meeting due to scheduling conflicts. There were no objections to excusing the absence.

**APPROVAL OF MINUTES**

1. Minutes – June 4, 2009 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Minutes of the June 4, 2009 Planning Commission Meeting. Motion carried 4-0. Vice Chair Zacuto was absent.

2. Minutes – June 18, 2009 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Minutes of the June 18, 2009 Planning Commission Meeting. Motion carried 4-0. Vice Chair Zacuto was absent.

**PUBLIC COMMENTS**

None

**NEW PUBLIC HEARING**

3. REQUEST: Request for a Conditional Use Permit to allow daytime dog care, including overnight care, in an existing industrial facility.

APPLICANT: Paul Berkovitz  
24400 Highlander Road  
West Hills, CA 91307

CASE NO.: 09-CUP-002

LOCATION: 29348 Roadside Drive

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA, per Section 15301.

RECOMMENDATION: Staff recommended that the Planning Commission approve Case No. 09-CUP-002, subject to conditions.

PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing.

The following persons spoke on this agenda item:

Paul Berkovitz, applicant

Gary Klien, representing the applicant

Joel Beth, business owner, Prefer Edge

Martin Greene, business owner, Agoura Oaks Commerce Center

The following person turned in a speaker card but did not speak

Linda Jorgensen, Camp Bow Wow

REBUTTAL: Paul Berkovitz, applicant, and Gary Klien, representing the applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

**ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve Conditional Use Permit Case No. 09-CUP-002, subject to amended conditions. Motion carried 4-0. Vice Chair Zacuto was absent.

**DISCUSSION ITEM**

4. **REQUEST:** Request for an interpretation of Zoning Ordinance Section 9652.13 regarding floor area ratio calculation criteria for hillside properties.

**APPLICANT:** Sunbelt Enterprises  
1801 Solar Drive, Suite 250  
Oxnard, CA 93030

**CASE NO.:** 09-INT-001

**LOCATION:** Citywide

**RECOMMENDATION:** Staff recommended that the Planning Commission interpret the Zoning Ordinance to allow for incremental calculations of the hillside floor area ratio criteria.

**PUBLIC COMMENTS:** Chair O'Meara opened the Public Hearing.

The following person spoke on this agenda item:

Brad Rosenheim, applicant

Chair O'Meara closed the Public Hearing.

**ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the interpretation of Zoning Ordinance Section 9652.13, Case No. 09-INT-001, subject to conditions. Motion carried 4-0. Vice Chair Zacuto was absent.

**ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA**

*(Planning Commission and Staff)*

Commissioner Nouzille announced that the General Plan Update Community Information meeting is Tuesday, July 28, 2009 at 6:00 p.m. in the City Council Chambers. Assistant Community Development Director Doug Hooper announced this meeting is a workshop, not a public hearing.

**ADJOURNMENT**

At 8:20 p.m., on a motion by Commissioner Buckley Weber, seconded by Commissioner Rishoff, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, August 6, 2009, at 6:30 p.m. Motion carried 4-0. Vice Chair Zacuto was absent.

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