



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

---

**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
January 5, 2006**

1. CALL TO ORDER: Vice Chair Ramuno called the meeting to order at 6:33 p.m.
  
2. FLAG SALUTE: Commissioner Rishoff
  
3. ROLL CALL: Vice Chair Ramuno, Commissioners Rishoff and Zacuto.  
  
Also present were, Assistant Director of Community Development Doug Hooper, Assistant Planner Renee Madrigal and Planning Technician Christopher Aune.
  
4. APPROVAL OF MINUTES: December 1, 2005 Meeting Minutes  
  
ACTION: Commissioner Zacuto approved the minutes of the December 1, 2005 Planning Commission meeting. (Vice Chair Ramuno, and Commissioner Rishoff were absent from the December 1, 2005 Planning Commission meeting, therefore they abstained from this item).
  
5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: None
  
6. CONSENT ITEM: None
  
7. NEW PUBLIC HEARING:  
  
APPLICANT: Adler Realty Investments, Inc  
21800 Burbank Blvd., Suite 300  
Woodland Hills, CA 91367

CASE NOS.: 05-ABAN-001

LOCATION: North side of Canwood Street, west of Derry Avenue and east of Lewis Road; and on the east side Derry Avenue, north of Canwod Street.

REQUESTS: Request for the Planning Commission to find the proposed street vacation of a portion of the north side Canwood Street and the east side of Derry Avenue to be in conformance with the General Plan.

ENVIRONMENTAL DETERMINATION: The request is not subject to the requirements of the California Environmental Quality Act.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion determining the proposed street vacation to be consistent with the General Plan.

PUBLILC HEARING OPENED: Assistant Director of Community Development Doug Hooper presented the project and answered questions of the Planning Commission.

Tim Keeley, 21800 Burbank Boulevard Woodland Hills, representing Alder Realty Investments, Inc., presented his proposal and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner Rishoff, the Planning Commission moved to adopt Resolution No. 841, approving Case No. 05-ABAN-001. Motion carried 3-0.

8. SITE PLAN/ARCHITECTURAL REVIEW

A. APPLICANT: Bart and Laura Leininger  
6162 Lake Lindero Drive  
Agoura Hills, CA 91301

CASE NOS.: 05-SPR-025

LOCATION: 6162 Lake Lindero Drive  
(A.P.N. 2056-054-009)

REQUESTS: Request for approval of a Site Plan/Architectural Review to construct a 365 square-foot first and second story addition to an existing 4,788 square-foot two-story residence, which includes an attached garage.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 153016.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 05-SPR-025, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING OPENED: Commissioner Zacuto recused himself from this case due to a conflict of interest.

Planning Technician Christopher Aune presented this case and answered questions of the Planning Commission.

Bart Leininger, 30709 Whaleboat Place Westlake Village, presented his case and answered questions of the Planning Commission.

Don Hancock, 6156 Lake Lindero Drive, spoke against the project.

Jane Hancock, 6156 Lake Lindero Drive, spoke against the project.

Norm Kuch, 550 Timberwood, Thousand Oaks, representing the applicant, answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Rishoff, seconded by Vice Chair Ramuno, the Planning Commission moved to adopt Resolution No. 842, approving Site Plan/Architectural Review Case No. 05-SPR-025, subject to conditions, based on the findings of the draft Resolution. Motion carried 2-0 (Commissioner Zacuto recused himself).

B. APPLICANT: Richard Doss for Rick Principe  
30141 Agoura Road  
Agoura Hills, CA 91301

CASE NO.: 00-SPR-001 (Amendment) and 00-OTP-001 (Amendment)

LOCATION: 30101 Agoura Road  
(A.P.N. 2061-005-042)

REQUEST: Request for approval of a one-year time extension for a previously approved Site Plan/Architectural Review, which allowed for the construction of a 31,160 square foot, two-story office building; and a request for a one-

year time extension for an approved Oak Tree Permit which allowed for encroachment within the protected zone of eight (8) oak trees and removal of seven (7) oak trees for the approved construction.

**ENVIRONMENTAL DETERMINATION:**

The proposed project is consistent with the Mitigated Negative Declaration on December 19, 2002 by Planning Commission Resolution No. 726.

**RECOMMENDATION:**

Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 00-SPR-001 (Amendment) and Oak Tree Permit Case No. 00-OTP-001 (Amendment), subject to conditions, based on the findings of the draft Resolution.

**PUBLIC HEARING OPENED:**

Assistant Planner Renee Madrigal presented this case and answered questions of the Planning Commission.

Richard Doss, 30141 Agoura Road Suite 200, representing Pacific Coast Civil, presented his proposal and answered questions of the Planning Commission.

**ACTION:**

On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 843, approving Site Plan/Architectural Review Case No. 00-SPR-001 (Amendment) and Oak Tree Permit Case No. 00-OTP-001 (Amendment), subject to conditions, based on the findings of the draft Resolution. Motion carried 3-0.

9. **DISCUSSION:**

**APPLICANT:**

Larry Lovelace for McDonald's Restaurant  
2060 E. De Los Arobles, Unit D-290  
Thousand Oaks, CA 91362

**CASE NO.:**

05-SP-035 and 05-SPR-018

**LOCATION:**

29161 Canwood Street  
(A.P.N. 2048-011-029)

**REQUEST:**

Request for approval of a Sign Permit to update a sign program and approval of an exterior lighting plan for an existing McDonald's Restaurant.

**ENVIRONMENTAL DETERMINATION:**

Categorically Exempt from CEQA per Section 15301

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Sign Permit Case No. 05-SP-035 and a lighting plan (05-SPR-018), based on the findings of the draft Resolution.

PUBLIC HEARING  
OPENED:

Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.

Larry Lovelace, 2060 E. De Los Arboles, Unit D-290, Thousand Oaks, presented the proposal and answered questions of the Planning Commission.

ACTION:

On a motion by Commissioner Zacuto seconded by Commissioner Rishoff, the Planning Commission moved to adopt Resolution No. 844, approving Sign Permit Case No. 05-SP-035 and a lighting plan (05-SPR-018), based on the findings of the draft Resolution. Motion carried 2-1 (Chair Ramuno opposed)

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

COMMISSION: None

STAFF: Assistant Director of Community Development Doug Hooper thanked the Commissioners for their time, hard work, and assistance to staff during their past two-year term.

11. ADJOURNMENT:

The Planning Commission adjourned at 8:35 p.m. to the next Planning Commission meeting on January 19, 2006 at 6:30 p.m.