



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
November 3, 2005**

1. CALL TO ORDER: Chair Koehler called the meeting to order at 6:34 p.m.

2. FLAG SALUTE: Commissioner Schwarz

3. ROLL CALL: Chair Koehler, Vice Chair Ramuno, Commissioners Rishoff and Schwarz (Commissioner Zacuto was absent).

Also present were, Assistant Director of Community Development Doug Hooper, Assistant Engineer Kelly Fisher, Associate Planner Valerie Darbouze, Planning Technician Christopher Aune and City Oak Tree and Landscape Consultant Kay Greeley

4. APPROVAL OF MINUTES: October 20, 2005 Meetings

ACTION: A motion by Commissioner Schwarz, seconded by Vice Chair Ramuno, the Planning Commission moved to approve the minutes of the October 20, 2005 Planning Commission meeting. Motion carried 3-0. (Commissioner Rishoff was absent for this agenda item. Commissioner Zacuto was absent from the meeting.)

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: None

On a motion by Vice Chair Ramuno, seconded by Commissioner Schwarz, the Planning Commission moved to place New Public Hearing item case no. PM 62245 after the Site Plan/Architectural Review item on the agenda. Motion carried 3-0.

6. NEW PUBLIC HEARINGS:

APPLICANT: Glen Benton
30961 West Agoura Road
Westlake Village, CA 91361

CASE NO.: 03-CUP-001, 03-OTP-001 & 03-VAR-001

LOCATION: East of 28191 Laura La Plante Drive
(A.P.N. 2061-016-054)

REQUESTS: Request for approval of a Conditional Use Permit to construct a 3,300 square-foot residence and a 768 square-foot, attached, three-car garage; a request for a Variance from Zoning Ordinance Sections 9243.3.D, 9652.13.B and 9606.2.A. to provide for an 11-foot front yard instead of the minimum 25 feet; to provide for 60% of undisturbed open space area on the lot instead of 92.5%; and to construct retaining walls in excess of 3.5 feet in height in the front yard; and a request for an Oak Tree Permit to remove one Oak Tree and encroach within the protected zone of one Oak Tree for the proposed construction.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-001, Oak Tree Permit Case No. 03-OTP-001 and Variance Case No. 03-VAR-001, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING OPENED: Associate Planner Valerie Darbouze presented the case and answered questions of the Planning Commission.

Commissioner Rishoff arrived at 7:00 p.m. and participated in the public hearing.

Glen Benton, applicant, 30961 Agoura Road Suite 313, Westlake Village, answered questions of the Planning Commission.

City Oak Tree and Landscape Consultant Kay Greeley answered questions of the Planning Commission.

ACTION: On a motion by Vice Chair Ramuno, seconded by Commissioner Rishoff, the Planning Commission directed staff to return with a Resolution of approval on November 17, 2005 for Conditional Use Permit Case No. 03-CUP-001, Oak Tree Permit Case No. 03-OTP-001 and Variance Case No. 03-VAR-001 with amended

conditions of approval that addresses Oak tree replacement mitigation requirements. Motion carried 4-0 (Commissioner Zacuto was absent).

7. SITE PLAN/ARCHITECTURAL REVIEW

APPLICANT: Doug Flint
5552 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: 05-SPR-020

LOCATION: 5552 Colodny Drive (A.P.N. 2055-009-016)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 1,650 square foot first-story and second-story addition, a 441 square foot attached garage to an existing 1,344 square foot, single-story residence, and to construct a 1,788 square foot detached barn.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA-Class 1(e)

RECOMMENDATION: Staff recommended approval of Site Plan Architectural Review Case No. 05-SPR-020, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING OPENED: Planning Technician Christopher Aune presented the case and answered questions of the Planning Commission.

Doug Flint, applicant, 5552 Colodny Drive, answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Schwarz, seconded by Vice Chair Ramuno, the Planning Commission moved to adopt Resolution No. 830, approving Site Plan Architectural Review Case No. 05-SPR-020, subject to amended conditions, based on the findings of the draft Resolution. Motion carried 4-0 (Commissioner Zacuto was absent).

8. NEW PUBLIC HEARINGS:

APPLICANT: Adler Realty Investments
21800 Burbank Blvd., Suite 300
Woodland Hills, CA 91367

CASE NO.: P.M. 62245

LOCATION: Northeast corner of Canwood Street and Derry Avenue
(A.P.N.) 2048-012-017, 018 and 2055-003-064

REQUESTS: Request for approval of a Tentative Parcel Map to reconfigure three (3) parcels into one (1) parcel of 7.18 acres in size for the purpose of developing an approved furniture/retail center on the property.

ENVIRONMENTAL ANALYSIS: Consistent with a previously approved Mitigated Negative Declaration.

RECOMMENDATION: Staff recommended that the Planning Commission adopt a motion to approve Tentative Parcel map No. 62245, subject to conditions, based on the findings of the draft Resolution.

Chairman Koehler recused himself from the hearing because of a business relationship with a proposed tenant for this site.

PUBLIC HEARING OPENED: Chairman Koehler recused himself from the hearing because of a business relationship with a proposed tenant for this site.

Assistant Community Development Director Doug Hooper presented the case and answered questions of the Planning Commission.

Michael Adler, applicant, 5857 Woodglen Drive, Agoura Hills, presented the case and answered questions of the Planning Commission.

Tim Keeley, representing Adler Realty Investments Inc., 21800 Burbank Boulevard, Suite 300, Woodland Hills, answered questions of the Planning Commission.

RECESS: Vice Chair Ramuno called for a recess at 8:32 p.m.

RECONVENE: Vice Chair Ramuno reconvened the meeting at 8:43.

ACTION: On a motion by Commissioner Schwarz, seconded by Commissioner Rishoff, the Planning Commission moved to adopt Resolution No. 831, approving Tentative Parcel Map Case No. P.M. 62245, subject to conditions, based on the findings of the draft Resolution. Motion carried 3-0

(Chair Keohler recused himself from the hearing and Commissioner Zacuto was absent).

9. DISCUSSION ITEM:

APPLICANT: Marvin Landon
28001 Dorothy Drive
Agoura Hills, CA 91301

CASE NO.: 05-SP-047

LOCATION: 28001 Dorothy Drive
(A.P.N. 2061-011-021)

REQUEST: Request for approval of a Sign Permit to install one
freeway-facing business sign.

ENVIRONMENTAL
ANALYSIS: Exempt from CEQA per Section 15311

RECOMMENDATION: Staff recommended the Planning Commission adopt a
motion to approve Sign Permit Case No. 05-SP-047,
based on the findings of the draft resolution.

PUBLIC HEARING
OPENED: Associate Planner Valerie Darbouze, presented the case
and answered questions of the Planning Commission.

Marvin Landon, applicant, 28001 Dorothy Drive,
answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Rishoff, seconded by
Commissioner Schwarz, the Planning Commission
moved to adopt Resolution 832, approving Sign Plan
Case No. 05-SP-047, based on the findings of the draft
Resolution. Motion carried 4-0 (Commissioner Zacuto
was absent).

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDAS:

Commission: None

Staff: None

11. ADJOURNMENT:

The Planning Commission adjourned at 9:15 p.m. to the next Planning Commission meeting on November 17, 2005 at 6:30 p.m.