



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
December 16, 2010**

**CALL TO ORDER:** Chair Rishoff called the meeting to order at 6:31 p.m.

**FLAG SALUTE:** Commissioner Buckley Weber

**ROLL CALL:** Chair Stephen Rishoff, Commissioners Illece Buckley Weber, Michael Justice, and Rick Moses. Vice Chair John O'Meara was absent.

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

Chair Rishoff stated that staff had received notification of Vice Chair O'Meara's absence prior to the meeting. There were no objections to excusing the absence.

**APPROVAL OF AGENDA:** On a motion by Commissioner Justice, seconded by Commissioner Buckley Weber, the December 16, 2010 Agenda was approved without objection.

**PUBLIC COMMENTS:** There were no public comments.

**APPROVAL OF MINUTES:**

1. Minutes – November 18, 2010 Planning Commission Meeting

On a motion by Commissioner Justice, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Minutes of the November 18, 2010 Planning Commission Meeting. Motion carried 4-0. Vice Chair O'Meara was absent.

**CONTINUED PUBLIC HEARING**

2.     **REQUEST:**                     Request for a recommendation of approval to the City Council to adopt new use standards and definitions for Mobile Homes/Manufactured Homes, Community Care Facilities, Single Room Occupancy Hotels, Transitional Housing, Emergency Shelters, and condominium conversion inclusionary housing requirements for compliance with the City General Plan Housing Element by amending Zoning Ordinance Sections 9120.3, 9120.8, 9222.1, 9222.4, 9232.1, 9232.4, 9242.1, 9242.4, 9252.1, 9252.4, 9272.1, 9272.4, 9281.2, 9312.2.E.(3.5), 9312.2.H, 9312.3, and 9675-9675.3.
- APPLICANT:**                     City of Agoura Hills  
  30001 Ladyface Court  
  Agoura Hills, CA 91301
- CASE NO.:**                     10-ZOA-002
- LOCATION:**                     Citywide
- ENVIRONMENTAL  
ANALYSIS:**                     The proposed Zoning Ordinance amendments are consistent with the Initial Study/Negative Declaration prepared for the City of Agoura Hills 2008-2014 Housing Element, and adopted by the City Council on November 12, 2008.
- RECOMMENDATION:**             Staff had recommended in the staff report that the public hearing for Zoning Ordinance Amendment Case No. 10-ZOA-002 be continued to the Planning Commission meeting of January 20, 2011. Staff amended the recommendation at the meeting to continue the public hearing to February 3, 2011.
- ACTION:**                     The Planning Commission moved to continue Zoning Ordinance Amendment Case No. 10-ZOA-002 to the February 3, 2011, Planning Commission Meeting. Motion carried 4-0. Vice Chair O'Meara was absent.

**DISCUSSION ITEMS**

3.     REQUEST:                     Request for approval of an exterior lighting plan for a light industrial park.
- APPLICANT:                 Neal Scribner for  
  Agoura Hills Business Center North, LLC  
  4765 Via Don Luis  
  Thousand Oaks, CA 91320
- CASE NO.:                 06-CUP-003 (Lighting Plan)
- LOCATION:                 28721 Canwood Street  
  (A.P.N. 2048-012-026)
- ENVIRONMENTAL  
          ANALYSIS:                 Exempt from the requirements of the California  
  Environmental Quality Act per Section 15311.
- RECOMMENDATION:         Staff recommended the Planning Commission adopt a  
  motion to approve Conditional Use Permit Case No. 06-  
  CUP-03 (Lighting Plan), subject to conditions, based on the  
  findings of the resolution.
- PUBLIC COMMENTS:         Chair Rishoff opened the public hearing.
- The following persons spoke on this project.
- Neil Scribner, Architect, representing the applicant
- Brett Trebil, answered questions of the Planning  
  Commission
- REBUTTAL:                 Neil Scribner, Architect, representing the applicant, gave  
  rebuttal testimony regarding the project and answered  
  questions of the Planning Commission.
- Chair Rishoff closed the public hearing.
- ACTION:                     On a motion by Commissioner Buckley Weber, seconded  
  by Commissioner Justice, the Planning Commission moved  
  to adopt Resolution No. 1018, approving Conditional Use  
  Permit Case No. 06-CUP-03 (Lighting Plan), subject to  
  revised conditions. Motion carried 3-1-1. Commissioner  
  Moses opposed. Vice Chair O'Meara was absent.

4. REQUEST: Request for approval of a Sign Program for a Certified Farmer's Market.
- APPLICANT: Melissa Farwell for Raw Inspiration, Inc.  
23501 Park Sorrento Drive, Suite 105  
Calabasas, CA 91302
- CASE NO.: 10-SP-057
- LOCATION: 28914 Roadside Drive (Whizin Market Square)  
(A.P.N. 2061-007-047)
- ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15311(a)
- RECOMMENDATION: Staff recommended that the Planning Commission adopt a motion to approve Sign Permit Case No.10-SP-057, subject to conditions, based on the findings of the resolution.
- PUBLIC COMMENTS: Chair Rishoff opened the public hearing.
- The following persons spoke on this project.
- Melissa Farwell, Applicant
- Chair Rishoff closed the public hearing.
- ACTION: On a motion by Commissioner Buckley Weber, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 1019, approving Sign Permit Case No.10-SP-057 subject to revised conditions. Motion carried 4-0. Vice Chair O'Meara was absent.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 7:37 p.m., the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, January 6, 2011 at 6:30 p.m. Motion carried 4-0. Vice Chair O'Meara was absent.