



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
May 5, 2011**

CALL TO ORDER:

Chair Rishoff called the meeting to order at 6:35 p.m.

FLAG SALUTE:

Commissioner Moses

ROLL CALL:

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

Also present were Assistant City Attorney Candice Lee, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Associate Planner Valerie Darbouze, Public Works Project Manager Kelly Fisher, Engineering Aide Robert Cortes, City Oak Tree and Landscape Consultant Ann Burroughs, and Recording Secretary Sheila Keckhut.

Chair Rishoff stated that staff had received notification of Vice Chair Buckley Weber'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 O'Meara, the May 5, 2011 Agenda was approved without objection.

PUBLIC COMMENTS:

There were no public comments.

APPROVAL OF MINUTES

1. Minutes – April 7, 2011 Planning Commission Meeting

On a motion by Commissioner Justice, seconded by Commissioner O'Meara, the Planning Commission moved to approve the Minutes of the April 7, 2011 Planning Commission Meeting. Motion carried 4-0. Vice Chair Buckley Weber was absent.

CONTINUED PUBLIC HEARING

2. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 4,580 square-foot, one story single-family residence with a 672 square-foot garage on a previously developed parcel, and an Oak Tree Permit to encroach in the protected zone of four (4) off-site Oak trees.

APPLICANT: Allen Adel, Lorient & Associates for Parviz Amini
5890 Fairhaven Avenue, #A
Woodland Hills, CA 91367

CASE NOS.: 10-SPR-001 & 10-OTP-011

LOCATION: 5622 Foothill Drive
(A.P.N. 2055-017-007)

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15303(a)

RECOMMENDATION: A draft resolution with conditions of approval was prepared if the Planning Commission's decision was to approve Site Plan/Architectural Review Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

The following persons spoke on this project.

Mehri Amini, Applicant

Robyn Britton, OAHOA

Chair Rishoff closed the public hearing.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 11-1031, approving Site Plan/Architectural Review Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011, with conditions. Motion carried 4-0. Vice Chair Buckley Weber was absent.

NEW PUBLIC HEARINGS

3. **REQUEST:** Request for approval of a one-year time extension for a previously-approved Conditional Use Permit that allows for the construction of seven (7) light industrial buildings totaling 103,070 square feet in size; a request for a one-year time extension for an approved Oak Tree Permit that allows for the removal of one (1) Oak tree and the encroachment within the protected zone of one (1) Oak tree for the proposed construction; and a request for a one-year time extension of a Tentative Parcel Map for the subdivision of the 10-acre parcel into 25 commercial/industrial condominium units.

APPLICANT: Brett Trebil for Agoura Business Center North, LLC
5304 Derry Avenue, Suite A
Agoura Hills, CA 91301

CASE NOS.: 06-CUP-003 (Amendment), 06-OTP-005 (Amendment), and TPM 65503 (Amendment)

LOCATION: 28721 Canwood Street (APN 2048-012-026)

ENVIRONMENTAL ANALYSIS: The proposed project is consistent with the Mitigated Negative Declaration and Mitigation Monitoring Program adopted on June 19, 2008, by Planning Commission Resolution No. 937.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-003 (Amendment), Oak Tree Permit Case No. 06-OTP-005 (Amendment), and Tentative Parcel Map 65503

(Amendment), subject to conditions, based on the findings of the Draft Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

The following person spoke on this project.

Brett Trebil, Trebil Construction, representing the Applicant.

Chair Rishoff closed the public hearing.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 11-1032, approving Conditional Use Permit Case No. 06-CUP-003 (Amendment), Oak Tree Permit Case No. 06-OTP-005 (Amendment), and Tentative Parcel Map 65503 (Amendment), with conditions. Motion carried 4-0. Vice Chair Buckley Weber was absent.

4. **REQUEST:** Request for approval of a Conditional Use Permit to construct a 2,431 square-foot residence with an attached, 568 square-foot, two-car garage; and a request for approval of an Oak Tree Permit to encroach in the protected zone of seven (7) on-site Oak trees and one (1) off-site Oak tree for the proposed construction.

APPLICANT: Ashoor Pirouti
12390 Chandler Boulevard, #H
Valley Village, CA 91607

CASE NOS.: 03-CUP-022 and 05-OTP-011

LOCATION: 28454 Renee Drive - Lot 5
(A.P.N. 2061-021-005)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA (Section 15303)

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-022 and Oak Tree Permit Case No. 05-OTP-011, subject to conditions, based on the findings of the Draft Resolution.

5. REQUEST: Request for approval of a Conditional Use Permit to construct a 1,874 square-foot residence with an attached, 616 square-foot, two-car garage; and a request for approval of an Oak Tree Permit to encroach into the protected zone of six (6) Oak trees on an adjacent lot and remove one (1) on-site Scrub Oak tree for the proposed construction.

APPLICANT: Ashoor Pirouti
12390 Chandler Boulevard, #H
Valley Village, CA 91607

CASE NOS.: 03-CUP-023 and 05-OTP-012
LOCATION: 28458 Renee Drive - Lot 4
(A.P.N. 2061-021-023)

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA (Section 15303)

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-023 and Oak Tree Permit Case No. 05-OTP-012, subject to conditions, based on the findings of the Draft Resolution.

THE PLANNING COMMISSION HEARD BOTH CASE NOS. 03-CUP-022, 05-OTP-011, AND 03-CUP-023, 05-OTP-012 TOGETHER.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

The following persons spoke on this project.

David Moss, Moss and Associates, representing the Applicant.

Dan Motta, Resident spoke in favor of the project.

Terry Ahern, Resident, spoke in opposition of the project.

Patty Merrell, Resident, spoke in opposition of the project.

D. Rahm, Resident, spoke in opposition of the project.

REBUTTAL: David Moss, Moss and Associates, representing the Applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair Rishoff closed the public hearing.

RECESS: Chair Rishoff called for a recess at 8:43 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 8:57 p.m.

ACTION: On a minute motion by Commissioner Moses, seconded by Chair Rishoff, motioned failed on a 2-2 vote to approve Conditional Use Permit Case No. 03-CUP-023 and Oak Tree Permit Case No. 05-OTP-012. Commissioners Justice and O'Meara opposed. Vice Chair Buckley Weber was absent.

INFORMATION ITEM

6. Introduction of the Upcoming General Plan Implementation Measures Ordinance.

No action was required of the Planning Commission.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 10:17 p.m., the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, May 19, 2011 at 6:30 p.m. Motion carried 4-0. Commissioner Buckley Weber was absent.