



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
May 19, 2011**

**CALL TO ORDER:** Chair Rishoff called the meeting to order at 6:35 p.m.

**FLAG SALUTE:** Vice Chair Buckley Weber

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

Also present were Assistant Director of Planning and Community Development Doug Hooper, Associate Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

**APPROVAL OF AGENDA:** On a motion by Commissioner Moses, seconded by Commissioner Justice, the May 19, 2011 Agenda was approved without objection.

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

**APPROVAL OF MINUTES**

1. Minutes – May 5, 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 May 5, 2011 Planning Commission Meeting, with corrections. Motion carried 4-0-1. Vice Chair Buckley Weber abstained.

**NEW PUBLIC HEARINGS**

2. REQUEST: Request for the Planning Commission to provide a recommendation of approval to the City Council for a proposed Site Plan/Architectural Review to construct a 3,654 square foot fast-food restaurant with drive-through service; a Sign Permit for the restaurant's sign program; a Variance from Zoning Ordinance Sections 9544.1.A., 9655.8.B(1)(a)(j) and (k) and 9654.B to reduce the building setback from the freeway corridor, to allow larger signs on three building elevations, and to encroach in the front landscape planter in excess of 50% of the linear frontage; a Zone Change (and Ordinance) to change the zoning designation from Business Park-Manufacturing-Freeway Corridor Overlay (BP-M-FC) to Commercial Retail Service-Freeway Corridor Overlay (CRS-FC) to comply with the General Plan Designation; and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: In-N-Out Burgers  
13502 Hamburger Lane  
Baldwin Park, CA 91706

CASE NOS.: 10-ZC-003, 10-SPR-004, 10-SP-048 and 10-VAR-005

LOCATION: 28898 Canwood Drive (A.P.N. 2048-011-034)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to recommend that the City Council approve Zone Change Case No. 10-ZC-003, Site Plan/Architectural Review Case No. 10-SPR-004, Sign Permit Case No. 10-SP-048 and Variance Case No. 10-VAR-005, subject to conditions.

ACTION: Upon receiving a written request from the applicant, on a motion by Commissioner Justice, seconded by Vice Chair Buckley Weber, the Planning Commission moved to continue the hearing for Zone Change Case No. 10-ZC-003, Site Plan/Architectural Review Case No. 10-SPR-004, Sign Permit Case No. 10-SP-048 and Variance Case No. 10-VAR-005 to the June 2, 2011 regularly scheduled Planning Commission Meeting. Motion carried 5-0.

3. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 1,379 square-foot, first and second floor addition to an existing 1,286 square foot, single-story, single-family residence with a 477 square foot garage.
- APPLICANT: Howard Littman  
5525 Softwind Way  
Agoura Hills, CA 91301
- CASE NO.: 11-SPR-002
- LOCATION: 5525 Softwind Way (A.P.N. 2053-017-015)
- ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303. (New Construction or Conversion of Small Structures.)
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve the proposed Site Plan/Architectural Review Case No. 11-SPR-002, 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.  
  
Howard Littman, Applicant  
  
Chair Rishoff closed the public hearing.
- ACTION: On a motion by Commissioner Justice, seconded by Vice Chair Buckley Weber, the Planning Commission moved to adopt Resolution No. 11-1033, approving Case No. 11-SPR-002. Motion carried 5-0.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 7:12 p.m., on a motion by Vice Chair Buckley Weber, seconded by Commissioner Justice, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, June 2, 2011 at 6:30 p.m. Motion carried 5-0.