



AGENDA

REGULAR MEETING OF THE AGOURA HILLS PLANNING COMMISSION

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, August 18, 2011 at 6:30 p.m.

In compliance with the Americans with Disabilities Act, individuals with a disability who plan to attend or otherwise participate in this meeting and who may require any accommodation should contact the Recording Secretary at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7316. Assisted Listening is available in the Council Chambers. Any individual wishing to use a personal listening device, please contact the Recording Secretary prior to the meeting.

Please turn off all cell phones and other electronic devices during the meeting.

Those who wish to speak on any agenda item must fill out a Speaker's Card at the desk by the door and submit it to the Recording Secretary prior to that item. All applicants must fill out a Speaker's Card.

TIME ALLOTTED FOR SPEAKERS: Applicant's Presentation, 15 minutes; Proponent (in favor), 3 minutes; Opponent (against), 3 minutes; Applicant's Rebuttal, 5 minutes. The orange light indicates 30 seconds remaining.

After the applicant's rebuttal, the Chairperson will close the public hearing, and the Planning Commission will deliberate on the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

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

APPROVAL OF AGENDA

PUBLIC COMMENTS

*(This section is reserved for persons wishing to speak on items not listed on the Agenda. Please submit a "Speaker's Card" to the Recording Secretary and limit testimony to **3 minutes.**)*

APPROVAL OF MINUTES

1. Minutes – July 21, 2011 Planning Commission Meeting

CONTINUED PUBLIC HEARING

2. REQUEST: That the Planning Commission recommend approval of the General Plan Update Implementation Program to the City Council, specifically to adopt an ordinance amending Article IX of the Municipal Code (Zoning Ordinance) to implement the City of Agoura Hills General Plan 2035 to:
1) Create the following new zoning districts: CS-MU (Commercial Shopping Center/Mixed Use); PD (Planned Development); CN (Commercial Neighborhood Center); OS-R (Open Space-Restricted), and OS-DR (Open Space-Deed Restricted); 2) Amend development standards of the following districts: CR (Commercial Recreation); CRS (Commercial Retail Service); CS (Commercial Shopping Center); BP-OR (Business Park Office Retail); BP-M (Business Park-Manufacturing); and OA (Old Agoura Design Overlay); 3) Amend the Commercial Use Table; and 4) Delete districts no longer in use and update the Zoning Map. The ordinance also includes corrections of typographical errors within the Zoning Ordinance, and the incorporation of previous Planning Commission interpretations of the Zoning Ordinance. The Planning Commission will also be considering requests for recommendations to the City Council to adopt a Negative Declaration and to amend the City Architectural Design Standards and Guidelines. (The August 18, 2011 public hearing is to consider Phase 3 of the three-phase General Plan Update Implementation Program. The Planning Commission conducted the public hearing on Phase 1 on June 16, 2011; Phase 2 on July 21, 2011; and continued the public hearing to August 18, 2011 for Phase 3.)

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NO.: 11-ZOA-003

LOCATION: Citywide

**ENVIRONMENTAL
DETERMINATION:** Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission approve a Resolution, recommending the City Council; (1) adopt the Draft Ordinance for Case No. 11-ZOA-003; (2) adopt a Negative Declaration; and (3) amend the City Architectural Design Standards and Guidelines.

PUBLIC HEARING

3. **REQUEST:** Request for approval to amend a previously approved Conditional Use Permit to construct a new, 836 square foot swimming pool and a barbecue on a developed residential lot; and a request for a Variance from Zoning Ordinance Section 9652.13.B. to exceed the maximum seven and one-half percent (7.5%) development area for a hillside lot, for the proposed construction.

APPLICANTS: Tim English and Tim Ahern
Ahern Construction Corporation
3835-R Thousand Oaks Boulevard, Suite 118
Westlake Village, CA 91362

CASE NOS.: 03-CUP-011 (Amendment) and 11-VAR-001

LOCATION: 28354 Balkins Drive
Agoura Hills, CA

**ENVIRONMENTAL
DETERMINATION:** Exempt from CEQA per Section (15303(e) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-011 (Amendment) and Variance Case No. 11-VAR-001, subject to conditions, based on the findings of the attached draft Resolution.

4. REQUEST: Request for approval of a Sign Permit to establish a sign program for a religious education center; and a Sign Modification to increase the maximum allowable 70 square feet of the building signage by 20 square feet.
- APPLICANT: Chabad of the Conejo
30345 Canwood Street
Agoura Hills, CA 91301
- CASE NOS.: 11-SP-052 & 11-SM-001
- LOCATION: 30345 Canwood Street (A.P.N. 2054-020-038)
Agoura Hills, CA
- ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15311 (a)
- RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Sign Permit Case No. 11-SP-052, and Sign Modification Case No. 11-SM-001, subject to Conditions, based on the findings of the attached resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for September 1, 2011, at 6:30 p.m., in the Council Chambers of the Civic Center located at 30001 Ladyface Court, Agoura Hills, California.

Copies of reports or other written documentation relating to each item of business described above are available on the City's website at www.ci.agoura-hills.ca.us and are on file in the Department of Planning and Community Development, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, and are available for public inspection during normal business hours from 7:00 a.m. to 5:00 p.m., Monday through Thursday, and 7:00 a.m. to 4:00 p.m. on Friday. Any disclosable public records submitted to the Planning Commission after distribution of the Agenda packet (less than 72 hours prior to the meeting), relating to a item of business described above, will be available for public inspection, during normal business hours, in the Department of Planning and Community Development. The City Hall telephone number is (818) 597-7300.

*The telecast of the August 18, 2011 Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, beginning at 7:00 p.m. on Friday, August 19, 2011 and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows:
S-10 am; Su-3pm; M-7pm; T-10am; W-3pm; and Th-10 am*