

City of Agoura Hills

General Plan
Implementation Measures Ordinance

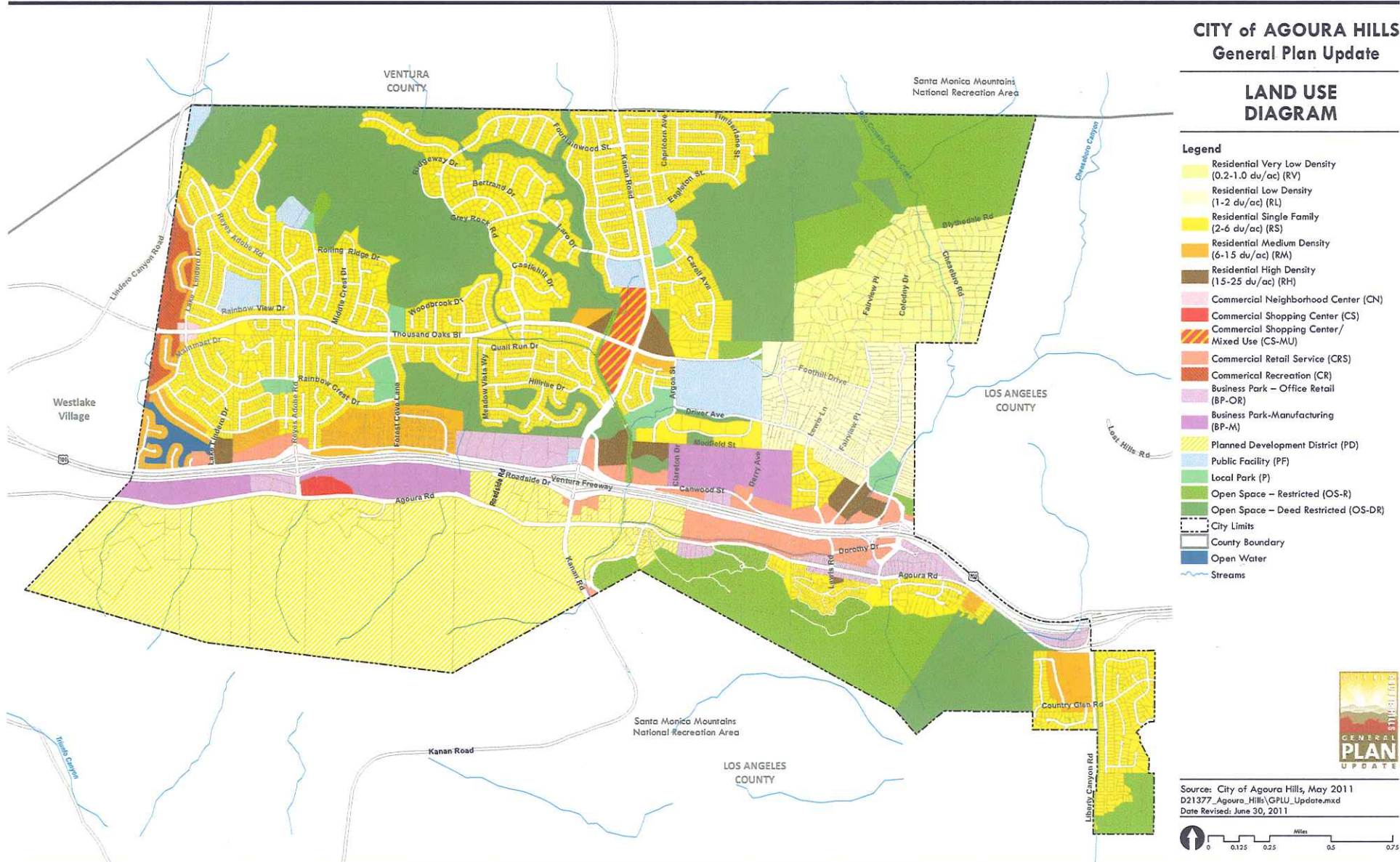
Attachment IV

Zoning Map 1

August 2011

CITY of AGOURA HILLS General Plan Update

LAND USE DIAGRAM



City of Agoura Hills

General Plan
Implementation Measures Ordinance

Attachment V

Zoning Map 2

August 2011

VENTURA COUNTY

Santa Monica Mountains National Recreation Area

Westlake Village

LOS ANGELES COUNTY

Santa Monica Mountains National Recreation Area

LOS ANGELES COUNTY

CITY OF AGOURA HILLS ZONING MAP

- Description of Basic Districts**
- RV - Very Low Density Residential
 - RL - Low Density Residential
 - RS - Single Family Residential
 - RM - Medium Density Residential
 - RH - High Density Residential
 - CN - Commercial Neighborhood
 - CS - Commercial Shopping Center
 - CES - Commercial Retail Service
 - CS-MU - Commercial Shopping Center-Mixed Use
 - CE - Commercial Recreation
 - BP-OR - Business Park-Office Retail
 - BP-M - Business Park-Manufacturing

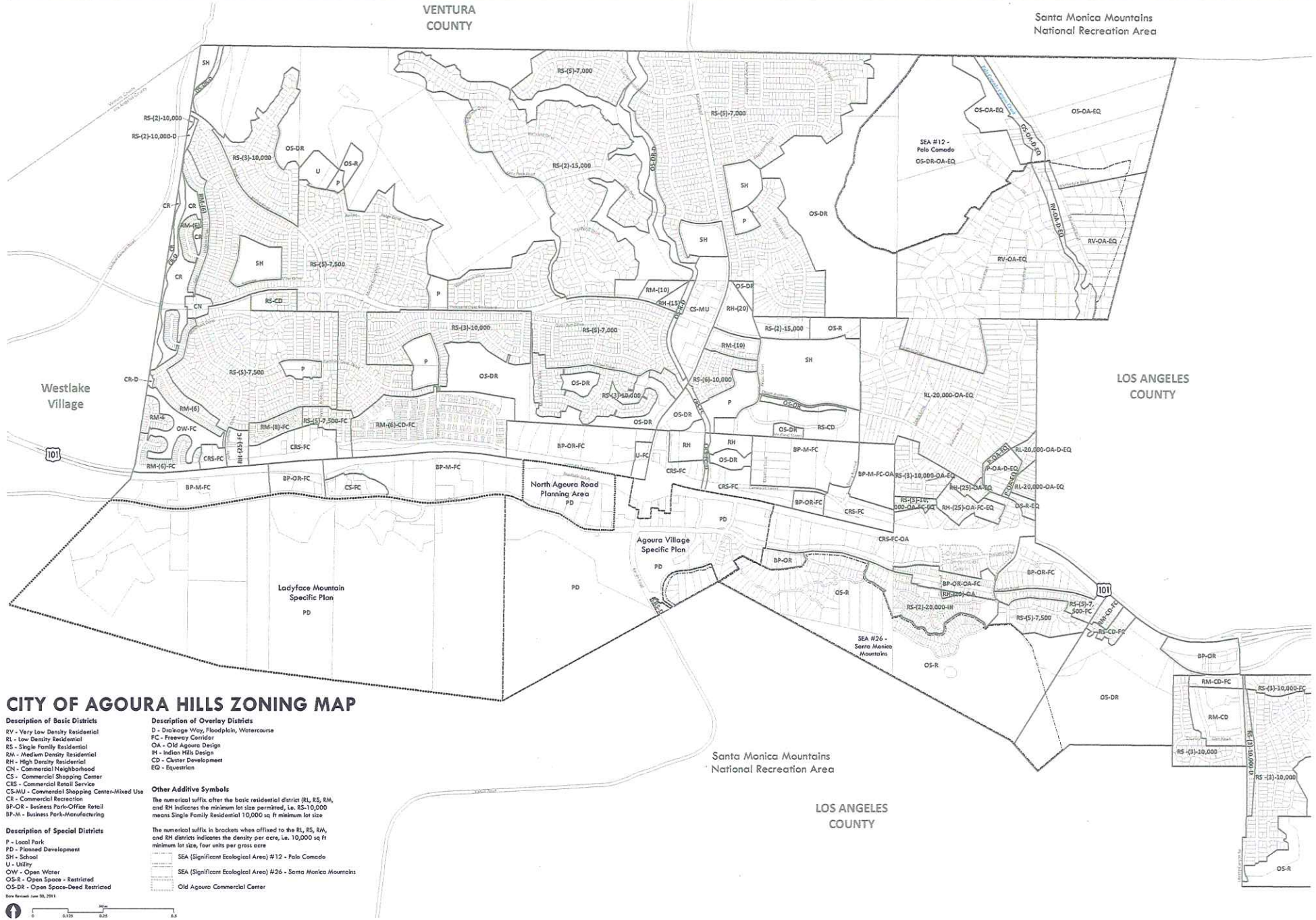
- Description of Overlay Districts**
- D - Drainage Way, Floodplain, Watercourse
 - FC - Freeway Corridor
 - OA - Old Agoura Design
 - IH - Indian Hills Design
 - CD - Cluster Development
 - EQ - Equestrian

- Other Additive Symbols**
- The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the minimum lot size permitted, i.e. RS-10,000 means Single Family Residential 10,000 sq ft minimum lot size
 - The numerical suffix in brackets when affixed to the RL, RS, RM, and RH districts indicates the density per acre, i.e. RS-(5)-7,500 means Single Family Residential 10,000 sq ft minimum lot size, four units per gross acre
 - SEA (Significant Ecological Area) #12 - Palo Comedo
 - SEA (Significant Ecological Area) #26 - Santa Monica Mountains
 - Old Agoura Commercial Center

- Description of Special Districts**
- P - Local Park
 - PD - Planned Development
 - SH - School
 - U - Utility
 - OW - Open Water
 - OS-R - Open Space - Restricted
 - OS-DR - Open Space-Deed Restricted



Drawn Revised: June 30, 2014



**Table 1
General Plan Implementation Measures
ADMINISTRATIVE ITEMS TO COMPLETE IN 2010**

		GP Date Start	GP Date Complete	Comments
LU-1	Update the Municipal Code, Zoning Map, and any applicable guidelines to be consistent with the policies and diagrams of the General Plan with regard to land use designations and standards.	2010-11	12/10	In-House
LU-31	Adopt new Zoning Ordinance and/or guideline provisions that require business park and industrial park uses in the Business Park-Office Retail (BP-OR) and Business Park-Manufacturing (BP-M) districts to minimize the visual dominance of parking areas and to include aspects of promoting pedestrian activity.	2010-11	12/10	In-House
LU-32	Amend the Commercial Shopping Center (CS) district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity.	2010-11	12/10	In-House
LU-34	Amend the Zoning Ordinance and Zoning Map to create the Commercial Shopping Center/Mixed Use (CS-MU) district.	2010-11	12/10	In-House
LU-36	Amend the Zoning Ordinance and Zoning Map to create the Planned Development (PD) district.	2010-11	12/10	In-House
NA	Related to LU-36, create an overlay for Subarea 5 PD requiring a CUP for any development, pending creation of a Specific Plan per IM LU-19 (see Table 2)	NA	12/10	This task is not identified in the GP, but is an interim measure until completion of IM LU-19; In-House
LU-39	Amend the Commercial Recreation (CR) district in the Zoning Ordinance to allow only those uses that protect and complement the area's open space character.	2010-11	12/10	In-House
LU-40	Amend the Zoning Ordinance and Zoning Map to create the Neighborhood Commercial (NC) district	2010-11	12/10	Allow same uses as for CS now until IM LU-17 is complete (see Table 2); In-House
LU-42	Amend the Old Agoura Design Overlay District (OA) in the Zoning Ordinance to differentiate Subarea 11 from the remaining commercial areas of the district, and create special uses allowed.	2010-11	12/10	In-House
U-50	Incorporate green building standards into the Municipal Code per state law.	2010-11	12/10	Building & Safety Division incorporating standards; In-House
NR-19	Update the Water Efficiency Landscape Ordinance per state requirements.	2010-11	12/10	Completed
NA	Update Zoning Code Chapter 4 Special Districts to delete districts no longer in use.	NA	12/10	This task not identified in the GP, but is a Code clean up; In-House

CS=Community Services LU=Land Use and Community Form U=Utility Infrastructure M=Mobility NR=Natural Resources



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

August 31, 2011

Doug Hooper, Assistant Director
City of Agoura Hills
Planning and Community Development
30001 Ladyface Court
Agoura Hills, CA 91301

CITY OF AGOURA HILLS
2011 SEP - 8 AM 11: 48
CITY CLERK

Dear Mr. Hooper:

NOTICE OF AVAILABILITY: INTENT TO ADOPT A NEGATIVE DECLARATION, CASE NOS. 11-ZOA-003, ADOPT A GENERAL PLAN IMPLEMENTATION MEASURES ORDINANCES, CITYWIDE, AGOURA HILLS (FFER #201100111)

The Notice of Availability has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
3. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of, and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for fire fighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKESWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENORA	IRVINDALE	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

Doug Hooper, Assistant Director
August 31, 2011
Page 2

Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services).

We are responsible for all County facilities, located within non-contract cities. The County of Los Angeles Fire Department, Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

4. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department, Land Development Unit.
5. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.
6. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Nancy Rodeheffer, at (323) 890-4243, or at Nancy.Rodeheffer@fire.lacounty.gov

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,


JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lj

RESOLUTION NO. 11-1037

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF AGOURA HILLS
RECOMMENDING THE CITY COUNCIL ADOPT
THE GENERAL PLAN IMPLEMENTATION MEASURES ORDINANCE,
AMEND THE ZONING MAP AND UPDATE THE GENERAL PLAN LAND USE
DESIGNATION MAP, ADOPT A NEGATIVE DECLARATION,
AND AMEND THE ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES
(CASE NO. 11-ZOA-003)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY
RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

WHEREAS, the City of Agoura Hills initiated and prepared an Ordinance to amend the Zoning Ordinance to make it consistent with the General Plan by creating new zoning districts, amending development standards, amending the commercial use table, deleting zoning districts no longer in use, update the General Plan Land Use Designation Map, and incorporating previous Planning Commission interpretations of the Zoning Ordinance. The City of Agoura Hills also initiated and prepared a Resolution to amend the Architectural Design Standards and Guidelines. Public hearings were duly held on June 16, 2011; July 21, 2011; and August 18, 2011; at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notices of the time, date, place and purpose of the aforesaid meetings were duly given, and

WHEREAS, evidence, both written and oral, was presented to and considered by the Planning Commission at the aforesaid public hearings; and

WHEREAS, after the close of the public hearings, the Planning Commission considered all public comments received both before and during the public hearings, the presentation by City staff, the staff reports, the recommendations and all other pertinent documents and associated actions regarding the proposed ordinance amendments and amendment to the Architectural Design Standards and Guidelines; and

WHEREAS, the City General Plan 2035 was adopted by the City Council on March 24, 2010; and

WHEREAS, the General Plan includes an implementation program that includes measures to be undertaken to accomplish the goals and policies of the General Plan, including amending the Zoning Ordinance and Zoning Map for consistency with the General Plan land use provisions; and

WHEREAS, the draft Ordinance and Zoning Map amendments ensure consistency between the General Plan and the Zoning Ordinance by creating new zoning districts, amending development standards, amending the commercial use table, deleting zoning districts no longer in use, update the General Plan Land Use Designation Map, and incorporating previous Planning Commission interpretations of the Zoning Ordinance; and

WHEREAS, the proposed amendment to the City Architectural Design Standards and Guidelines provides design criteria pertaining to pedestrian amenities and pathways that is consistent with, and further implements, the General Plan, as well as the proposed Zoning Ordinance Amendment changes to the standards in the BP-OR, BP-M, CS, CS-MU, and CRS districts; and

WHEREAS, the amendment to the City Architectural Design Standards and Guidelines is not considered a "project" pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(3) and 15378(b)(2) since it is considered administrative, general policy making; and

WHEREAS, Pursuant to the California Environmental Quality Act ("CEQA"), as amended, the CEQA Guidelines promulgated thereunder, and the City's local CEQA Guidelines, City staff prepared an Initial Study of the potential environmental effects of this proposed Ordinance and the Municipal Code amendments contained herein (the "project"). On the basis of the Initial Study, City staff for the City of Agoura Hills, acting as Lead Agency, determined that there was no substantial evidence that the project could have a significant effect on the environment; as a result, City staff prepared a Negative Declaration for the project and provided public notice of the public comment period and of the intent to adopt the Negative Declaration; and

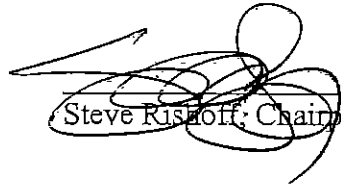
WHEREAS, the Planning Commission has independently reviewed (1) the Negative Declaration and Initial Study, and (2) all comments received, both written and oral, regarding the Negative Declaration and Initial Study, and based upon the whole record before it finds that those documents were prepared in compliance with CEQA, the CEQA Guidelines, and the City's CEQA Guidelines, that City staff correctly concluded that there is no substantial evidence that the project will have a significant effect on the environment, and that the findings contained therein represent the independent judgment and analysis of the Planning Commission. The Planning Commission has considered the contents of the Negative Declaration in its decision-making processes in making its recommendation on the draft Ordinance; and

WHEREAS, the custodian of records for the Initial Study, Negative Declaration and all materials which constitute the record of proceedings upon which the City Council's decision was based is the City Clerk of the City of Agoura Hills. Those documents are available for public review in the Office of the City Clerk located at 30001 Ladyface Court, Agoura Hills, California, 91301.

NOW, THEREFORE, BE IT RESOLVED, based on the findings and conclusions set forth above, that the Planning Commission of the City of Agoura Hills recommends the City Council adopt the draft Ordinance (attached Exhibit A) and Negative Declaration prepared for the draft Ordinance, amend the Zoning Map (attached Exhibits B and C) and the General Plan Land Use Designation Map (attached Exhibit D), and approve the attached Resolution (Exhibit E), amending the City Architectural Design Standards and Guidelines.

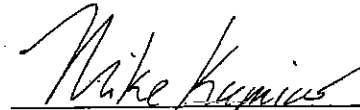
PASSED, APPROVED, and ADOPTED this 18th day of August, 2011, by the following vote to wit:

- AYES: (5) Buckley-Weber, Justice, Moses, O'Meara, Rishoff
- NOES: (0)
- ABSENT: (0)
- ~~ABSTAIN: (0)~~



Steve Rishoff, Chairperson

ATTEST:



Mike Kamino, Secretary



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
June 16, 2011**

CALL TO ORDER: Chair Rishoff called the meeting to order at 6:30 p.m.

FLAG SALUTE: Commissioner Buckley Weber

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

Also present were Assistant City Attorney Diana Varat, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Principal Planner Allison Cook and Recording Secretary Sheila Keckhut.

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

APPROVAL OF AGENDA: On a motion by Commissioner O'Meara, seconded by Commissioner Moses, the June 16, 2011 Agenda was approved without objection. Commissioner Justice was absent.

PUBLIC COMMENTS: There were no public comments.

APPROVAL OF MINUTES

1. Minutes – May 19, 2011 Planning Commission Meeting

On a motion by Commissioner O’Meara, seconded by Vice Chair Buckley Weber, the Planning Commission moved to approve the Minutes of the May 19, 2011 Planning Commission Meeting. Motion carried 3-0-1. Commissioner Moses abstained. Commissioner Justice was absent.

PUBLIC HEARING

2. REQUEST:

Request for a recommendation to the City Council 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.

APPLICANT:

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

CASE NO.:

11-ZOA-003

LOCATION:

Citywide

ENVIRONMENTAL
DETERMINATION:

The proposed Ordinance is consistent with the Agoura Hills General Plan 2035 Final Environmental Impact Report, certified by the City Council on March 24, 2010.

RECOMMENDATION: Staff recommended the Planning Commission provide comments on the first phase of the draft Ordinance presentation.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

There were no speakers on this project.

ACTION: On a motion by Commissioner Moses, seconded by Vice Chair Buckley Weber, the Planning Commission moved to continue the hearing, for Zoning Ordinance Amendment Case No. 11-ZOA-003, to the July 21, 2011 regularly scheduled Planning Commission Meeting. Motion carried 4-0. Commissioner Justice was absent.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 7:15 p.m., the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, July 7, 2011 at 6:30 p.m. Motion carried 4-0. Commissioner Justice was absent.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
July 21, 2011**

CALL TO ORDER: Chair Rishoff called the meeting to order at 6:33 p.m.

FLAG SALUTE: Commissioner Rick Moses

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

Also present were Assistant City Attorney Diana Varat, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, and Recording Secretary Sheila Keckhut.

APPROVAL OF AGENDA: On a motion by Commissioner Justice, seconded by Vice Chair Buckley Weber, the July 21, 2011 Agenda was approved without objection.

PUBLIC COMMENTS: There were no public comments.

APPROVAL OF MINUTES

1. Minutes – July 7, 2011 Planning Commission Meeting

On a motion by Vice Chair Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to approve the Minutes of the July 7, 2011 Planning Commission Meeting with corrections. Motion carried 5-0.

CONTINUED PUBLIC HEARING

2. REQUEST: Request for a recommendation to the City Council 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 July 21, 2011 public hearing was to consider Phase 2 of the three phases General Plan Update Implementation Program. The Planning Commission conducted the public hearing on Phase 1 on June 16, 2011, and continued the hearing to July 21, 2011, for Phase 2.)

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 recommended the Planning Commission provide comments on the second phase of the draft Ordinance presentation and continue the public hearing to the Planning Commission meeting of August 18, 2011.

PUBLIC COMMENTS: Public hearing remained open from the June 16, 2011 Planning Commission meeting.

There were no speakers on this item.

ACTION:

On a motion by Commissioner O'Meara, seconded by Commissioner Justice, the Planning Commission provided comments to staff on Phase 2 of the General Plan Update Implementation Program, and moved to continue the hearing for Zoning Ordinance Amendment Case No. 11-ZOA-003, to the August 18, 2011 regularly scheduled Planning Commission Meeting. Motion carried 5-0.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 7:06 p.m., on a motion by Commissioner O'Meara, seconded by Vice Chair Buckley Weber, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, August 4, 2011 at 6:30 p.m. Motion carried 5-0.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION**

August 18, 2011

DRAFT

CALL TO ORDER:

Chair Rishoff called the meeting to order at 6:33 p.m.

FLAG SALUTE:

Commissioner John O'Meara

ROLL CALL:

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

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, Principal Planner Allison Cook, Associate Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

APPROVAL OF AGENDA:

On a motion by Commissioner Justice, seconded by Vice Chair Buckley Weber, the August 18, 2011 Agenda was approved without objection.

PUBLIC COMMENTS:

There were no public comments.

APPROVAL OF MINUTES

1. Minutes -- July 21, 2011 Planning Commission Meeting

On a motion by Vice Chair Buckley Weber, seconded by Commissioner Justice, the Planning Commission moved to

approve the Minutes of the July 21, 2011 Planning Commission Meeting with corrections. Motion carried 5-0.

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

DRAFT

RECOMMENDATION: Staff recommended 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 COMMENTS: Chair Rishoff opened the Public Hearing

The following person spoke on this project.

Daniel Farkash representing the Zone & Planning Committee for OAHOA

Chair Rishoff closed the public hearing.

ACTION: On a motion by Commissioner Justice, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 11-1037, recommending that 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. Motion carried 5-0.

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 recommended 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 draft Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following persons spoke on this project.

Tim Ahern, Ahern Construction Corporation, Applicant

Tim English, Owner

Daniel Farkash representing the Zone & Planning Committee for OAHOA

REBUTTAL: Tim Ahern, applicant and Tim English, owner answered additional questions of the Planning Commission.

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 11-1038, approving Conditional Use Permit Case No. 03-CUP-011 (Amendment) and Resolution 11-1039, approving Variance Case No. 11-VAR-001, subject to conditions. Motion carried 5-0.

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

DRAFT

ENVIRONMENTAL
DETERMINATION:

Exempt from CEQA per Section 15311 (a)

RECOMMENDATION:

Staff recommended 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.

PUBLIC COMMENTS:

Chair Rishoff opened the Public Hearing

The following person spoke on this project.

Yitz Weiss, Chabad of the Conejo, Applicant

Chair Rishoff closed the public hearing.

ACTION:

On a motion by Commissioner Moses, seconded by Vice Chair Buckley Weber, the Planning Commission moved to adopt Resolution No. 11-1040, to approve Sign Permit Case No. 11-SP-052, and Sign Modification Case No. 11-SM-001, subject to conditions. Motion carried 5-0.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 7:24 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, September 1, 2011 at 6:30 p.m. Motion carried 5-0.