



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, February 2, 2012 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, Commissioners Michael Justice, John O'Meara, Linda L. Northrup, and Curtis Zacuto

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.**)*

DISCUSSION ITEM

1. Selection of Planning Commission Chair and Vice Chair

APPROVAL OF MINUTES

2. Minutes – January 19, 2012 Planning Commission Meeting

NEW PUBLIC HEARINGS

3. REQUEST: Request for a approval of the City Council for a Conditional Use Permit to construct a 6,850 square foot, two-story, single-family residence that includes an attached, 672 square-foot, three-car garage; and a Tentative Parcel Map to subdivide an existing, vacant 9.6 acre open space parcel into two open space parcels of 2.4 acres and 7.2 acres in size, and vacate an existing right-of-way easements on Thousand Oaks Boulevard.

APPLICANT: M. Kamal and Associates, LLC, for Henry Halimi
616 E. Avenida De Las Flores
Thousand Oaks, CA 91360

CASE NOS.: 08-CUP-002 and TPM 69698

LOCATION: 28700 Thousand Oaks Boulevard
(A.P.N. 2048-003-002)

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303 (New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommends the Planning Commission approve a motion recommending the City Council approve Conditional Use Permit Case No. 08-CUP-002, and

Tentative Parcel Map No. 69698, subject to conditions, based on the findings of the attached draft Resolutions.

4. REQUEST: Request for recommendation to the City Council to amend Zoning Ordinance Sections 9654.6.B, and 9654.2.K. of Division 4 of Part 2 of Chapter 6 of the Zoning Ordinance (Article IX) of the Agoura Hills Municipal Code to modify the parking requirements.
- APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
- CASE NO.: 11-ZOA-001
- LOCATION: Citywide
- ENVIRONMENTAL DETERMINATION: Negative Declaration
- RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council adopt the Zoning Ordinance Amendment and the Initial Study/Negative Declaration prepared per the California Environmental Quality Act.

SITE PLAN/ARCHITECTURAL REVIEW

5. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 528 square foot addition to the existing second story of a 3,026 square foot, single family residence.
- APPLICANT: Marciano Zion for Marisa Feldman
6131 Rustling Oaks Drive
Agoura Hills, CA 91301
- CASE NO.: 11-SPR-010
- LOCATION: 6131 Rustling Oaks Drive
(A.P.N. 2051-009-017)
- ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures).

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-010, subject to Conditions, based on the findings of the attached draft Resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for February 16, 2012, 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 February 2, 2012 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, February 3, 2012 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*