



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, March 15, 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 John O'Meara, Vice Chair Michael Justice, Commissioners Linda L. Northrup, Stephen Rishoff, 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.**)*

### **APPROVAL OF MINUTES**

1. Minutes – March 1, 2012 Planning Commission Meeting

### **NEW PUBLIC HEARING**

2. REQUEST: Request for approval of a one-year time extension for a Conditional Use Permit to construct a 3,994 square foot, two-story, single-family residence, with a 475 square foot attached two-car garage and a horse-keeping area; and a request for an Oak Tree Permit to encroach in the protected zone of 10 oak trees for the proposed construction.

APPLICANT: Sean Ben-Menahem  
5000 N. Parkway Calabasas, Suite 106  
Calabasas, CA 91302

CASE NOS.: 03-CUP-016 (Amendment) & 03-OTP-017 (Amendment)

LOCATION: 6149 Palo Comado Drive - (A.P.N. 2055-023-073)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303 of the CEQA Guidelines (New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-016 (Amendment) and Oak Tree Permit Case No. 03-OTP-017 (Amendment), subject to conditions, based on the findings of the attached Draft Resolution.

3. REQUEST: Request for approval of a Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story medical office building on a partially developed site; a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees during the construction and remove 9 oak trees for the proposed development; a Variance to reduce the number of parking spaces from 214 to 198 and a request for adoption of an Addendum to an approved Mitigated Negative Declaration and Mitigation Monitoring Program.
- APPLICANT: 27489 Agoura Road, LLC  
26050 Mureau Road, Suite 101  
Calabasas, CA 91302
- CASE NOS.: 11-SPR-009, 11-OTP-019, & 11-VAR-002
- LOCATION: 27489 Agoura Road  
(A.P.N. 2064-006-006, 007, 009, 016, 018 & 019)
- ENVIRONMENTAL DETERMINATION: An Addendum to an Approved Mitigated Negative Declaration
- RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-009; Oak Tree Permit No. 11-OTP-019, and Variance Case No. 11-VAR-002 subject to Conditions, based on the findings of the Draft Resolutions.

### **PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURN** To the next Regular Meeting of the Planning Commission scheduled for April 5, 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](http://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 March 15, 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, March 16, 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*