



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, April 5, 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 15, 2012 Planning Commission Meeting

NEW PUBLIC HEARING

2. REQUEST: Request for the Planning Commission to recommend the City Council adopt an ordinance, approving a Development Agreement for a 10-year time extension for the previously approved entitlements to construct a retail center at 28631 Canwood Street, and a light industrial complex at 28721 Canwood Street, which would also require the construction of additional roadway improvements along Canwood Street, including along the frontage of 28661 Canwood Street; and a request for the Planning Commission to recommend the City Council adopt a Mitigated Negative Declaration.

APPLICANT: Brett Trebil/Agoura Business Center West LLC and
Agoura Business Center North LLC
5304 Derry Avenue, Suite A
Agoura Hills, CA 91301

CASE NO.: 11-DA-001

LOCATION: 28631, 28661, and 28721 Canwood Street
(A.P.Ns. 2048-012-029, 031, and 901)

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council adopt an ordinance, approving Development Agreement Case No. 11-DA-001, and adopting a Mitigated Negative Declaration, based on the findings of the draft Resolution.

DISCUSSION ITEM

3. **REQUEST:** Request by applicant to amend a previously approved Conditional Use Permit for live entertainment in a restaurant (Sunset Room). Staff also requests that the Planning Commission review a monitoring report.
- APPLICANT:** James Ashford of 1534 McCadden, LLC
 5126 Clareton Drive
 Agoura Hills, CA
- CASE NO.:** 05-CUP-001 (Amendment #3)
- LOCATION:** 29020 Agoura Road, Suite A-14
 (A.P.Ns. 2061-031-023 & 024)
- ENVIRONMENTAL
 DETERMINATION:** This project is exempt from CEQA.
- RECOMMENDATION:** Staff recommends that the Planning Commission accept the monitoring report, approve the applicant's request to amend Condition No. 24 of Resolution No. 11-1041, and deny the applicant's request to amend Conditions Nos. 13 and 25 of Resolution 11-1041 for Conditional Use Permit Amendment Case No. 05-CUP-001 (Amendment #3), subject to the 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 April 19, 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 April 5, 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, April 6,, 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*