



AGENDA

**REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, August 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 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 – July 19, 2012 Planning Commission Meeting

NEW PUBLIC HEARING

2. REQUEST: Request for the Planning Commission to recommend that the City Council approve a General Plan Amendment to change the land use designation of the property from CRS (Commercial Retail Service) to RHD (Residential High Density); an Ordinance for a Zone Change to change the zoning designation of the property from CRS-FC-OA (Commercial Retail Service – Freeway Corridor Overlay – Old Agoura Design Overlay) to RH-(25)-FC-OA (High Density Residential (maximum 25 units per acre) – Freeway Corridor Overlay – Old Agoura Design Overlay); a Site Plan/Architectural Review to construct an 18-unit townhome complex; an Oak Tree Permit to remove four (4) oak trees and encroach within the protected zone of six (6) oak trees for the proposed construction; a Variance from Zoning Ordinance Sections 9606.2(D) and 9273.7 to construct retaining walls in excess of six feet in height and to provide group open space areas of less than 300 square feet in size per residential unit; and a Sign Permit to install one monument sign; and to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Aitan Hillel
164 W. Del Mar Avenue
Pasadena, CA 91105

CASE NOS.: 12-SPR-002; 12-OTP-005; 12-VAR-001 (A & B); 12-SP-011; 12-GPA-001; and 12-ZC-001

LOCATION: Southeast corner of Chesebro Road and Palo Comado Canyon Road/Driver Avenue (APN 2052-008-017 & 2052-008-018)

ENVIRONMENTAL ANALYSIS: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission adopt motions recommending that the City Council adopt the Final Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the project; and approve General Plan Amendment Case No. 12-GPA-001; an Ordinance for Zone Change Case No. 12-ZC-001, subject to conditions; Variance Case No. 12-VAR-001 (A & B); Site Plan/Architectural Review Case No. 12-SPR-002; Oak Tree Permit Case No. 12-OTP-005; and Sign Permit Case No. 12-SP-011, based on the findings in the attached Draft Resolutions.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for August 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 distribute on 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 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, August 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*