



AGENDA

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

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, August 16, 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 – August 2, 2012 Planning Commission Meeting

NEW PUBLIC HEARING

2. REQUEST: Request for approval of a Conditional Use Permit to construct a 2,607 square foot, two-story residence and a 434 square foot, attached two-car garage.

APPLICANT: Coastal Water Development, Inc., for Joseph Abudalu
207 N. Bowling Green Way
Los Angeles, CA 90049

CASE NO.: 06-CUP-019

LOCATION: 28303 Laura La Plante Drive (A.P.N. 2061-022-051)

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA), per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-019, subject to conditions, based on the findings of the attached draft Resolution.

3. REQUEST: Request for a Conditional Use Permit to allow for an Alcoholic Beverage Control license type 41 (beer and wine) for consumption on the premises of an existing restaurant.

APPLICANT: Satznik Artinian
8181 Ellenboge Street
Sunland, CA 91040

CASE NO.: 12-CUP-004

LOCATION: 30135 Agoura Road, Suite F & G (Rio Brazil)
(A.P.N. 2061-005-058)

ENVIRONMENTAL ANALYSIS: Exempt from CEQA per Section 15301 of the CEQA Guidelines

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 12-CUP-004, subject to conditions.

4. REQUEST: Request for approval of a Sign Permit for Sign Program Amendment, and Variance from Zoning Ordinance Sections 9655.5.8.B., 9655.8.B.1.(d), 9655.5.F.2.(i), and 9655.5.F.2.(iii) to install two Whizin Market Square monument identification signs along both Roadside Drive and Agoura Road, and at height of 7 feet-6 inches for the signs along Roadside Drive; and to locate one monument identification sign along Cornell Road less than 5 feet from the public right-of-way; and to install a secondary wall sign for Hugo's Restaurant.

APPLICANT: Whizin Market Square, LLC
5010 N. Parkway Calabasas, Suite 105
Calabasas, CA 91302

CASE NOS.: 12-VAR-003 and 12-SP-035

LOCATION: Whizin Market Square (28888-28914 Roadside Drive)
(A.P.N. 2061-007-041, 051, 052, 905, 906)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15311 of the CEQA Guidelines

RECOMMENDATION: Staff recommends that the Planning Commission approve Variance Case No. 12-VAR-003 and Sign Permit Case No. 12-SP-035, subject to conditions.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for September 6, 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 16, 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 17, 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*