



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, July 17, 2014 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 Michael Justice, Vice Chair Linda Northrup, Commissioners Chris Anstead, John O’Meara, 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 – June 19, 2014 Planning Commission Meeting

NEW PUBLIC HEARING

2. REQUEST: Request for a Conditional Use Permit to construct a 2,463 square-foot, two-story residence and an 826 square foot, attached two-car garage; and a request for a Variance from Municipal Code Section 9607.1.A to allow the height of a single-family residence to exceed 15 feet above the average elevation of the rear (west) yard setback line; and from Section 9243.3.D and 9243.3.E to allow a 20-foot front (east) yard and rear yard instead of at least 25 feet; and from Section 9243.3.F to provide twenty-foot combined side yards instead of the minimum 22 feet.

APPLICANTS: Luke and Hayley Texidor
889 Pierce Court #101
Thousand Oaks, CA 91360

CASE NOS.: 13-CUP-009 & 14-VAR-001

LOCATION: 28400 Renee Drive (A.P.N. 2061-021-002)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 13-CUP-009 and Variance 14-VAR-001, subject to conditions, based on the findings of the attached draft Resolutions.

SITE PLAN/ARCHITECTURAL REVIEW

3. REQUEST: Request for approval of a Site Plan/Architectural Review to allow the exterior remodel of an existing fast service restaurant; and a Sign Permit to allow revisions to the on-site signage.

APPLICANT: ADN Architects for El Pollo Loco
1330 Olympic Boulevard
Santa Monica, CA 90404

CASE NOS.: 14-SPR-001 & 14-SP-029

LOCATION: 5050 Kanan Road, Agoura Hills, CA
(A.P.N. 2061-006-053)

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15301(a) & (g)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 14-SPR-001 and Sign Permit Case No. 04-SP-029 subject to Conditions, based on the findings of the attached resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the Regular Meeting of the Planning Commission scheduled for August 7, 2014, 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 July 17, 2014 Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, and Channel 99 for AT&T U-Verse subscribers beginning at 7:00 p.m. on Friday, July 18, 2014 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