



AGENDA

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

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, July 7, 2016 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 Curtis Zacuto, Commissioners Kate Anderson, John R. Asuncion, and Michael Justice

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

None

NEW PUBLIC HEARING

- 1. REQUESTS:** Request for approval of a Conditional Use Permit to construct a 3,505 square foot, two-story, single-family residence with a 2,000 square foot attached garage, and 1,884 square feet of attached covered patios and a 800 square-foot accessory structure; an Oak Tree Permit to encroach in the protected zone of two (2) on-site Oak Trees; and a Variance request from Zoning Ordinance Section 9488.3 to allow for a 12.3% building site coverage instead of 10%.

APPLICANT: Clive Dawson for John Fletcher
28925 Pacific Coast Highway
Malibu, CA 90265

CASE NOS.: CUP-01164-2015, OAK-01165-2015 and VAR-01166-2015

LOCATION: 6505 Chesebro Road (A.P.N. 2055-029-004)

ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. CUP-01164-2015, Oak Tree Permit Case No. OAK-01165-2015, and VAR-01166-2015, subject to conditions, based on the findings of the draft Resolutions.

SITE PLAN/ARCHITECTURAL REVIEW

2. **REQUESTS:** Request for approval of a Site Plan/Architectural Review to remodel the existing Taco Bell Restaurant; a Sign Permit to amend the sign program; and a request to make a finding of exemption under the California Environmental Quality Act.
- APPLICANT:** Brent Flynn
 31192 La Baya Drive, #B
 Westlake Village, CA 91362
- CASE NOS.:** SPR-01208-2016 and SIGN-01209-2016
- LOCATION:** 5589 Kanan Road
- ENVIRONMENTAL
 DETERMINATION:** Exempt from California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines.
- RECOMMENDATION:** Staff recommends the Planning Commission to approve Site Plan/Architectural Review Case No. SPR-01208-2016 and Sign Permit Case No. SIGN-01209-2016, subject to conditions, based on the findings of the draft Resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for July 21, 2016, 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 7, 2016 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, July 8, 2016 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