



## PLANNING DEPARTMENT

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** General Plan Amendment Case No. GPA-01219-2016; Specific Plan Amendment Case No. 08-SPA-001; Conditional Use Permit Case No. 08-CUP-001; Variance Case No. 08-VAR-002(A,B&C); Oak Tree Permit Case No. 08-OTP-004; and Vesting Tentative Tract Map Case No. VTTM 71742; and Adoption of an Initial Study/Mitigated Negative Declaration ("The Park at Ladyface Mountain Senior Apartments" - 30800 Agoura Road) (Applicant: Agoura Hills Center Properties, LLC)

**DATE:** July 21, 2016

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### BACKGROUND AND REQUEST

The applicant, Agoura Hills Center Properties, LLC, is requesting the public hearing for their development project at 30800 Agoura Road ("The Park at Ladyface Mountain Senior Apartments") be continued to the September 1, 2016 Planning Commission meeting (Case Nos. GPA-01219-2016; 08-SPA-001; 08-CUP-001; 08-VAR-002(A,B&C); 08-OTP-004; and VTTM 71742).

The project includes a request for the Planning Commission to provide a recommendation to the City Council for the following applications: 1) a General Plan Amendment to accommodate multi-family housing for seniors on the project site; 2) a Ladyface Mountain Specific Plan Amendment (Ordinance) to allow for a 71,206 square-foot multi-family housing project for seniors on the project site; 3) a Conditional Use Permit to construct a 71,206 square-foot, 46-unit senior apartment complex; 4) an Oak Tree Permit to remove 30 oak trees and encroach within the protected zone of 35 oak trees; 5) Variances from Zoning Ordinance Section 9606.2(D), 9655.4.8(A), and Ladyface Mountain Specific Plan Section IV.A.6, for retaining wall heights in excess of 6 feet, yard setbacks of less than 64 feet, and four monument signs instead of one serving the project; 6) a Vesting Tentative Tract Map to subdivide the parcel into two parcels; and 7) adoption of an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.

Staff had noticed the public hearing for the July 21, 2016 Planning Commission meeting. However, on behalf of the applicant, Brad Rosenheim of Rosenheim and Associates Inc. is requesting the public hearing be continued to the September 1, 2016

Planning Commission meeting due to their scheduling constraints. A copy of the written request for a continuance is attached. Based on the applicant's scheduling constraints, staff supports the request for a continuance of the public hearing. The September 1, 2016 public hearing would be re-noticed by staff as a courtesy to the public.

### **RECOMMENDATION**

Staff recommends that the Planning Commission open and continue the public hearing to the September 1, 2016 Planning Commission meeting for Case Nos. GPA-01219-2016; 08-SPA-001; 08-CUP-001; 08-VAR-002(A,B&C); 08-OTP-004; and VTTM 71742.

### **ATTACHMENT**

- Letter from Brad Rosenheim