

AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, December 15, 2016
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. Prior to the meeting, please contact the Recording Secretary to arrange for use of a personal listening device.

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair John O'Meara
Vice Chair Curtis Zacuto
Commissioner Kate Anderson
Commissioner John R. Asuncion
Commissioner 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

1. Minutes – December 1, 2016 Planning Commission Meeting

SITE PLAN / ARCHITECTURAL REVIEW

2. **REQUEST:** Request for approval of a Site Plan/Architectural Review to add an 890 square-foot second floor within an existing single-story residence; and a request to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Dennis Bakkenson
27305 Country Glen Road
Agoura Hills, CA 91301

CASE NO.: SPR-01300-2016

LOCATION: 27305 Country Glen Road (A.P.N. 2064-013-018)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301(e) of the CEQA Guidelines.

ZONING DESIGNATION: RS-(3)-10,000 (Single Family Residential - maximum three dwelling units per acre - 10,000 square feet minimum lot size)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

RECOMMENDATION: Staff recommends the Planning Commission approve Site Plan Architectural Review Case No. SPR-01300-2016, subject to conditions, based on the findings of the draft Resolution.

NEW PUBLIC HEARING

3. **REQUEST:** Request for approval of a Conditional Use Permit to demolish an existing 1,242 square-foot residence and build a 4,970 square-foot residence in the same location with an attached 953 square-foot garage, and 1,323 square feet of attached covered patios; approval of an Oak Tree Permit to encroach in the protected zone of seven (7) on-site oak trees; approval of a Variance to

exceed the maximum allowable height of the structure per the hillside development standards; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANTS: Mark and Kristina Clemens
6105 Lapworth Drive
Agoura Hills, CA 91301

CASE NOS.: CUP-01187-2015, OAK-01188-2015, & VAR-01301-2016

LOCATION: 6105 Lapworth Drive

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

ZONING DESIGNATION: Open Space-Restricted - Old Agoura Design and Equestrian Overlay Districts (OS-R-OA-EQ)

GENERAL PLAN DESIGNATION: Open Space-Restricted (OS-R)

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-1187-2015; Oak Tree Permit Case No. OAK-1188-2015; and Variance Case No. VAR-01301-2016, subject to conditions, based on the findings of the draft Resolutions.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for Thursday, January 5, 2017, 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 December 15, 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, December 16, 2016, and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.