

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

Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, September 7, 2017
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 Curtis Zacuto
Vice Chair John R. Asuncion
Commissioner Kate Anderson
Commissioner Michael Justice
Commissioner John O'Meara

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 – July 6, 2017 Planning Commission Meeting

NEW PUBLIC HEARING

2. REQUEST: Request for approval of: 1) a Conditional Use Permit to construct a 4,165 square-foot, two-story, single-family residence; a 798 square-foot attached garage; a 259 square-foot covered patio; and a 276 square-foot barn; 2) an Oak Tree Permit to encroach in the protected zone of 4 oak trees; 3) a Variance to allow an increase in the building height per the hillside development standards and a reduction in the side yard setbacks from 13.5 to 12 feet and 12.5 feet; 4) and make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Angelica Galvez for Gadi Telem
123 N. Orlando Avenue, Apt. E
Los Angeles, CA 90048

CASE NOS.: CUP-01225-2016, OAK-01226-2016, and VAR-01227-2016

LOCATION: 28236 Driver Avenue (APN 2055-005-042)

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

ZONING DESIGNATION: Residential Low Density-20,000 square-foot minimum lot size-Old Agoura Design Overlay–Equestrian Overlay Districts (RL-20,000-OA-EQ)

GENERAL PLAN DESIGNATION: RL (Residential Low Density)

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01225-2016, Oak Tree Permit Case No. OAK-01226-2016, and Variance Case No. VAR-01227-2016, subject to conditions, based on the findings of the draft Resolutions.

NEW PUBLIC HEARING, continued -

3. REQUEST: Request for approval of a Conditional Use Permit to build a 3,647 square-foot, two-story single-family residence with a 56 square-foot basement, a 627 square-foot attached three-car garage and a 230 square-foot accessory structure; and to make a finding of exemption under the California Environmental Quality Act.
- APPLICANT: 64North for Mordehai Asaf
5355 Cartwright Avenue, Suite 118
North Hollywood, CA 91601
- CASE NO.: CUP-01309-2016
- LOCATION: 28439 Foothill Drive (APN 2055-019-037)
- ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.
- ZONING DESIGNATION: Residential Very Low Density – Old Agoura Design Overlay – Equestrian Overlay (RV-OA-EQ)
- DESIGNATION: RV (Residential Very Low Density)
- RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01309-2016; subject to conditions, based on the findings of the draft Resolution.

DISCUSSION

4. Discussion Regarding Planning Commission Norms Amendments

PLANNING COMMISSION/STAFF COMMENTS

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for Thursday, September 21, 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 September 7, 2017, 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, September 8, 2017, 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.

State of California)
County of Los Angeles) ss
City of Agoura Hills)

I declare under penalty of perjury that I posted this Regular Planning Commission Agenda on the bulletin board near the front door of City Hall, 30001 Ladyface Court, Agoura Hills, California, not less than 72 hours prior to the meeting pursuant to Government Code Section 54954.2.

on _____ at _____ By: _____
Kimberly M. Rodrigues, MMC
City Clerk