



PLANNING COMMISSION AGENDA

Thursday, March 15, 2007
6:30 p.m.

City Hall Council Chambers
30001 Ladyface Court
Agoura Hills, California 91301

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.

1. CALL TO ORDER:
2. FLAG SALUTE:
3. ROLL CALL: Chair Steve Rishoff, Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, John O'Meara, and Phil Ramuno.
4. APPROVAL OF MINUTES: March 1, 2007
5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

At this time, the Planning Commission will take comments from the public on items not on the agenda. Please fill out a Speaker's Card and limit testimony to 3 minutes.

6. CONSENT ITEMS:

Adoption of Resolution No. 900, denying a request of Noel Heller/HBF Holdings, LLC, for a Variance from Zoning Ordinance Section 9654.3(I) to install parking lot light fixtures in excess of 16 feet in height for the Homewood Suites Hotel located at 28901 Canwood Street (Case No. 07-VAR-002).

7. NEW PUBLIC HEARING:

APPLICANT: Aitan Hillel
164 West Del Mar Boulevard
Pasadena, CA 91105

CASE NO.: 05-SPR-015, 05-OTP-023, & 05-SP-024

LOCATION: Southeast Corner of Chesebro and Palo Comado
Canyon Road (A.P.N. 2052-008-017 & 019)

REQUEST: A request for a Site Plan/Architectural Review to construct a 4,677 square-foot car wash facility, including 600 square-foot of second story office area, a 3,460 square-foot, attached canopy for a service area and a detached, 1,318 square-foot automotive lube and detailing services building with a 550 square-foot service basement; a request for an Oak Tree Permit to remove one oak tree and encroach in the protected zone of an off-site oak tree during construction; a request for a Sign Permit to implement a sign program for the site; and a request to adopt a Mitigated Negative Declaration and Mitigation Monitoring Plan.

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: If the Planning Commission's decision is to approve the Site Plan/Architectural Review Case No. 05-SPR-015, Oak Tree Permit Case No. 05-OTP-023, and Sign Permit Case No. 05-SP-024, staff recommends that the Planning Commission adopt the attached draft Resolution with conditions of approval.

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

9. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on April 5, 2007 at 6:30 p.m.

The telecast of the March 15, 2007 Planning Commission meeting will be shown on Public Access Channel 10 for Adelphia subscribers and Channel 3 for Charter subscribers on the following days:

Friday	7:00 p.m.
Saturday	10:00 a.m.
Sunday	3:00 p.m.
Monday	7:00 p.m.
Tuesday	10:00 a.m.
Wednesday	3:00 p.m.
Thursday	10:00 a.m.

Website address for City Hall is www.ci.agoura-hills.ca.us