



PLANNING COMMISSION AGENDA

**Thursday, July 19, 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: June 21, 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. CONTINUED PUBLIC HEARING:

APPLICANT: Steve and Marguerite Edwards
718 Admiral Court
Oak Park, CA 91377

CASE NOS.: 06-CUP-008 and 06-OTP-017

LOCATION: 5952 Lapworth Drive
(Northeast corner of Balkins Drive and Lapworth Drive)
(A.P.N. 2055-022-073)

REQUEST: Request for approval of a Conditional Use Permit to construct a 5,246 square foot, two-story, single-family residence with a 919 square foot attached garage, a 347 square foot studio above the garage, a swimming pool, and a 1,446 square foot detached garage and barn; and a request for an Oak Tree Permit to possibly encroach within the protected zone of one (1) Oak tree for the proposed construction.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission continue Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 to the August 2, 2007 Planning Commission meeting.

7. NEW PUBLIC HEARINGS:

A. APPLICANT: Clive Dawson/Erin Anderson for Rafi and Orit Sharon
28925 Pacific Coast Highway, #203
Malibu, CA 90265

CASE NOS.: 06-CUP-001 and 06-OTP-001

LOCATION: 28243 Balkins Drive
(A.P.N. 2055-022-080)

REQUEST: Request for approval of a Conditional Use Permit to construct a 4,960 square foot, two-story, single-family residence with a 704 square foot attached garage, a swimming pool and spa; and a request for an Oak Tree Permit for the removal of three (3) Oak trees and encroachment within the protected zone of four (4) Oak trees for the proposed construction.

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001, subject to conditions, based on the findings of the attached draft Resolution.

B. APPLICANT: Keith Blinkinsoph for Mary Thompson
26228 Alizia Canyon
Calabasas, CA 91302

CASE NOS.: 04-CUP-003 & 06-VAR-005

LOCATION: North side of Lewis Place, east of 28425 Lewis Place
(A.P.N. 2061-022-029 & 030)

REQUEST: Request for approval of a Conditional Use Permit to construct a 2,547 square-foot, two-story residence, a 543 square-foot, attached, two-car garage and a 420 square-foot, attached, covered patio; a request for a Variance from Zoning Ordinance Sections 9243.3.D and 9606.2.A. to provide a 17-foot front yard setback instead of the minimum 25 feet and to construct retaining walls in excess of 3.5 feet in height in the front yard area.

ENVIRONMENTAL
DETERMINATION: Categorically Exempt from CEQA, per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 04-CUP-003 and Variance 06-VAR-005, subject to conditions, based on the findings of the attached draft Resolution.

8. ANNOUNCEMENTS OF ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

9. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on August 2, 2007 at 6:30 p.m.

The telecast of the July 19, 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