



## PLANNING COMMISSION AGENDA

**Thursday, March 3, 2005  
6:30 p.m.**

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

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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 Koehler, Vice Chair Ramuno, Commissioners Rishoff, Schwarz, and Zacuto.
4. APPROVAL OF MINUTES: February 17, 2005 Meeting.
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: None
7. CONTINUED PUBLIC HEARING:
  - APPLICANT: Jane Swenson  
6116 Colodny Drive  
Agoura Hills, CA 91301
  - CASE NO.: 03-CUP-011 and 03-OTP-008
  - LOCATION: 28354 Balkins Drive  
(A.P.N. 2055-021-042)

REQUEST: Request for approval of a Conditional Use Permit to construct a 5,420 square foot, two-story, single-family residence, and an 883 square foot attached, three-car garage on a 1.01 acre vacant parcel; and a request for an Oak Tree Permit to encroach within the protected zone of two Oak trees for the proposed construction.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA per Section 15332.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-011 and 03-OTP-008 subject to conditions based on the findings of the Draft Resolution.

8. NEW PUBLIC HEARING:

APPLICANT: Theresa Tuchman  
26044 Pacific Coast Highway  
Malibu, CA 90265

CASE NO.: 05-INT-001

LOCATION: Citywide

REQUEST: Request for an interpretation of the Zoning Ordinance as to whether a home decorator retail/showroom is a permitted use in the Agoura Village Overlay District.

ENVIRONMENTAL ANALYSIS: The request is not subject to the requirements of the California Environmental Quality Act.

RECOMMENDATION: Staff recommends the Planning Commission adopt the draft resolution determining the proposed home decorator retail/showroom to be a permitted retail use in the Agoura Village Overlay District as a specialty retail store, consistent with the purposes of the overlay district.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

10. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on March 17, 2005 at 6:30 p.m.

*The telecast of the March 3, 2005 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, March 6, 2005.*

**Website address for City Hall is [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us)**