



## PLANNING COMMISSION AGENDA

**Thursday, November 4, 2004  
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: October 21, 2004 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 HEARINGS:

APPLICANT: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

CASE NO.: 02-ZOA-002

LOCATION: Citywide

REQUEST: Request for a recommendation to the City Council to adopt an Ordinance amending Zoning Ordinance Sections 9655–9655.8 relative to the sign regulations and new sign design guidelines; and Section 9676.5 relative to variance and modification applications and procedures.

ENVIRONMENTAL  
ANALYSIS:

Addendum to Final General Plan EIR

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a motion to continue Zoning Ordinance Amendment Case No. 02-ZOA-002 to the December 2, 2004 Planning Commission Meeting.

8. NEW PUBLIC HEARINGS:

APPLICANT:

Michael and Margaret Biddison  
6444 Joshua Street  
Oak Park, CA 91377

CASE NO.:

04-SPR-003

LOCATION:

Northeast corner of Lewis Lane and Driver Avenue  
(28359 Driver Avenue)  
(A.P.N. 2055-015-063)

REQUEST:

Request for approval of a Site Plan/Architectural Review to construct a 3,080 square foot, single-story, single-family residence with an 865 square foot attached garage and a 698 square foot pool and spa.

ENVIRONMENTAL  
ANALYSIS:

Categorical Exemption from the California Environmental Quality Act: Section 15303(a)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-003, subject to conditions, based on the findings of the Draft Resolution.

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 November 18, 2004 at 6:30 p.m.

*The telecast of the November 4, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, November 7, 2004 at 7:00 p.m.*

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