



PLANNING COMMISSION AGENDA

**Thursday, October 21, 2004
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 Koehler, Vice Chair Ramuno, Commissioners Rishoff, Schwarz, and Zacuto.
4. APPROVAL OF MINUTES: September 16, 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. PUBLIC HEARINGS:
 - A. APPLICANT: dp Planning and Development, Inc.
31211 Pacific Coast Highway
Malibu, CA 90265
 - CASE NOS.: 99-CUP-005 Amendment and 04-OTP-019
 - LOCATION: 28632 Roadside Drive (A.P.N. 2061-008-051)

REQUEST: Request to amend the conditions of an approved Conditional Use Permit to modify an approved landscape plan and a request for an Oak Tree Permit to mitigate potential impacts to an existing oak tree.

ENVIRONMENTAL DETERMINATION: Not subject to CEQA review.

RECOMMENDATION: The request for a public hearing for Conditional Use Permit Case No. 99-CUP-005 Amendment has been withdrawn by the applicant. Oak Tree Permit Case No. 04-OTP-019 will be reviewed administratively. No action concerning this case is required of the Planning Commission.

B. APPLICANT: HBF Holdings, LLC
12250 El Camino Real, Suite 104
San Diego, CA 92130

CASE NOS.: 03-CUP-018 (Amendment) and 04-SP-047

LOCATION: 28901 Canwood Street (Lot 8 of Tract 53752)
(A.P.N. 2053-026-078)

REQUEST: Request to amend an approved Conditional Use Permit to allow for an increase in the square footage of an approved hotel, to incorporate screened, roof-mounted mechanical equipment, to modify exterior architectural elements, and to relocate one of the four buildings further north. The applicant is also requesting approval of a Sign Program.

ENVIRONMENTAL ANALYSIS: Adopted Addendum to Final Environmental Impact Report

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Amendment Case No. 03-CUP-018, subject to conditions, based on the findings of the Draft Resolution. No action is recommended for Sign Permit Case No. 04-SP-047.

C. 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 approve a Resolution recommending that the City Council adopt the Draft Ordinance (Case No. 02-ZOA-002) amending the Zoning Ordinance relating to the sign regulations and variance and modifications relative to signs, and adopt new sign design guidelines.

8. INFORMATION ITEM: The City's 2003 General Plan Annual Report and General Plan Implementation Report.

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 4, 2004 at 6:30 p.m.

The telecast of the October 21, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, October 24, 2004 at 7:00 p.m.

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