



PLANNING COMMISSION AGENDA

Thursday, September 16, 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 2, 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 HEARING:

APPLICANT: Alesco Development L.L.C.
21021 Ventura Boulevard, Suite 300
Woodland Hills, CA 91364

CASE NOS.: 02-CUP-004, 03-VAR-007, 03-OTP-015 & TT 54160

LOCATION: Northeast corner of Agoura Road and Chesebro Road (APN # 2061-013-011, 013, 028, 031, 041-045)

REQUEST: Request for approval of a Tentative Tract Map to reconfigure ten existing lots into ten lots ranging from 0.09 acres to 2.57 acres in size; a request for approval of a Conditional Use Permit to allow the development of

nine, two-story office buildings totaling 67,167 square feet; a request for approval of a Variance (Zoning Ordinance Sections 9373.2, 9373.3, 9373.5, 9373.7 and 9654.6) from the development standards of the BP-OR-FC zones relative to lot coverage, building setbacks, parking and landscaping; and a request for an Oak Tree Permit to encroach into the protected zone of nine (9) oak trees and to remove two (2) oak trees for the proposed development.

ENVIRONMENTAL
ANALYSIS:

Mitigated Negative Declaration.

RECOMMENDATION:

Staff recommends approval of Conditional Use Permit Case No. 02-CUP-004; Variance Case No. 03-VAR-007; Oak Tree Permit No. 03-OTP-015, and Tentative Tract Map No. 54160, subject to Conditions, based on the findings of the Draft Resolutions.

8. SITE PLAN/ARCHITECTURAL REVIEW:

APPLICANT:

John Rocca (JOR Development, Inc.)
P.O. Box 848
Agoura Hills, CA 91376

CASE NO.:

04-SPR-001

LOCATION:

West side of Lewis Road, south of 5429 Lewis Road (A.P.N. 2055-004-019)

REQUEST:

Request for approval of a Site Plan/Architectural Review to construct a 3,860 square feet, single-story, single-family residence with a 735 square foot attached garage and a 250 square foot attached patio cover.

ENVIRONMENTAL
ANALYSIS:

Exempt from the California Environmental Quality Act, per Section 15303(a)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-001, 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 October 7, 2004 at 6:30 p.m.

The telecast of the September 16, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, September 19, 2004 at 7:00 p.m.

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