



PLANNING COMMISSION AGENDA

Thursday, September 2, 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: August 19, 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 that the Planning Commission adopt a motion to continue 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 to the September 16, 2004 Planning Commission Meeting, as requested by the applicant, in order to allow the applicant additional time to redesign the project.

8. NEW PUBLIC HEARING:

APPLICANT:

Meridian Telecom, Inc. for Verizon
2440 Penmar Avenue, Suite 100
Venice, CA 90291

CASE NO.:

04-CUP-005

LOCATION:

28545 Driver Avenue (Agoura High School)

REQUEST:

Request for approval of a Conditional Use Permit to allow an unmanned wireless telecommunication facility and related equipment cabinets, including six (6) panel antennas, one (1) Global Positioning System (GPS) antenna and one (1) parabolic antenna to be affixed to a new, 86-foot high stadium light fixture.

ENVIRONMENTAL DETERMINATION:

Categorically Exempt from CEQA (Class 11)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 04-CUP-005, subject to conditions, based on the findings of the Draft Resolution.

9. DISCUSSION ITEM:

Discussion regarding Oak Trees and Landscaping regulations.

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

11. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on September 16, 2004 at 6:30 p.m.

The telecast of the September 2, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, September 5, 2004 at 7:00 p.m.

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