



PLANNING COMMISSION AGENDA

**Thursday, August 5, 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: July 15, 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: Agoura Detail Center/David Delrahim
30245 Canwood Street
Agoura Hills, CA 91301
 - CASE NOS.: 03-CUP-014; 04-VAR-002; 03-OTP-013 and 03-SP-048
 - LOCATION: Northeast corner of Reyes Adobe Road and Canwood Street. (5300 Reyes Adobe Road, APN 2053-026-078)
 - REQUESTS: A request for approval of a Conditional Use Permit to allow the development of a 10,333 square foot, two-story auto detailing facility; a

request for a Variance to allow the building to be located 15.3 feet instead of 35 feet from the rear (east) yard property line; a request for an Oak Tree Permit to remove four (4) oak trees for required street improvements; and a request for a Sign Permit for a monument sign and wall-mounted signage.

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 03-CUP-014, Variance Case No. 04-VAR-002; Oak Tree Permit Case No. 03-OTP-013; and Sign Permit Case No. 03-SP-048, subject to conditions, based on the findings of the Draft Resolutions.

8. NEW PUBLIC HEARING:

APPLICANT: JMBM, LLP for
New Community Jewish High School
1900 Avenue of the Stars
Los Angeles, CA 90067-4308

CASE NO.: 04-CUP-006

LOCATION: 29903 Agoura Road (A.P.N. 2061-003-029)

REQUEST: Request for approval of a Conditional Use Permit to allow a private high school use (grades 9-12) in an existing 103,394 square foot, two-story, research and development building on a 4.84 acre lot.

ENVIRONMENTAL
ANALYSIS: Categorically Exempt

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 04-CUP-006, 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 August 19, 2004 at 6:30 p.m.

The telecast of the August 5, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, August 8, 2004 at 7:00 p.m.

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