



PLANNING COMMISSION AGENDA

Thursday, July 15, 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: June 17, 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: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NO.: 04-ZOA-001

REQUEST: Request for recommendation to the City Council to amend Zoning Ordinance Sections 9120 and 9312.2.I to define and allow for internet cafes as a permitted use in the CS (Commercial Shopping Center), CRS

(Commercial Retail Service) and BP-OR (Business Park-Office Retail) zones, and to define and allow internet arcades as a permitted use in the CS (Commercial Shopping Center), CRS (Commercial Retail Service) and CR (Commercial Recreation) zones subject to a Conditional Use Permit by the Planning Commission.

ENVIRONMENTAL
DETERMINATION:

Addendum to the City of Agoura Hills General Plan EIR.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a motion to approve a Resolution recommending the City Council approve Zoning Ordinance Amendment Case No. 04-ZOA-001, defining and allowing for internet cafés in the CS, CRS and BP-OR zones, and defining and allowing for internet arcades in the CS, CRS and CR zones subject to a Conditional Use Permit.

8. NEW PUBLIC HEARINGS:

A. APPLICANT:

Conejo Jewish Day School
29646 Agoura Road
Agoura Hills, CA 91301

CASE NO.:

04-SPA-001

LOCATION:

29646 Agoura Road

REQUEST:

Request for recommendation to the City Council to adopt a draft Ordinance amending the Ladyface Mountain Specific Plan to allow a private school (kindergarten through sixth grade) as a secondary use, subject to a Conditional Use Permit, on property located at 29646 Agoura Road.

ENVIRONMENTAL
ANALYSIS:

Addendum to the Ladyface Mountain Specific Plan Environmental Impact Report.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a motion recommending that the City Council adopt the draft Ordinance amending the Ladyface Mountain Specific Plan as proposed, based on the findings of the Draft Resolution.

B. 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 required lot coverage, building setbacks, parking and landscaping due to the size of the proposed lots; and a request for an Oak Tree Permit to encroach into the protected zone of nine (9) oak trees and 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.

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 5, 2004 at 6:30 p.m.

The telecast of the July 15, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, July 25, 2004 at 7:00 p.m.

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