



PLANNING COMMISSION AGENDA

Thursday, June 3, 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: May 20, 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 HEARINGS:
 - A. APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
 - CASE NO.: 04-ZOA-001
 - LOCATION: Citywide

REQUEST: Request for recommendation to the City Council to amend Zoning Ordinance Sections 9120.9.I and 9312.2.I to define and allow for internet cafes as a permitted use, and to define and allow internet arcades as a permitted use subject to a Conditional Use Permit.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to continue Zoning Ordinance Amendment Case No. 04-ZOA-001 to the July 15, 2004 Planning Commission Meeting.

B. APPLICANT: Mr. Scott Mineo
79 Albion Place
Newbury Park, CA 91320

CASE NO.: 01-CUP-006 and 01-VAR-005

LOCATION: 4828 Canyon Way (A.P.N. 2061-017-041)

REQUEST: Request for approval of a Conditional Use Permit application to construct a 2,429 square foot, two-story, single-family residence and an attached 502 square foot garage on an 8,310 square foot lot. Also requested is a variance to reduce the side yard setback from 10 feet to 8.5 feet.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15303(a)

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 01-CUP-006 and Variance Case No. 01-VAR-005, subject to conditions, based on the findings of the Draft Resolutions.

8. NEW 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.

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 June 17, 2004 at 6:30 p.m.

The telecast of the June 3, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, June 6, 2004 at 7:00 p.m.

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