



PLANNING COMMISSION AGENDA

**Thursday, September 6, 2007
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 Steve Rishoff, Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, John O'Meara, and Phil Ramuno.
4. APPROVAL OF MINUTES: August 2, 2007 Planning Commission 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: Clive Dawson/Erin Anderson for Rafi and Orit Sharon
28925 Pacific Coast Highway, #203
Malibu, CA 90265

CASE NOS.: 06-CUP-001 and 06-OTP-001

LOCATION: 28243 Balkins Drive
(A.P.N. 2055-022-080)

REQUEST: Request for approval of a Conditional Use Permit to construct a 4,960 square foot, two-story, single-family residence with a 704 square foot attached garage, a swimming pool and spa; and a request for an Oak Tree Permit for the removal of three (3) Oak trees and encroachment within the protected zone of four (4) Oak trees for the proposed construction.

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission continue Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001, to the October 2, 2007 Planning Commission meeting.

8. NEW PUBLIC HEARINGS:

A. APPLICANT: Brian Norris for Chapter 8
30856 Agoura Road, Suite B10
Agoura Hills, CA 91301

CASE NO.: 05-CUP-001 Amendment

LOCATION: 29020 Agoura Road
(A.P.N. 2061-031-023 & 024)

REQUEST: Request to approve a Conditional Use Permit Amendment to allow live band performance in conjunction with an existing restaurant.

ENVIRONMENTAL
DETERMINATION: The request is not a project per CEQA guidelines.

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Amendment Case No. 05-CUP-001, subject to the conditions, based on the findings of the Resolution.

B. APPLICANT: Behr Browers Properties, LLC
340 North Westlake Boulevard, #250
Westlake Village, CA 91362

CASE NOS.: 06-SPR-006 & 06-OTP-024 Amendment and PM 27094

LOCATION: 28371 Agoura Road
(A.P.N. 2061-009-041, 042, 045, 047 & 049)

REQUEST: Request for approval of a one-year time extension for a previously approved Site Plan/Architectural Review, which allowed the construction of a 9,440 square-foot, two-story office building; a request of a one-year time extension for an approved Oak Tree Permit which allowed for encroachment within the protected zone of one (1) oak tree and removal of four (4) oak trees for the approved construction; and a request for approval of Tentative Parcel Map No. 27094.

ENVIRONMENTAL
DETERMINATION: The Amendment to Case Nos. 06-SPR-006 and 06-OTP-024 is not a project and Tentative Parcel Map No. 27094 is categorically exempt pursuant to CEQA guidelines per Section 15332.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve an amendment to Site Plan/Architectural Review Case No. 06-SPR-006 and Oak Tree Permit Case No. 06-OTP-024 and approve Tentative Parcel Map No. 27094, subject to conditions, based on the findings of the draft Resolutions.

9. NEW SITE PLAN ARCHITECTURAL REVIEW:

APPLICANT: Zev Beckerman
27862 Blythdale Road
Agoura Hills, CA 91301

CASE NO.: 07-SPR-003

LOCATION: 27862 Blythdale Road (A.P.N. 2055-024-004)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 3,340 square-foot, one-story, single-family residence.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303 (New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 07-SPR-003, subject to conditions, based on the findings of the draft Resolution.

10. DISCUSSION ITEM: Discussion with staff regarding a Planning Commission Field Trip.

11. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

12. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on September 20, 2007 at 6:30 p.m.

The telecast of the September 6, 2007 Planning Commission meeting will be shown on Public Access Channel 10 for Adelphia subscribers and Channel 3 for Charter subscribers on the following days:

Friday	7:00 p.m.
Saturday	10:00 a.m.
Sunday	3:00 p.m.
Monday	7:00 p.m.
Tuesday	10:00 a.m.
Wednesday	3:00 p.m.
Thursday	10:00 a.m.

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