



## PLANNING COMMISSION AGENDA

Thursday, April 15, 2004  
6:30 p.m.

City Hall Council Chambers  
30001 Ladyface Court  
Agoura Hills, California 91301

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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: March 18, 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. NEW 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 May 6, 2004 Planning Commission Meeting.

B. APPLICANT: Agoura Detail Center/David Delrahim  
30245 Canwood Street  
Agoura Hills, CA 91301

CASE NOS.: 03-CUP-014 and 03-OTP-013

LOCATION: Northeast corner of Reyes Adobe Road and Canwood Street. (5300 Reyes Adobe Road, A.P.N. 2053-026-078)

REQUEST: Request for approval of a Conditional Use Permit to allow the development of a 10,333 square foot, two-story auto detailing facility; and a request for an Oak Tree Permit to remove four (4) oak trees for required street improvements.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: The request for a public hearing for Conditional Use Permit Case No. 03-CUP-014 and Oak Tree Permit No. 03-OTP-013 has been withdrawn. The public hearing will be re-noticed for a future meeting date.

C. APPLICANT: Mr. and Mrs. Jeff Aviezer  
23961 Craftsman Road  
Calabasas, CA 91302

CASE NOS.: 03-CUP-007, 03-OTP-005 and 03-VAR-009

LOCATION: 27901 Blythedale Road  
(A.P.N. 2055-001-038)

REQUEST: Request for approval of a Conditional Use Permit to construct a 7,113 square-foot, two-story residence with an attached garage and a 506 square-foot non-residential studio structure; a request for a Variance from Zoning Ordinance Section 9607.1.A to exceed the maximum building height; and a request for an Oak Tree Permit to possibly encroach within the protected zone of ten (10) oak trees and to remove one (1) oak tree per the proposed construction.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-007, Oak Tree Permit Case No. 03-OTP-005 and Variance Case No. 03-VAR-009, subject to conditions, based on the findings of the draft Resolutions.

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

9. ADJOURNMENT:

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

*The telecast of the April 15, 2004 Planning Commission meeting will be shown on Ventura County Cablevision's Channel 25 on Sunday, April 18, 2004 at 7:00 p.m.*

**Website address for City Hall is [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us)**