



## PLANNING COMMISSION AGENDA

Thursday, November 1, 2007  
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 Steve Rishoff, Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, John O'Meara, and Phil Ramuno.

4. APPROVAL OF MINUTES: October 18, 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 November 15, 2007 Planning Commission meeting.

8. NEW PUBLIC HEARINGS:

APPLICANT: Elias Ben Hazany  
5226 Palo Comado Canyon Road  
Agoura Hills, CA 91301

CASE NO.: 07-CUP-001

LOCATION: 5226 Palo Camado Canyon Road  
(A.P.N. 2052-008-030)

REQUEST: Request for approval of a Conditional Use Permit to remodel the interior of an existing gas station and a request to allow the operation of a "Mini Food Mart."

ENVIRONMENTAL  
DETERMINATION: Exempt from CEQA per Section 15301

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 07-CUP-001, 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 November 15, 2007 at 6:30 p.m.

*The telecast of the November 1, 2007 Planning Commission meeting will be shown on Public Access Channel 10 for Time Warner 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](http://www.ci.agoura-hills.ca.us)