



## PLANNING COMMISSION AGENDA

Thursday, December 6, 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: November 11, 2007 (Planning Commission Special Meeting-Field Trip)

November 15, 2007 (Planning Commission Regular 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 HEARING:

APPLICANT: Danari Oak Creek, LLC  
c/o Adler Realty Investments, Inc.  
20950 Warner Center Drive, Suite C  
Woodland hills, CA 91367

CASE NOS.: 06-CUP-007 and 06-SP-037

LOCATION: 28941-29145 Canwood Street  
(A.P.N. 2048-011-(049-053) and 2048-011-061)

REQUEST: A request for approval of a Conditional Use Permit to construct five (5) detached buildings totaling 33,680 square feet in size for retail and restaurant use (Shops at Oak Creek); and a request for a Sign Permit for approval of the project's proposed sign program.

ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract

RECOMMENDATION: If the Planning Commission wishes to approve Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, staff will return with a Resolution and conditions approval for adoption.

8. DISCUSSION ITEM:

APPLICANT: Roger Ebrahimi  
3200 Corte Malpaso, #108  
Camarillo, CA

CASE NO.: 07-SP-035

LOCATION: 29348 Roadside Drive  
(A.P.N. 2061-004-023)

REQUEST: Request approval for a sign permit for a new sign program.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: If the Planning Commission wishes to approve Sign Permit Case No. 07-SP-035, staff recommends the draft Resolution and conditions be adopted.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

10. ADJOURNMENT:

The Planning Commission will cancel the December 20, 2007 and January 3, 2008 Planning Commission Meetings, and will adjourn to the next Planning Commission meeting on January 17, 2008 at 6:30 p.m.

**The Regular Meeting of the Planning Commission for December 20, 2007 and January 3, 2008 has been canceled. The next Regular Meeting is scheduled for January 17, 2008 at 6:30 p.m.**

*The telecast of the December 6, 2008 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)