



## PLANNING COMMISSION AGENDA

**Thursday, September 7, 2006  
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 Phil Ramuno, Vice Chair Steve Rishoff,  
Commissioners Illece Buckley Weber, John O'Meara, and  
Curtis Zacuto.
4. APPROVAL OF MINUTES: August 21, 2006 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:

- A. APPLICANT: RT-AH Associates  
1201 Camino Del Mar  
Del Mar, CA 92014
- CASE NO.: 03-CUP-018 (Amendment)
- LOCATION: 28901 Canwood Street  
(A.P.N. 2048-011-062)
- REQUEST: A request to amend an approved Conditional Use Permit to change the approved exterior building materials of a new hotel that is under construction.
- ENVIRONMENTAL DETERMINATION: This request is not considered a “project” under CEQA, per Section 15378 of the CEQA Guidelines and, therefore, no CEQA review is necessary.
- RECOMMENDATION: Staff requests the public hearing for Conditional Use Permit Amendment Case No. 03-CUP-018 be continued to the September 21, 2006 Planning Commission meeting.
- B. APPLICANT: D.A. Foster Construction  
Post Office Box 1966  
Thousand Oaks, CA 91353
- CASE NOS.: 04-SPR-019 & 05-OTP-030
- LOCATION: 5545 Foothill Drive  
(A.P.N. 2055-004-020)
- REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing single-family residence and construct a 2,998 square-foot, one story residence with an attached, 452 square-foot garage; and an Oak Tree Permit for the potential removal of two on-site oak trees for the proposed construction.
- ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15332 (a) through (e).

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-019, and Oak Tree Permit Case No. 05-OTP-030, subject to conditions, based on the findings of the attached draft Resolutions.

8. NEW PUBLIC HEARING:

APPLICANT: Vladimir Zlatkov  
1382 Ramona Drive  
Newbury Park, CA 91320

CASE NO.: 06-CUP-004

LOCATION: 28331 Laura La Plante Drive  
(A.P.N. 2061-022-016)

REQUEST: Request for approval of a Conditional Use Permit to construct a 3,235 square-foot residence with an attached, 682 square-foot, two-car garage.

ENVIRONMENTAL  
DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-004, subject to conditions, based on the findings of the attached draft Resolution.

9. SITE PLAN ARCHITECTURAL REVIEW:

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

CASE NOS.: 06-SPR-006 & 06-OTP-024

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 for the construction of a 9,440 square foot, two-

story office building; and a request for 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.

ENVIRONMENTAL

DETERMINATION: The request is not a project pursuant to CEQA guidelines.

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

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

11. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on September 21, 2006 at 6:30 p.m.

*The telecast of the July 20, 2006 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](http://www.ci.agoura-hills.ca.us)