



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, February 21, 2008 at 6:30 p.m.

Qualified individuals with a disability who plan to attend or otherwise participate in the Planning Commission meeting and who may require any accommodation should contact the City's ADA Coordinator at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7316. Assisted Listening is available in the Council Chambers. Any individual wishing to use a personal listening device, please contact the Recording Secretary prior to the meeting.

Please turn off all cell phones and other electronic devices during the meeting.

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.

AGENDA

CALL TO ORDER

FLAG SALUTE

ROLL CALL

Chair John O'Meara, Vice Chair Curtis Zacuto,
Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff

APPROVAL OF MINUTES

1. Minutes – January 17, 2008 Planning Commission Meeting
2. Minutes – February 7, 2008 Planning Commission Meeting

PUBLIC COMMENTS

*(This section is reserved for persons wishing to speak on items not listed on the Agenda. Please submit a “Speaker’s Card” to the Recording Secretary and limit testimony to **3 minutes.**)*

CONTINUED PUBLIC HEARING

3. **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.
- 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)
- 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.

NEW PUBLIC HEARING

4. REQUEST: Request for approval of a Conditional Use Permit to build a 6,964 square-foot, two-story single-family residence with an 897 square-foot, attached garage and a 190 square-foot patio cover; and a request for approval of an Oak Tree Permit to encroach into the protected zone of 3 Oak trees for the proposed construction.
- APPLICANT: Ron Waters
28025 Balkins Drive
Agoura Hills, Ca 91301
- CASE NOS.: 03-CUP-002 & 03-OTP-002
- LOCATION: 28031 Balkins Drive
(A.P.N. 2055-023-065)
- 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 Conditional Use Permit Case No. 03-CUP-002, and Oak Tree Permit Case No. 03-OTP-002, subject to conditions, based on the findings of the draft Resolution.

DISCUSSION ITEM

5. REQUEST: Request for approval of an exterior lighting plan for a medical office building.
- APPLICANT: Roger Meyer
11 N. Via Los Altos
Newbury Park, CA 91320
- CASE NO.: 04-CUP-010 (Lighting Plan)
- LOCATION: 29501 Canwood Street
(A.P.N. 2053-001-006)

**ENVIRONMENTAL
DETERMINATION:**

Exempt from the requirements of the California
Environmental Quality Act per Section 15311.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a
motion to approve the lighting plan, subject to conditions,
based on the findings of the draft Resolution.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, March 6, 2008, for a Regular Meeting of the Planning
Commission in the Council Chambers of the Civic Center located at 30001 Ladyface Court, Agoura
Hills, California.

*Copies of staff reports to the Planning Commission or other written documentation relating to each item of business
described above are on the City's website at www.ci.agoura-hills.ca.us and are on file in the Department of
Planning and Community Development, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California,
and are available for public inspection during regular office hours from 7:00 a.m. to 5:00 p.m., Monday through
Thursday, and 7:00 a.m. to 4:00 p.m. on Friday. The City Hall telephone number is (818) 597-7300.*

*The telecast of the March 8, 2008 Regular Planning Commission Meeting will be shown on
Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers,
beginning at 7:00 p.m. on Friday, March 9, 2008 and running daily until the next regularly scheduled
Planning Commission meeting. The broadcast schedule is as follows:
S-10am; Su-3pm; M-7pm; T-10am; W-3pm; and Th-10am*