



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, March 6, 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 – February 21, 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 HEARINGS**

2. 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: Based on direction given on February 21, 2008, staff recommends the Planning Commission adopt a motion to deny Conditional User Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, based on the findings of the draft Resolution.

3.     **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 continue Permit Case No. 03-CUP-002, and Oak Tree Permit Case No. 03-OTP-002, to the April 17, 2008 Planning Commission meeting for redesign.

**CONTINUED SITE PLAN/ARCHITECTURAL REVIEW**

4.     **REQUEST:**                     Request for approval of a Site Plan/Architectural Review application to construct a first and second-story addition and a garage addition, totaling 1,672 square feet, to an existing two-story residence.
- APPLICANT:**                     Robert Mahterian Architects  
  For Jen and Mitch Heslen  
  28351 Agoura Road, Suite A  
  Agoura Hills, CA 91301
- CASE NO.:**                     07-SPR-008
- LOCATION:**                     5575 Micaela Drive  
  (A.P.N. 2053-024-097)
- ENVIRONMENTAL  
          DETERMINATION:**             Categorically exempt from CEQA per Section 15303

**RECOMMENDATION:** Staff recommends that the public hearing for Site Plan/Architectural Review Case No. 07-SPR-008 be continued to the April 3, 2008 Planning Commission meeting.

**SITE PLAN/ARCHITECTURAL REVIEW**

5. **REQUEST:** Request for approval of a Site Plan/Architectural Review to construct a 3,751 square foot, single-story residence and two attached garages of 560 square feet and 262 square feet, and 740 square feet of covered patios.

**APPLICANT:** Rafi and Orit Sharon  
382 Rock Edge Drive  
Oak Park, CA 91377

**CASE NOS.:** 07-SPR-011 and 07-OTP-018

**LOCATION:** 28220 Foothill Drive  
(A.P.N. 2055-016-023)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt from CEQA per Section 15303. (New Construction or Conversion of Small Structures.)

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Site Plan Architectural Review Case No. 07-SPR-011 and Oak Tree Permit Case No. 07-OTP-018, subject to conditions, based on the findings of the draft Resolution.

6. **REQUEST:** Request for approval of a Site Plan/Architectural Review to construct a 5,694 square foot, two-story, single-family residence and 1,158 square foot of attached garages, a 464 square foot attached tack/equipment room, a swimming pool, and a 1,050 square foot barn.

**APPLICANT:** Ruben Araujo  
31238 Via Colinas, #C  
Westlake Village, CA 91362

**CASE NO.:** 07-SPR-010

**LOCATION:** 6021 Colodny Drive  
(A.P.N. 2055-028-036)

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Site Plan Architectural Review Case No. 07-SPR-010, subject to conditions, based on the findings of the attached draft Resolution.

### **ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA**

*(Planning Commission and Staff)*

**ADJOURN** to 6:30 p.m., Thursday, March 20, 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](http://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*