



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, April 3, 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 – March 20, 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 SITE PLAN/ARCHITECTURAL REVIEW

2. 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 June 19, 2008 Planning Commission meeting.

NEW PUBLIC HEARINGS

3. REQUEST: Request for approval of an amendment to a previously approved Conditional Use Permit to increase the number of units designated for special care/Alzheimer’s residents from 13 units to 41 units within the 160-unit Agoura Hills Senior Retreat assisted living facility.

APPLICANT: Joe Bednar
5506 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: 98-CUP-001 (Amendment)

LOCATION: 5217 Chesebro Road
(A.P.N. 2055-007-130)

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15301

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the proposed amendment to Conditional Use Permit Case No. 98-CUP-001, subject to conditions, based on the findings of the draft Resolution.

4. REQUEST: A request for the Planning Commission to conduct a public hearing and recommend to the City Council that the Draft General Plan Housing Element 2008-2014 is acceptable to forward to the State Housing and Community Development Department (HCD) for its review and comment.

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 93101

RECOMMENDATION: Staff recommends that the Planning Commission receive public comments on the Draft General Plan Housing Element 2008-2014, and recommend to the City Council that it be forwarded to the State Housing and Community Development Department (HCD) for review and comment.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, April 17, 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 April 3, 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, April 4, 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*