



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, April 17, 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 – April 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**

2. 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: Based on the applicant’s request, staff recommends the Planning Commission continue Permit Case No. 03-CUP-002, and Oak Tree Permit Case No. 03-OTP-002, to the June 5, 2008 Planning Commission meeting.

### **DISCUSSION ITEM**

3.     **REQUEST:**                     A request to hold a Planning Commission Study Session on the proposed Residential Neighborhood Compatibility Ordinances and related design guidelines.

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

**RECOMMENDATION:**       Staff recommends that the Planning Commission hold a study session and provide direction to staff.

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

*(Planning Commission and Staff)*

**ADJOURN** to 6:30 p.m., Thursday, May 1, 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 April 17, 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 18, 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*