



**PLANNING COMMISSION AGENDA**

**Thursday, August 17, 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 3, 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:

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 7, 2006 Planning Commission meeting.

8. NEW PUBLIC HEARINGS:

A. APPLICANT: Conejo Jewish Day School  
29646 Agoura Road  
Agoura Hills, CA 91301

CASE NOS.: 06-SPA-02 and 06-CUP-010

LOCATION: 29001 Ladyface Court

REQUEST: Request for recommendation to the City Council to adopt an Ordinance amending the Ladyface Mountain Specific Plan to allow a private school, (kindergarten through sixth grade) as a secondary use, subject to a Conditional Use Permit on property located at 29001 Ladyface Court; and a request for approval of a Conditional Use Permit to allow a private elementary school within an existing building.

ENVIRONMENTAL

DETERMINATION: Categorically Exempt under CEQA per Section 15303

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion recommending that the City Council adopt the draft Ordinance, amending the Ladyface Mountain Specific Plan as proposed, based on the findings of the attached draft Resolution; and that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-010, subject to conditions, based on the findings of the draft Resolution.

B. APPLICANT: Don Roser  
5766 Wish Avenue  
Encino, CA 91316

CASE NOS.: 03-CUP-020 and 03-OTP-019

LOCATION: 28537 Fountain Place  
(A.P.N. 2055-019-025)

REQUEST: Request for approval of a Conditional Use Permit to construct a 4,736 square-foot, two-story, single-family residence a 750 square-foot attached two-car garage and workshop 2,400 square feet of covered porches, a 117 square foot deck, a 1,500 square-foot storage building, a 350 square-foot greenhouse, and a swimming pool; a request for an Oak Tree Permit to encroach within the protected zone of one (1) Oak trees and removal of one (1) Oak tree for the proposed construction; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Report.

ENVIRONMENTAL

DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 03-CUP-020 and Oak Tree Permit Case No. 03-OTP-019, subject to conditions, based on the findings of the attached Draft Resolutions. Staff also recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

10. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on September 7, 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)