



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, May 1, 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 17, 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.**)*

NEW PUBLIC HEARINGS

2. REQUEST: Request to amend Zoning Ordinance Sections 9211-9220 (RR Residential-Rural District), Sections 9221-9230 (RV Residential-Very Low Density District), Sections 9231-9240 (RL Residential-Low Density District), Sections 9241-9250 (RS Residential Single-Family District), Section 9481-9489.2 (OS Open Space District), Sections 9551-9560 (OA Old Agoura Design Overlay District), 9605-9605.5 (Yard Standards), 9677-9677.9 (Site Plan/Architectural Review), and 9804-984.9 (Public Hearing Procedures), and to add Sections 9590-9592 (EQ Equestrian Overlay District). The purposes of the proposed amendments (Residential Neighborhood Compatibility Ordinance) are to ensure that the new single-family homes and additions to existing single-family homes are built to scale with the surrounding neighborhood.
- APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
- CASE NO.: 08-ZOA-003
- LOCATION: Citywide
- ENVIRONMENTAL DETERMINATION: Negative Declaration
- RECOMMENDATION: Based on direction given by the Planning Commission on April 17, 2008, staff recommends the Planning Commission adopt a motion to cancel the public hearing.

3. **REQUEST:** Request for approval of a Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story medical building on a partially developed site; a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees during the construction and remove 12 oak trees for the proposed development; a request for approval of a Vesting Tentative Parcel Map to merge six (6) parcels into one (1) parcel; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.
- APPLICANT:** 27489 Agoura Road, LLC
 5000 North Parkway Calabasas, Suite 100
 Calabasas, CA 91302
- CASE NOS.:** 06-SPR-009, 06-OTP-021 & VTPM 67397
- LOCATION:** 27489 Agoura Road
 (A.P.N. 2064-006-006, 007, 009, 016, 018 & 019)
- ENVIRONMENTAL
 DETERMINATION:** Mitigated Negative Declaration
- RECOMMENDATION:** Staff recommends approval of Site Plan/Architectural Review Case No. 06-SPR-009; Oak Tree Permit No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397, subject to Conditions of the Draft Resolution.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, May 15, 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 May 1, 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, May 2, 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*