



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, May 15, 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 – May 1, 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 for approval of a Conditional Use Permit to construct a 5,587 square foot, two-story, single-family residence with a 765 square foot attached three-car garage, and 1,024 square feet of attached covered patios and a 923 square-foot accessory structure used for storage.

APPLICANT: Residential Design Works, Inc. for Jon Shuken
3475 Old Conejo Road, #C-3
Newbury Park, CA 91320

CASE NO.: 07-CUP-012

LOCATION: 6491 Chesebro Road
(A.P.N. 2055-029-003)

ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 07-CUP-012, subject to conditions, based on the findings of the Draft Resolution.
3. REQUEST: Request for the Planning Commission to adopt a Resolution recommending the City Council amend Zoning Ordinance Sections 9674.1-9674.10 (Residential Density Bonus Ordinance) for compliance with State law which includes the following changes: (1) reducing the proportion of affordable units to obtain a density bonus; (2) increasing the maximum bonus from 25 to 30 percent; (3) requiring local governments to grant additional concessions; and (4) adding a bonus for land donations; and a request to recommend adoption of a Negative Declaration for the Zoning Ordinance Amendment.

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

CASE NO.: 08-ZOA-001

LOCATION: Citywide

ENVIRONMENTAL
DETERMINATION: Negative Declaration

RECOMMENDATION: It is recommended that the Planning Commission adopt a Resolution recommending that the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-001, approve the Negative Declaration, and make environmental findings pursuant to the California Environmental Quality Act.

DISCUSSION ITEM

3. Discussion with staff regarding the Planning Commissioner's attendance at a future public workshop for the Residential Neighborhood Compatibility Ordinance.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, June 5, 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*