



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, June 5, 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 15, 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 three (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: Staff recommends the continued public hearing for Conditional Use Permit Case No. 03-CUP-002, and Oak Tree Permit Case No. 03-OTP-002 be continued to the July 17, 2008 Planning Commission meeting.

## **NEW PUBLIC HEARINGS**

3. REQUEST: Request for the Planning Commission to review a Zoning Ordinance Amendment to update the City’s Inclusionary Housing Ordinance, review the environmental document prepared pursuant to the California Environmental Quality Act, and recommend approval of both items to the City Council.

APPLICANT: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

CASE NO: 08-ZOA-002

LOCATION: Citywide

ENVIRONMENTAL  
ANALYSIS: Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission recommend that the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-002 and that the City Council adopt the Initial Study/Negative Declaration prepared for the project pursuant to the California Environmental Quality Act.

4. REQUEST: Request for approval of a Conditional Use Permit to construct a 4,133 square foot, two-story, single-family residence with a 1,157 square foot attached garage, and a spa; and a request for approval of an Oak Tree Permit to remove one (1) Oak tree and to encroach within the protected zone of five (5) on-site Oak trees for the proposed construction.

APPLICANT: Gary Bardovi for Nevin Bardai  
3611 Motor Avenue, Suite 108  
Los Angeles, CA 90034

CASE NOS.: 07-CUP-011 and 07-OTP-020

LOCATION: 28340 Balkins Drive  
(A.P.N. 2055-021-044)

ENVIRONMENTAL  
DETERMINATION: Categorically Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 07-CUP-011 and Oak Tree Permit Case No. 07-OTP-020, subject to conditions, based on the findings of the attached draft Resolution.

5. REQUEST: A request for a Conditional Use Permit to convert a single-family residence into an office building and add 916 square feet of building area; a request for a Variance from Zoning Ordinance Sections 9373.7 and 9373.5 to reduce the landscaping from 20 to 10 feet in width along the front property line and to maintain a reduced, combined side yard setback of 20 feet instead of a minimum of 70 feet; and a request for an Oak Tree Permit to encroach into the protected zone of two oak trees for the construction of the project.

APPLICANT: Joseph Luithly  
28818 Agoura Road  
Agoura Hills, CA 91301

CASE NOS.: 07-CUP-008, 07-OTP-005, & 07-VAR-002

LOCATION: 28818 Agoura Road  
(A.P.N. 2061-029-002)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends approval of Conditional Use Permit, Case No. 07-CUP-008, and Oak tree Permit Case No. 07-OTP-005, and Variance Case No. 07-VAR-002, subject to conditions, based on the findings of the draft Resolutions.

6. REQUEST: Request for the Planning Commission to receive public comments on the Agoura Village Specific Plan Revised and Recirculated Draft Environmental Impact Report.

APPLICANT: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

CASE NOS.: 06-GPA-001, 06-ZOA-001, 06-ZOA-001, 06-ZC-001, 06-SPA-001; Agoura Village Specific Plan Revised and Recirculated Draft Environmental Impact Report

LOCATION: The approximately 135-acre site is located in the southern portion of the City of Agoura Hills. The project area includes property on both the north and south sides of Agoura Road, generally between Kanan Road and Cornell Road, but extending several hundred feet on either side. Roadside Drive and U.S. Highway 101 border much of the project to the north. Open space areas border the area along the south.

**RECOMMENDATION:** Staff recommends the Planning commission conduct a public hearing to receive public comments on the Agoura Village Specific Plan Revised and Recirculated Draft Environmental Impact Report.

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

*(Planning Commission and Staff)*

**ADJOURN** to 6:30 p.m., Thursday, June 19, 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 June 5, 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, June 6, 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*