



PLANNING COMMISSION AGENDA

Thursday, July 6, 2006
6:30 p.m.

City Hall Council Chambers
30001 Ladyface Court
Agoura Hills, California 91301

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: June 15, 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: D.A. Foster Construction
Post Office Box 1966
Thousand Oaks, CA 91353

CASE NO.: 04-SPR-019, 04-MOD-002 & 05-OTP-030

LOCATION: 5545 Foothill Drive
(A.P.N. 2055-004-020)

REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing single-family residence and construct a 2,998 square-foot, single-story residence with an attached, 452 square-foot garage; a Modification from Section 9233.2A. to reduce the front yard setback from 25 feet to 20 feet; and an Oak Tree Permit for the potential removal of two on-site oak trees for the proposed construction.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff requests the public hearing for Site Plan/Architectural Review Case No. 04-SPR-019, Modification Case NO. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030 be continued to the August 3, 2006 Planning Commission meeting.

8. NEW 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: The request is not considered a “project” under CEQA, per Section 15378 of the CEQA Guidelines and, therefore, no CEQA review is necessary.

RECOMMENDATION: Staff recommends that the Planning Commission determine whether the request is appropriate for the development project. If the Planning Commission desires to approve the request, it is recommended that the Planning Commission adopt the draft Resolution and conditions of approval.

9. DISCUSSION ITEMS:

A. APPLICANT: Signature Signs for Ygal Levy
801 Mitchell Road Suite 102
Newbury Park, CA 91320

CASE NO: 06-SP-023

LOCATION: 28811 Canwood Street
(A.P.N. 2048-011-032)

REQUEST: Request for approval of a Sign Program for Eagle Plaza.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15311.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Sign Permit Case No. 06-SP-023, subject to conditions, based on the findings of the draft Resolution.

B. APPLICANT: Agoura Detail Center/David Delrahim
30245 Canwood Street
Agoura Hills, CA 91301

CASE NO. 03-CUP-014 (Lighting Plan)

LOCATION: 30205 Canwood Street
(A.P.N. 2053-026-078)

REQUEST: Request for approval of an exterior lighting plan for an auto detailing facility.

ENVIRONMENTAL

DETERMINATION: Exempt from the requirements of the California Environmental Quality Act per Section 15311.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the lighting plan, subject to conditions, based on the findings of the draft resolution.

- C. Monitoring report of Chapter 8 Restaurant (Site Plan/Architectural Review Case No. 04-SPR-024, Conditional Use Permit Case No. 05-CUP-001, Outdoor Dining Permit Case No. 05-ODP-001 and Variance Request Case No. 05-VAR-001). Staff recommends that the discussion of the monitoring report be continued to allow staff additional time to monitor the restaurant's valet parking service.

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

11. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on July 20, 2006 at 6:30 p.m.

The telecast of the July 6, 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