



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, June 19, 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 – June 5, 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 construct a 4,880 square foot, two-story, single-family residence a 463 square foot attached two-car garage, a 100 square-foot patio cover and a 125 square-foot balcony/deck; and a request for an Oak Tree Permit to remove one (1) oak tree and encroach in the protected zone of nine (9) oak trees for the proposed construction.

APPLICANT: Sean Ben-Menahem
5000 N. Parkway Calabasas, Suite 106
Calabasas, CA 91302

CASE NOS.: 03-CUP-016 & 03-OTP-017

LOCATION: 6149 Palo Comado Drive
(A.P.N. 2055-023-073)

ENVIRONMENTAL
DETERMINATION: Categorically Exempt from CEQA per Section 15303.

RECOMMENDATION: Staff recommends the continued public hearing for Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, be continued to the July 17, 2008 Planning Commission meeting.

CONTINUED SITE PLAN/ARCHITECTURAL REVIEW

3. REQUEST: Request for approval of a Site Plan/Architectural Review application to construct a first and second-story addition and a garage addition, totaling 1,672 square feet, to an existing two-story residence.

APPLICANT: Robert Mahterian Architects
For Jen and Mitch Heslen
28351 Agoura Road, Suite A
Agoura Hills, CA 91301

CASE NO.: 07-SPR-008

LOCATION: 5575 Micaela Drive
(A.P.N. 2053-024-097)

ENVIRONMENTAL
DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion directing staff to return with a resolution of denial, or a resolution of approval, for Site Plan/Architectural Review Case No. 07-SPR-008, for adoption at the July 17, 2008 Planning Commission meeting.

NEW PUBLIC HEARINGS

4. REQUEST: A request for approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; a request for an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction; a request for approval of a Tentative Parcel Map to subdivide the 10-acre parcel into 25 commercial/industrial condominium units; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Gregory Alekian
Komar Investments, LLC
23 Corporate Plaza, Suite 247
Newport Beach, CA 92260

CASE NOS.: 06-CUP-003; 06-OTP-005; and PM 65503

LOCATION: 28701 Canwood Street (A.P.N. 2048-012-026)

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005; and Tentative Parcel Map No. 65503, subject to conditions, Staff also recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

5. REQUEST: A request for the Planning Commission to provide a recommendation to the City Council regarding proposed amendments to the following Sections of the Sign Regulations of the Zoning Ordinance: 9655.4 (General Entitlements); 9655.4.D (regarding illuminated business hour signage); 9655.4.I (regarding community event banners); and 9655.10.A.4 (regarding “grand opening” and “now open” banners).

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

CASE NOS.: 08-ZOA-004

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: Addendum to the 1992 Certified Final Environmental Impact Report prepared for the City of Agoura Hills General Plan Update

RECOMMENDATION: Staff recommends the Planning Commission recommend the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-004.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN Cancel the next Regular Meeting of the Planning Commission scheduled for July 3, 2008, and adjourn to 6:30 p.m., Thursday, July 17, 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 June 19, 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 16, 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