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DATE: AUGUST 7, 2008

TO: PLANNING COMMISSIONERS

FROM: PLANNING STAFF

SUBJECT: CONTINUANCE REQUEST OF CONDITIONAL USE PERMIT CASE  
07-CUP-008, OAK TREE REPORT 07-OTP-005 & VARIANCE  
REQUEST 07-VAR-002

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### **BACKGROUND AND DISCUSSION**

On June 5, 2008, the Planning Commission held a public hearing for Joseph Luthly's request for a Conditional Use Permit to convert a single-family residence into an office building and add 916 square feet of floor area (Case No. 07-CUP-008) to the building. The project also required that a Variance be considered for the proposed reduction in width of the required front yard landscape planter, and the proposed reduced side yard setback for the second story addition (Case No. 07-VAR-002). The applicant also requested an Oak Tree Permit to encroach within the protected zone of two Oak trees for the proposed construction (Case No. 07-OTP-005). The project site is located at 28818 Agoura Road.

After reviewing the project and taking testimony at the hearing, the Planning Commission requested that the applicant revise the architectural style of the building. The Commission continued the hearing to the July 17, 2008 Planning Commission meeting. The applicant is requesting another continuance to August 7, 2008 next scheduled hearing to allow his architect more time to revise the plans.

### **RECOMMENDATION**

Based on the applicant's request, staff recommends that the public hearing for Conditional Use Permit Case No. 07-CUP-008, Oak Tree Permit Case No. 07-OTP-005 and Variance Request Case No. 07-VAR-002 be continued to the August 7, 2008 Planning Commission meeting.

### **ATTACHMENT**

- Applicant's Request for a Continuance

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June 30, 2008

Valerie,

I would like to request that my hearing regarding the property at 28818 Agoura Road , Agoura Hills CA .be continued on August. 7, 2008.

Sincerely,

Joe Luithly

pc



LIFE MEMBER OF THE **BBB** BETTER BUSINESS BUREAU.