



DATE: JULY 17, 2008

TO: PLANNING COMMISSIONERS

FROM: PLANNING STAFF

SUBJECT: CONTINUANCE REQUEST OF CONDITIONAL USE PERMIT CASE NO. 03-CUP-016 AND OAK TREE PERMIT CASE NO. 03-OTP-017

BACKGROUND AND DISCUSSION

On March 20, 2008, the Planning Commission held a public hearing for Sean Ben-Menahem's request for 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 (Case No. 03-CUP-016). The applicant also requested an Oak Tree Permit to remove one Oak tree and encroach within the protected zone of nine Oak trees for the proposed construction (Case No. 03-OTP-17). The project site is located at 6149 Palo Comado Drive.

After conducting the public hearing, the Planning Commission asked the applicant to revise the project plans to address the issues raised at the meeting. The applicant agreed to the request. The Planning Commission continued the public hearing to June 19, 2008 and to July 17, 2008. The applicant is requesting additional time to redesign his project and has submitted a request for another continuance. Staff recommends the public hearing be continued to August 7, 2008. The applicant has agreed to the date and intends to complete his redesign for the project.

RECOMMENDATION

Based on the applicant's request, staff recommends that the public hearing for Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017 be continued to the August 7, 2008 Planning Commission meeting.

ATTACHMENT

- Applicant's Request for a Continuance

Sean Ben-Menahem

July 10, 2008

Valerie Darbouze
Associate Planner
Department of Planning and Community Development
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

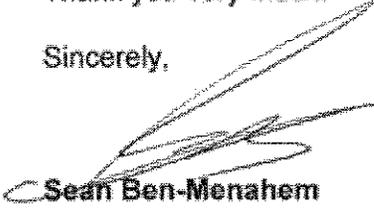
RE: CONDITIONAL USE PERMIT – CASE NO. 03-CUP-016
OAK TREE PERMIT – CASE NO. 03-OTP-017

Dear Valerie,

This is in reference to the July 17, 2008 schedule to present revised plans to the Planning Commission for the subject property. I would like to request to reschedule to continue the hearing on August 7, 2008.

Thank you very much.

Sincerely,



Sean Ben-Menahem
Trustee
SBM Family Trust