



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, July 17, 2008 at 6:30 p.m.

In compliance with the Americans with Disabilities Act, individuals with a disability who plan to attend or otherwise participate in this meeting and who may require any accommodation should contact the Recording Secretary 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 19, 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 HEARINGS

2. REQUEST: Request for approval of a Conditional Use Permit to construct a 5,647 square-foot, single-story single-family residence with an 895 square-foot attached three-car garage with an attached 103 square feet of covered patio cover and 368 square feet of trellis patio cover; and a request for an Oak Tree Permit to encroach in the protected zone of (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: If it is the Planning Commission’s decision to approve Conditional Use Permit Case No. 03-CUP-002, and Oak Tree Permit Case No. 03-OTP-002, staff recommends the Planning Commission adopt the attached resolution, subject to the revised conditions of approval.

3. 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 August 7, 2008 Planning Commission meeting.

4. **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 the continued public hearing for Conditional Use Permit, Case No. 07-CUP-008, and Oak tree Permit Case No. 07-OTP-005, and Variance Case No. 07-VAR-002, be continued to the August 7, 2008 Planning Commission meeting.

CONTINUED SITE PLAN/ARCHITECTURAL REVIEW

5. 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: The applicant has withdrawn the application, for Site Plan/Architectural Review Case No. 07-SPR-008. This is for information only and no action is required of the Planning Commission meeting.

NEW PUBLIC HEARINGS

6. REQUEST: A request for the Planning Commission to receive public comments on the Agoura village Specific Plan Updated 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
- 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 that the Planning Commission receive public comments on the Agoura Village Specific Plan Updated Revised and Recirculated Draft Environmental Impact Report.
7. REQUEST: A request for the Planning Commission to provide a recommendation to the City Council regarding a proposed Ordinance to amend (add) Title IX, Chapter 6, Part 2, Division 10, Section 9660, of the Agoura Hills Municipal Code to prohibit medical marijuana dispensaries in all zones.
- APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
- CASE NOS.: 08-ZOA-005
- LOCATION: Citywide
- ENVIRONMENTAL DETERMINATION: Exempt from CEQA, pursuant to Section 15061(b)(3)
- RECOMMENDATION: Staff recommends the Planning Commission recommend the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-005.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, August 7, 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 reports or other written documentation relating to each item of business described above are available 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 normal business 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. Any disclosable public records submitted to the Planning Commission after distribution of the Agenda packet (less than 72 hours prior to the meeting), relating to a item of business described above, will be available for public inspection, during normal business hours, in the Department of Planning and Community Development. 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