



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, August 7, 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 – July 17, 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 4,515 square foot, two-story, single-family residence, a 428 square foot attached two-car garage, 217 square feet of patio covers and 332 square feet of balconies/decks; and a request for an Oak Tree Permit to remove 1 oak tree and encroach in the protected zone of 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: If it is the Planning Commission’s decision to approve Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, staff recommends the Planning Commission adopt the attached draft resolution, subject to the revised Conditions of Approval.
3. REQUEST: Request for approval of a Conditional Use Permit to construct a 3,547 square foot, two-story, single-family residence with a 981 square foot attached garage; and a request for approval of an Oak Tree Permit to remove one (1) Oak tree and to encroach within the protected zone of four (4) on-site Oak trees for the proposed construction.

APPLICANT: Gary Bardovi for Nevin Bardai
3611 Motor Avenue, Suite 108
Los Angeles, CA 90034

CASE NOS.: 07-CUP-011 and 07-OTP-020

LOCATION: 28340 Balkins Drive
(A.P.N. 2055-021-044)

ENVIRONMENTAL
DETERMINATION: Categorically Exempt from CEQA per Section 15303

RECOMMENDATION: If the Planning Commission desires to approve Conditional Use Permit Case No. 07-CUP-011 and Oak Tree Permit Case No. 07-OTP-020, a draft Resolution and conditions have been prepared for adoption.

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 approval of Conditional Use Permit, Case No. 07-CUP-008, and Oak tree Permit Case No. 07-OTP-005, and Variance Case No. 07-VAR-002, subject to conditions, based on the findings of the draft Resolutions.

DISCUSSION

5. **REQUEST:** Request for approval to modify the existing sign program at the Agoura Design Center to include a monument sign.
- APPLICANT:** Signature Signs Inc. for Adler Realty Investments, Inc.
 801 Mitchell Road, Suite 102
 Newbury Park, CA 91320
- CASE NO.:** 08-SP-024
- LOCATION:** 28501, 28505-28509 Canwood Street
 (A.P.N. 2048-012-017, 018, and 2055-003-064)
- ENVIRONMENTAL
 DETERMINATION:** Categorically Exempt from CEQA per Section 15311 (a)
- RECOMMENDATION:** Staff recommends approval of Sign Permit Case No. 08-SP-024, subject to conditions, based on the findings of the draft Resolution.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, August 21, 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 August 7, 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, August 8, 2008 and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: S-10 am; Su-3pm; M-7pm; T-10am; W-3pm; and Th-10am