



PLANNING COMMISSION AGENDA

**Thursday, June 1, 2006
6:30 p.m.**

City Hall Council Chambers
30001 Ladyface Court
Agoura Hills, California 91301

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.

1. CALL TO ORDER:

2. FLAG SALUTE:

3. ROLL CALL: Chair Phil Ramuno, Vice Chair Steve Rishoff, Commissioners Illece Buckley Weber, John O'Meara, and Curtis Zacuto.

4. APPROVAL OF MINUTES: May 18, 2006 Meeting

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

At this time, the Planning Commission will take comments from the public on items not on the agenda. Please fill out a Speaker's Card and limit testimony to 3 minutes.

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

APPLICANT: Tom Gesler for Canwood Storage & Offices
657 Bristol Avenue
Simi Valley, CA 93065

CASE NO.: 05-ZOA-002
LOCATION: Citywide
REQUEST: Request for a recommendation of approval to the City Council to amend Zoning Ordinance Sections 9312, 9396 and 9654.6 to allow self storage facilities as a permitted use, subject to issuance of a Conditional Use Permit, within the BP-M-FC (Business Park–Manufacturing – Freeway Corridor Overlay) zone located north of Canwood Street, east of Clareton Drive and west of Derry Avenue.

ENVIRONMENTAL DETERMINATION: Addendum to the General Plan Environmental Impact Report

RECOMMENDATION: Staff recommends that Zoning Ordinance Amendment Case No. 05-ZOA-002 be continued to the June 15, 2006 Planning Commission meeting.

8. NEW PUBLIC HEARINGS:

A. APPLICANT: Andrew Grumm for St. Paul Lutheran Church
30600 Thousand Oaks Boulevard
Agoura Hills, CA 91301

CASE NO.: 04-CUP-009

LOCATION: 30600 Thousand Oaks Boulevard
(A.P.N. 2054-017-016)

REQUEST: A request to approve a Conditional Use Permit to add a 1,440 square-foot modular building for ancillary classroom and office use for an existing church.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 04-CUP-009, subject to conditions, based on the findings of the draft Resolution.

B. APPLICANT: D.A. Foster Construction
Post Office Box 1966
Thousand Oaks, CA 91353

CASE NOS. 04-SPR-019, 04-MOD-002 & 05-OTP-030
LOCATION: 5545 Foothill Drive (A.P.N. 2055-018-041)

REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing single-family residence and construct a 2,998 square-foot, single-story residence with an attached, 452 square-foot garage; a Modification from Section 9233.2A. to reduce the front yard setback from 25 feet to 20 feet; and an Oak Tree Permit for the potential removal of two on-site oak trees for the proposed construction.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-019, Modification Case No. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030, subject to conditions, based on the findings of the draft Resolution.

9. DISCUSSION:

Monitoring report of Chapter 8 Restaurant (Site Plan/Architectural Review Case No. 04-SPR-024, Conditional Use Permit Case No. 05-CUP-001, Outdoor Dining Permit Case No. 05-ODP-001 and Variance Request Case No. 05-VAR-001)

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

11. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on June 15, 2006 at 6:30 p.m.

The telecast of the June 1, 2006 Planning Commission meeting will be shown on Public Access Channel 10 for Adelphia subscribers and Channel 3 for Charter subscribers on the following days:

Friday	7:00 p.m.
Saturday	10:00 a.m.
Sunday	3:00 p.m.
Monday	7:00 p.m.
Tuesday	10:00 a.m.
Wednesday	3:00 p.m.
Thursday	10:00 a.m.

Website address for City Hall is www.ci.agoura-hills.ca.us