



DATE: OCTOBER 16, 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 and August 7, 2008, the Planning Commission held public hearings for Sean Ben-Menahem's request for a Conditional Use Permit to construct a 4,515 square-foot, two-story, single-family residence with a 423 square foot attached garage and 217 square-feet of patio covers (Case No. 03-CUP-016). The applicant also requested an Oak Tree Permit to encroach within the protected zone of nine Oak trees and remove one Oak tree for the proposed construction (Case No. 03-OTP-17). The project site is located at Palo Comado Drive.

After conducting the public hearing, the Planning Commission directed staff to return with a resolution of denial for the project. However, on August 21, 2008, the applicant requested and received the Planning Commission's allowance for a continuance of the public hearing to October 16, 2008, to allow the applicant to submit alternate plans which address concerns that were raised by the Planning Commission. The applicant is requesting another continuance of the public hearing to December 18, 2008, to complete his redesigned project plans.

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 December 18, 2008 Planning Commission meeting.

ATTACHMENT

- Applicant's Request for a Continuance

Sean Ben-Menahem

October 8, 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 October 16, 2008 schedule to present revised plans to the Planning Commission for the subject property. My consultants are still in the process of redesigning the project. I would like to request to reschedule to continue the hearing on December 18, 2008.

Thank you very much for your consideration.

Sincerely,



Sean Ben-Menahem
Trustee
SBM Family Trust