



PLANNING COMMISSION AGENDA

**Thursday, May 4, 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: April 20, 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: Wm. Paul Companies for the Archstone Company
2740 E. Regal Park Drive
Anaheim, CA 92806

CASE NO'S: 05-SP-059 and 05-VAR-009

LOCATION: 29128 Oak Creek Lane
(A.P.N. 2048-011-045, 046, 047 & 048)

REQUEST: Request for approval of a Sign Program for Oak Creek Apartments; and a request for a Variance from Zoning Ordinance Section 9655.6(B) (2) to install two monument identification signs instead of one.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15311(a).

RECOMMENDATION: Staff recommends approval of Sign Permit Case No. 05-SP-059 and Variance Case No. 05-VAR-009, subject to conditions, based on the draft Resolution.

8. NEW 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 the Planning Commission conduct a public hearing, provide direction to staff and continue the public hearing for preparation of the requested Zoning

Ordinance Amendment, prior to making a recommendation to the City Council.

9. CONTINUED SITE PLAN REVIEW:

APPLICANT: HQ Development, LLC
4641 Leahy Avenue
Culver City, CA 90232

CASE NO.: 05-SPR-010 and 05-OTP-010 & 05-SP-006

LOCATION: 29621 Agoura Road
(A.P.N. 2061-013-027)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 94,000 square-foot, two-story office building; a request for an Oak Tree Permit to encroach within the protected zone of one (1) off-site and two (2) on-site Oak trees during construction, and to remove four (4) off-site and two (2) on-site Oak trees for the proposed development; a request for approval of Sign Permit for adoption of the project sign program; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. 05-SPR-010 and Oak Tree Permit Case No. 05-OTP-010, subject to conditions, based on the findings of draft Resolutions, and adoption of the Final Mitigated Negative Declaration and Mitigation Monitoring Program.

10. NEW SITE PLAN REVIEW:

APPLICANT: Wayne McCann for Arieah and Magda Anav
23010 Mariano Street
Woodland Hills, CA 91367

CASE NO.: 05-SPR-027

LOCATION: 5533 Fairview Place (A.P.N. 2055-016-026)

REQUEST: Request for approval of a Site Plan/Architectural Review to remodel an existing 1,009 square foot, single-story residence and add 1,037 square feet of living area and construct a 586 square-foot covered porch.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303. (New Construction or Conversion of Small Structures.)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan Architectural Review Case No. 05-SPR-027, subject to conditions, based on the findings of the attached draft Resolution.

11. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

12. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on May 18, 2006 at 6:30 p.m.

The telecast of the May 4, 2006 Planning Commission meeting will be shown on Public Access Channel 10 for Adelpia 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