



PLANNING COMMISSION AGENDA

**Thursday, May 18, 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 4, 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. NEW PUBLIC HEARINGS:

- A. APPLICANT: Moshe Silagi
Silagi Development and Management Services
101 Hodencamp Road, Suite 200
Thousand Oaks, CA 91362
- CASE NO'S.: 04-CUP-010 and TTM 62211
- LOCATION: 29501 Canwood Street (A.P.N. 2053-001-006)
- REQUEST: Request for approval of a Conditional Use Permit to allow construction of a 47,797 square foot, two-story medical office building; a request for approval of a Tentative Tract Map to subdivide the building into office condominiums; and a request for adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring Report.
- ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
- RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 04-CUP-010 and Tentative Tract Map 62211, subject to conditions, based on the findings of the draft Resolutions. Staff also recommends adoption of the Final Mitigated Negative Declaration and Mitigation Monitoring Program.
- B. APPLICANT: Soon Ok Gu and Hong In Gu
1659 Feather Avenue
Thousand Oaks, CA 91360
- CASE NO.: 05-VAR-007
- LOCATION: 28338 Roadside Drive (A.P.N. 2061-004-025 and 026)
- REQUEST: Request for approval of a Variance from Zoning Ordinance Section 9383.2 to reconfigure two lots, one of which would be less than the 3-acre minimum size required of the Business Park Manufacturing (BP-M) zone.
- ENVIRONMENTAL DETERMINATION: Exempt from CEQA, per Section 15305
- RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Variance Case No. 05-VAR-007, subject to conditions, based on the findings of the draft Resolution.

C. APPLICANT: Todd Ryzow for Kava Dume
5653 Kanan Road
Agoura Hills, CA 91301

CASE NO.: 06-CUP-002

LOCATION: 5653 Kanan Road (Agoura Meadows Shopping Center)

REQUEST: Request for approval of a Conditional Use Permit Case No. 06-CUP-002 to allow live entertainment in an existing internet café and snack bar.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 06-CUP-002, subject to conditions, based on the findings in the draft Resolution.

8. NEW SITE PLAN/
ARCHITECTURAL REVIEWS:

A. APPLICANT: Thomas Pendlebury
for Jeremy and Vanessa Barnett
370 W. Sierra Madre Blvd., Suite D
Sierra Madre, CA 91024

CASE NO. 06-SPR-001

LOCATION: 6044 Chesebro Road (A.P.N. 2055-026-030)

REQUEST: Request for approval of a Site Plan/Architectural Review to remodel an existing 1,807 square foot, single-story residence, add 415 square feet of living area and convert an existing 1,592 square-foot garage into living space.

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. 06-SPR-001, subject to conditions, based on the findings of the draft Resolution.

B. APPLICANT: Colodny, LP/Montage/Chuck Francoeur
6345 Balboa Blvd., Suite 155
Encino, CA 91316

CASE NO.: 06-SPR-003

LOCATION: 5310 Colodny Drive (A.P.N. 2055-007-053)

REQUEST: Request for approval of a two-year time extension for a previously approved Site Plan/Architectural Review, which allowed for the construction of two (2) buildings consisting of four (4) apartment units ranging in size from 1,415 square feet to 1,246 square feet with attached 400 square foot, two-car garages for each unit.

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. 06-SPR-003, subject to conditions, based on the findings of the draft Resolution.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

10. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on June 1, 2006 at 6:30 p.m.

The telecast of the May 18, 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