



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, April 16, 2009 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 – April 2, 2009 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 HEARING

2. REQUEST: Request for approval of a Conditional Use Permit to construct a new 2,002 square foot, retail mini-mart and an additional fuel dispenser for an existing Chevron gasoline station; and a request for a Variance from Zoning Ordinance Section 9393.11 to construct the building on the rear (west) and south side property lines instead of providing the minimum building setback require of 18 feet.

APPLICANT: Parviz (David) Natanzi
5134 Kanan Road
Agoura Hills, CA 91301

CASE NOS.: 08-CUP-006 and 08-VAR-005

LOCATION: 5051 Kanan Road
(A.P.N. 2061-004-040)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, subject to conditions, based on the findings of the attached draft resolution.

NEW PUBLIC HEARING

3. REQUEST: Request for the Planning Commission to conduct a public hearing and provide a recommendation to the City Council regarding a proposed ordinance to require a Conditional Use Permit for the commercial on-sale and off-sale of alcoholic beverages by amending Zoning Ordinance Sections 9120.1 and 9120.15 (Definitions), Sections 9312.2

and 9312.3 (Commercial Use Table), Sections 9396.1, 9396.2, and 9396.3 (Standards for Specific Uses), and Section 9542.1 (Freeway Corridor Overlay District), and Section 9710 (Nonconforming Alcoholic Beverage Establishments); and amending Chapter 4 (Permitted Uses and Prohibited Uses) of the Agoura Hills Specific Plan.

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NO.: 09-ZOA-002

LOCATION: Citywide

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15061.B.3

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution, recommending that the City Council adopt draft Ordinance Case No. 09-ZOA-002.

4. REQUEST: Request for the Planning Commission to conduct a public hearing for a recommendation to the City Council to amend Zoning Ordinance Section 9312.2 (Commercial Use Table) to allow daytime dog care, including overnight care in the Business Park Manufacturing zone (BP-M), subject to the issuance of a Conditional Use Permit.

APPLICANT: Paul Berkovitz
24400 Highlander Road
West Hills, CA 91307

CASE NO.: 09-ZOA-003

LOCATION: Citywide

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA per Section 15061.B.3

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve a Resolution recommending that the City Council adopt the draft Ordinance Case No. 09-ZOA-003.

5. **REQUEST:** Request for a Site Plan/Architectural review to replace a self-serve car wash and lube/smog-check facility with a new 4,169 square-foot car wash, lube and smog check facility; a Tentative Parcel Map to adjust lot lines of three parcels for the proposed construction; a Sign Permit for the facility signage; and a Variance from Zoning Ordinance Sections 9383.4, 9606.2.E and 9383.1 to provide a 7.5-foot rear (south) yard building setback instead of a least 20 feet, to construct a 13-foot high retaining wall instead of a maximum height of 6 feet, and to provide for a parcel smaller than the minimum requirement of three acres.
- APPLICANT:** Mohammed Sherif for Mr. Gu
 29338 Roadside Drive
 Agoura Hills, CA 91301
- CASE NOS.:** 07-SPR-012, 07-VAR-003, 07-SP-024 &
 TPM 70808
- LOCATION:** 29338 Roadside Drive
 (A.P.N. 2061-004-038, 039 and 027)
- ENVIRONMENTAL
 DETERMINATION:** Exempt from CEQA per Section 15301
- RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 07-SPR-012, Sign Permit Case No. 07-SP-024, Variance Case No. 07-VAR-003, Tentative Parcel Map Case No. TPM 70808, subject to conditions, based on the findings of the attached draft Resolutions.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

ADJOURN to 6:30 p.m., Thursday, May 7, 2009 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 April 16, 2009 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, April 17, 2009 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-10 am