



PLANNING COMMISSION AGENDA

**Thursday, April 6, 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: Vice Chair Phil Ramuno, Commissioners Illece Buckley Weber, John O'Meara, Steve Rishoff and Curtis Zacuto.
4. APPOINTMENT OF CHAIR AND VICE CHAIR:
5. APPROVAL OF MINUTES: March 16, 2006 Meeting
6. 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.

7. CONCENT ITEM: None

8. CONTINUED PUBLIC HEARING:

APPLICANT: Wm. Paul Companies for the Archstone Company
2740 E. Regal Park Drive
Anaheim, CA 92806

CASE: 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.

9. NEW PUBLIC HEARINGS:

A. APPLICANT: Shahin Benyamin and Pouya Payan
24109 Park Granada
Calabasas, CA 91302

CASE NOS.: 04-CUP-001 & 04-VAR-001

LOCATION: 28254 Laura La Plante Drive
(A.P.N. 2061-017-007)

REQUEST: Request for approval of a Conditional Use Permit to construct a 2,685 square-foot, two-story residence and a 491 square-foot, attached, two-car garage; a request for a Variance from Zoning Ordinance Sections 9243.3.F and 9606.2.A. to provide 18-foot combined side yards instead of the minimum 22 feet and to construct retaining walls in excess of 3.5 feet in height in the front yard area.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 04-CUP-001 and Variance Request 04-VAR-001, subject to conditions, based on the findings of the draft Resolution.

B. APPLICANT: Robert Mahterian Architects for Tom and Susan Mogan
28351 Agoura Road, Suite A
Agoura Hills, CA 91301

CASE NOS.: 05-CUP-004, 05-MOD-005 & 06-OTP-004

LOCATION: 28250 Laura La Plante Drive
(A.P.N. 2061-017-046)

REQUEST: Request for approval of a Conditional Use Permit to construct a 1,015 square-foot first and second-story addition to an existing 1,339 square-foot, two-story single-family residence; a Modification request for a 20-foot front yard instead of the minimum 25-feet; and a request for an Oak Tree Permit to encroach within the protected zone of two Oak trees for the proposed construction.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 05-CUP-004, Modification Case No. 05-MOD-005, and Oak Tree Permit Case No. 06-OTP-004, subject to conditions, based on the findings of the attached draft Resolutions.

10. DISCUSSION ITEMS:

- A. Oak Tree and Landscaping Review Discussion
- B. Committee Appointments

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 April 20, 2006 at 6:30 p.m.

The telecast of the April 6, 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