



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, September 17, 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 – September 3, 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.)*

## **NEW PUBLIC HEARING**

2.     REQUEST:                     Request for approval of a Conditional Use Permit to build two, 12,600 square-foot, two-story medical office buildings each; an Oak Tree Permit to encroach in the protected zone of (1) on-site oak tree; a Sign Permit to establish a Sign Program for the proposed project; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.
- APPLICANT:                 Sunbelt Enterprises  
  1801 Solar Drive, Suite 250  
  Oxnard, CA 93030
- CASE NOS.:                 05-CUP-006, 05-OTP-032 & 08-SP-028
- LOCATION:                  29541 and 29555 Canwood Street  
  (A.P.N. 2053-001-008)
- ENVIRONMENTAL  
          ANALYSIS:                 Mitigated Negative Declaration
- RECOMMENDATION:       Staff recommends approval of Conditional Use Permit Case No. 05-CUP-006, Oak Tree Permit Case No. 05-OTP-032, and Sign Permit Case No. 08-SP-028, subject to conditions.

## **ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA**

*(Planning Commission and Staff)*

**ADJOURN** to 6:30 p.m., Thursday, October 1, 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](http://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 September 17, 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, September 18, 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*