



**PLANNING COMMISSION AGENDA**

**Thursday, March 16, 2006  
6:30 p.m.**

City Hall Council Chambers  
30001 Ladyface Court  
Agoura Hills, California 91301

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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. APPROVAL OF MINUTES: February 16, 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 ITEM: Excuse from Planning Commission meeting attendance – Commissioner Phil Ramuno

7. 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 Sign Permit Case No. 05-SP-059 and Variance Case No. 05-VAR-009 be continued to the Planning Commission Meeting of April 6, 2006.

8. NEW PUBLIC HEARING:

APPLICANT: Clive Dawson for Orit and Rafi Sharon  
28925 Pacific Coast Highway  
Malibu, CA 90265

CASE NO.: 04-SPR-017 and 06-VAR-001

LOCATION: 28314 Foothill Drive  
(A.P.N. 2055-016-033)

REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing structure and reconstruct a 2,532 square-foot, one-story residence with an attached, 468 square-foot garage and 391 square feet of covered patios; and a Variance from Section 9233.2.B. to reduce the eastern side yard setback from 12 feet to 4.8 feet.

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. 04-SPR-

017 and Variance Case No. 06-VAR-001, subject to conditions, based on the findings of the draft Resolutions.

9. SITE PLAN/ARCHITECTURAL REVIEW:

- A. APPLICANT: Francisco Vasquez for Janice Atkins  
7801 Alabama Avenue, Suite 6  
Canoga Park, CA 91304
- CASE NO.: 04-SPR-022
- LOCATION: 28506 Driver Avenue  
(A.P.N. 2055-004-011)
- REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 2,406 square-foot, one and two story addition to an existing 1,946 square-foot, single-story, single-family residence with a new three-car, attached garage and 450 square feet of attached covered patios.
- ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA, per Section 15301(e)
- RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-022 subject to conditions, based on the findings of the draft Resolution.
- B. APPLICANT: Robert Mahterian for Tod and Lindie Turley  
28351 Agoura Road, Suite A  
Agoura Hills, CA 91301
- CASE NO.: 05-SPR-001 and 05-OTP-028
- LOCATION: 6144 ¾ Chesebro Road  
(A.P.N. 2055-024-053)
- REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 6,019 square-foot, second-story, single-family residence with an attached 500 square-foot, two-car garage, and an attached 144 square-foot covered porch, a detached 352 square-foot carport, a swimming pool with a spa, and a detached 545 square-foot covered patio and barn; and a request for approval of an Oak Tree Permit to encroach in the protected zone of one (1) adjacent, off-site Oak tree for the proposed construction.

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. 05-SPR-001 and Oak Tree Permit No. 05-OTP-028, subject to conditions, based on the findings of the draft Resolution.

C. 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 the Planning Commission open the public hearing, take testimony, and then continue Site Plan/Architectural Review Case No. 05-SPR-010, Oak Tree Permit Case No. 05-OTP-010, and Sign Permit Case No. 05-SP-006 to the Planning Commission Meeting of April 20, 2006 for consideration of draft Resolutions, conditions of approval, and certification of the Mitigated Negative Declaration.

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

11. ADJOURNMENT:

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

*The telecast of the March 16, 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](http://www.ci.agoura-hills.ca.us)**