



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, November 19, 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.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

Chair John O'Meara, Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, and Steve Rishoff

APPROVAL OF AGENDA

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.**)*

APPROVAL OF MINUTES

1. Minutes – November 5, 2009 Planning Commission Meeting

PUBLIC HEARINGS

2. REQUEST: Request for the Planning Commission to provide a recommendation of approval to the City Council regarding a proposed Site Plan/Architectural Review to construct a 40,700 square foot medical building with underground parking; an Oak Tree Permit to encroach in the protected zone of an off-site oak tree for the proposed construction; a Tentative Parcel Map to merge seven (7) parcels into one (1) parcel; a General Plan Amendment to change the land use designation of approximately one acre of the property from Commercial-Retail/Service (CG) to Business Park-Office/Retail (BP-OR); a Zone Change to change the zoning designation of approximately one acre of the property from Commercial Retail/Service-Freeway Corridor-Old Agoura Design Overlay (CRS-FC-OA) to Business Park-Office/Retail-Freeway Corridor-Old Agoura Design Overlay (BP-OR-FC-OA); a Variance from Section 9553.1 to provide a building lot coverage of 58% instead of 50% maximum; and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Heathcote for Agoura Medical Partners, LLC.
23945 Calabasas Road, Suite 111
Calabasas, CA 91302

CASE NO.: 07-GPA-002, 07-ZC-002, 07-SPR-015, 09-OTP-019, TPM
70096, & 09-VAR-002

LOCATION: Northwest Corner of Agoura Road and Chesebro Road
(A.P.Ns. 2061-012-012, 014, 015, 018, & 047-049)

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration and Mitigation Monitoring
Plan

RECOMMENDATION: Staff recommends the Planning Commission recommend approval of General Plan Amendment Case No. 07-GPA-002, Zone Change Case No. 07-ZC-002, Site Plan/Architectural Review Case No. 07-SPR-015, Tentative Parcel Map No. 70096, Oak Tree Permit Case No. 09-OTP-019, & Variance Case No. 09-VAR-002, subject to Conditions, based on the findings of the draft Resolutions.

3. REQUEST: Request for approval of a Site Plan/Architectural Review to allow the development of five, two and three-story office buildings totaling 100,634 square feet; an Oak Tree Permit to remove four (4) on-site oak trees, and three (3) off-site oak trees and encroach in the protected zone of nine (9) on-site oak trees and two (2) off-site oak trees for the construction; a Sign Permit to establish a sign program; a Vesting Tentative Tract Map for subdivision purposes; and a Variance from the development standards of the BP-M-FC zones in Sections 9383.1 (lot size), 9383.2 (building coverage), 9383.4 (yards), 9383.5 (landscaping), 9383.6 (walls), 9383.7 (access) and 9654.6 (parking); and a request to adopt an Addendum to an approved Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Agoura Landmark, L.P.
569 Constitution Avenue, Suite H
Camarillo, CA 93012

CASE NOS.: 08-SPR-011, 08-OTP-021, 08-SP-036, VTTM 70707, &
09-VAR-003

LOCATION: 29621 Agoura Road (A.P.N. 2061-013-027)

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. 08-SPR-011; Oak Tree Permit No. 08-OTP-021, Vesting Tentative Tract Map No. 70707, Sign Permit Case No. 08-SP-036, and Variance Case No. 09-VAR-003, subject to Conditions of the Draft Resolutions.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN to 6:30 p.m., Thursday, December 3, 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 November 19, 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, November 20, 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