



## PLANNING COMMISSION AGENDA

Thursday, November 17, 2005  
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: Chair Koehler, Vice Chair Ramuno, Commissioners Rishoff, Schwarz, and Zacuto.
4. APPROVAL OF MINUTES: November 3, 2005 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:  
  
APPLICANT: Glen Benton  
30961 West Agoura Road  
Westlake Village, CA 91361  
  
CASE NO.: 03-CUP-001, 03-OTP-001 & 03-VAR-001

LOCATION: East of 28191 Laura La Plante Drive  
(A.P.N. 2061-016-054)

REQUESTS: Request for approval of a Conditional Use Permit to construct a 3,300 square-foot residence and a 768 square-foot, attached, three-car garage; a request for a Variance from Zoning Ordinance Sections 9243.3.D, 9652.13.B and 9606.2.A. to provide for an 11-foot front yard instead of the minimum 25 feet; to provide for 60% of undisturbed open space area on the lot instead of 92.5%; and to construct retaining walls in excess of 3.5 feet in height in the front yard; and a request for an Oak Tree Permit to remove one Oak Tree and encroach within the protected zone of one Oak Tree for the proposed construction.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-001, Oak Tree Permit Case No. 03-OTP-001 and Variance Case No. 03-VAR-001, subject to conditions, based on the findings of the draft Resolution.

7. CONTINUED PUBLIC HEARING:

APPLICANT: Riopharm USA, Inc.  
17150 Newhope St., #1005  
Fountain Valley, CA 92708

CASE NOS.: 03-CUP-010; 98-CUP-007; and 98-OTP-011

LOCATION: South side of Agoura Road, east of Calle Montecillo and west of Liberty Canyon Road (A.P.N. 2061-014-(007-015), (018-020), (023-042); and 2061-015-008)

REQUESTS: A request for approval of Conditional Use Permits to allow development on two recorded residential tracts for 27 detached, single-family residences (14 units in one tract and 13 units in another tract); request for an Oak Tree Permit to remove 32 Oak trees and encroach within the protected zone of 19 oak trees; and a request for adoption of a Mitigated Negative Declaration.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case Nos. 03-CUP-010 and 98-CUP-007; and Oak Tree Permit Case No. 98-OTP-011, subject to conditions, based on the findings of the Draft Resolution.

8. SITE PLAN/ARCHITECTURAL REVIEW

APPLICANT: Ken Stockton for Deborah Raymond  
5522 Fallbrook Avenue  
Woodland Hills, CA 91367-4326

CASE NO.: 04-SPR-007

LOCATION: 5344 Lewis Road (A.P.N. 2055-005-058)

REQUEST: Request for approval of a Site Plan/Architectural Review application to remodel an existing single-story residence and to construct a 1,659 square-foot first and second-story addition with a 421 square-foot covered porch area.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301 Class 1(e)

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. 04-SPR-007 subject to conditions.

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 December 1, 2005 at 6:30 p.m.

*The telecast of the November 17, 2005 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)