



PLANNING COMMISSION AGENDA

**Thursday, December 1, 2005
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: Chair Koehler, Vice Chair Ramuno, Commissioners Rishoff, Schwarz, and Zacuto.
4. APPROVAL OF MINUTES: November 17, 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: None
7. CONTINUED PUBLIC HEARINGS:

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: 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: Based on direction given on November 17, 2005, staff recommends the Planning Commission deny Conditional Use Permit Case Nos. 03-CUP-010 and 98-CUP-007, and Oak Tree Permit Case No. 98-OTP-011, based on the findings of the draft Resolutions.

8. NEW PUBLIC HEARING

A. APPLICANT: Realty Bancorp Equities
21800 Burbank Blvd., Suite 300
Woodland Hills, CA 91367

CASE NOS.: 02-CUP-008 (Amendment); 02-VAR-007 (Amendment) and 01-OTP-013 (Amendment)

LOCATION: 29901 Agoura Road
(A.P.N. 2061-003-037)

REQUESTS: Request for approval of a one-year extension for a previously approved Conditional Use Permit which allowed for the construction of a 76,710 square foot, two-story office and research development building; request for a one-year time extension for a Variance which allowed an increase in the maximum allowable building coverage from 30% of the lot to 34.6% of the lot; and a request for a one-year time extension for an approved Oak Tree Permit which allowed for an encroachment within the protected zone of 44 Oak trees for the approved construction.

ENVIRONMENTAL DETERMINATION: The proposed project is consistent with the Mitigated Negative Declaration approved on December 5, 2002 by Planning Commission Resolution No. 721.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 02-CUP-008 (Amendment), Variance Case No. 02-VAR-007 (Amendment) and 01-OTP-013 (Amendment), subject to conditions, based on the findings of the draft Resolution.

B. APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NO.: Draft Environmental Impact Report prepared for the Agoura Village Specific Plan

LOCATION: The 135-acre project area boundary includes property on the north and south sides of Agoura Road, from approximately 1,400 feet west of Kanan Road and approximately 750 feet east of Cornell Road. Roadside Drive and the 101 Freeway border much of the project site to the north.

REQUEST: Request for the Planning Commission to receive comments on the Draft Environmental Impact Report prepared for the Agoura Village Specific Plan, which includes development standards for the development of residential units, office, retail, restaurants, a community center and hotels, and the redevelopment of existing office and retail space within the project area. Legislative actions required to approve the project include: Agoura Village Specific Plan adoption, Zoning Ordinance Amendments and Map Changes, Ladyface Mountain Specific Plan Amendments and General Plan Amendments.

RECOMMENDATION: Staff recommends that the Planning Commission conduct a public hearing to receive comments on the Draft Environmental Impact Report. A public hearing to consider certification of the Final Environmental Impact Report will be scheduled at a future date.

9. SITE PLAN/ARCHITECTURAL REVIEW

APPLICANT: Ronit Zoldan
6144 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: 05-SPR-016

LOCATION: 5850 Balkins Drive
(A.P.N. 2055-027-065)

REQUEST: Request for approval of a Site Plan/Architectural Review application to construct a 5,536 square-foot attached three-car garage and 1,707 square feet of attached covered patios.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. 05-SPR-016, subject to conditions, based on the findings of the draft Resolution.

10. DISCUSSION:

APPLICANT: Ashraf Yousseff for the Liquor Chest
5298 Kanan Road
Agoura Hills, CA 91301

CASE NO.: 05-INT-002

LOCATION: 5298 Kanan Road

REQUEST: Request for Zoning Ordinance Interpretation regarding the expansion of an existing, non-conforming liquor retail store in the Freeway Corridor Overlay District.

RECOMMENDATION: Staff recommends adoption of a minute motion regarding a Zoning Ordinance interpretation pertaining to the expansion of non-conforming liquor stores in the FC overlay zone.

11. INFORMATION: A letter of withdrawal of Conditional Use Permit Case No. 03-CUP-023 and Oak Tree Permit Case No. 05-OTP-012, which was a request for two new single-family residences on Renee Drive.

12. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:

Staff:

13. ADJOURNMENT:

The Planning Commission will adjourn to the next scheduled Planning Commission meeting on January 5, 2005 at 6:30 p.m.

The telecast of the December 1, 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.

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