



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, November 18, 2010 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 Stephen Rishoff, Vice Chair John O'Meara, Commissioners Illece Buckley Weber, Michael Justice, and Rick Moses

**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 4, 2010 Planning Commission Meeting
2. Minutes – November 4, 2010 Planning Commission Special Meeting Workshop

## **NEW PUBLIC HEARING**

3. REQUEST: Request for approval of a Conditional Use Permit to construct a 3,593 square-foot, two-story residence and a 633 square-foot, attached two-car garage; an Oak Tree Permit to encroach in the protected zone of four (4) on-site Oak trees for the proposed construction; a Tentative Parcel Map to merge three (3) parcels into one (1) parcel and vacate a portion of Lewis Place; a request for a Variance from Zoning Ordinance Sections 9243.3.D and 9606.2.A. to provide a 16'-11" front yard setback instead of the minimum 25 feet and to construct retaining walls in excess of 3.5 feet in height in the front yard area.

APPLICANT: Keith Blinkinsoph  
28419 Lewis Place  
Agoura Hills, CA 91301

CASE NOS.: 10-CUP-004, 10-OTP-006, 10-VAR-003, and  
TPM No. 71447

LOCATION: 28441 Lewis Place  
(A.P.N. 2061-022-023, 024, & 025)

ENVIRONMENTAL  
DETERMINATION: Categorically Exempt from CEQA, per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 10-CUP-004, Oak Tree Permit No. 10-OTP-006, Variance Case No. 10-VAR-003, and Tentative Parcel Map No. 71447, subject to conditions based on the findings of the attached draft Resolutions.

**DISCUSSION ITEM**

4.     REQUEST:                     Request for approval of a Sign Program for the Whizin Market Square retail center.
- APPLICANT:                 Whizin Market Square, LLC  
  5010 N. Parkway Calabasas, Suite 105  
  Calabasas, CA 91203-3913
- CASE NOS.:                 10-SP-053
- LOCATION:                    28914 Roadside Drive (Whizin Market Square)
- ENVIRONMENTAL  
          DETERMINATION:            Exempt from CEQA, per Section 15311
- RECOMMENDATION:         Staff recommends that the Planning Commission approve Sign Program Case No. 10-SP-053, subject to conditions.

**PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURN** Cancel the next Regular Meeting of the Planning Commission scheduled for December 2, 2010, and adjourn to 6:30 p.m., Thursday, December 16, 2010, 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 November 18, 2010 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 19, 2010 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*