



PLANNING COMMISSION AGENDA

**Thursday, November 3, 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: October 20, 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. NEW PUBLIC HEARINGS:
 - A. APPLICANT: Adler Realty Investments
21800 Burbank Blvd., Suite 300
Woodland Hills, CA 91367

CASE NO.: P.M. 62245

LOCATION: Northeast corner of Canwood Street and Derry Avenue (A.P.N.) 2048-012-017, 018 and 2055-003-064)

REQUESTS: Request for approval of a Tentative Parcel Map to reconfigure three (3) parcels into one (1) parcel of 7.18 acres in size for the purpose of developing an approved furniture/retail center on the property.

ENVIRONMENTAL ANALYSIS: Consistent with a previously approved Mitigated Negative Declaration.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve Tentative Parcel map No. 62245, subject to conditions, based on the findings of the draft Resolution.

B. 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.

8. SITE PLAN/ARCHITECTURAL REVIEW

APPLICANT: Doug Flint
5552 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: 05-SPR-020

LOCATION: 5552 Colodny Drive (A.P.N. 2055-009-016)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 1,650 square foot first-story and second-story addition, a 441 square foot attached garage to an existing 1,344 square foot, single-story residence, and to construct a 1,788 square foot detached barn.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA-Class 1(e)

RECOMMENDATION: Staff recommends approval of Site Plan Architectural Review Case No. 05-SPR-020, subject to conditions, based on the findings of the draft Resolution.

9. DISCUSSION ITEM:

APPLICANT: Marvin Landon
28001 Dorothy Drive
Agoura Hills, CA 91301

CASE NO.: 05-SP-047

LOCATION: 28001 Dorothy Drive
(A.P.N. 2061-011-021)

REQUEST: Request for approval of a Sign Permit to install one freeway-facing business sign.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA per Section 15311

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Sign Permit Case No. 05-SP-047, based on the findings of the draft resolution.

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 November 17, 2005 at 6:30 p.m.

The telecast of the November 3, 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