



AGENDA

REGULAR MEETING OF THE AGOURA HILLS PLANNING COMMISSION

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, December 16, 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 18, 2010 Planning Commission Meeting

CONTINUED PUBLIC HEARING

2. REQUEST: Request for a recommendation of approval to the City Council to adopt new use standards and definitions for Mobile Homes/Manufactured Homes, Community Care Facilities, Single Room Occupancy Hotels, Transitional Housing, Emergency Shelters, and condominium conversion inclusionary housing requirements for compliance with the City General Plan Housing Element by amending Zoning Ordinance Sections 9120.3, 9120.8, 9222.1, 9222.4, 9232.1, 9232.4, 9242.1, 9242.4, 9252.1, 9252.4, 9272.1, 9272.4, 9281.2, 9312.2.E.(3.5), 9312.2.H, 9312.3, and 9675-9675.3.

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

CASE NO.: 10-ZOA-002

LOCATION: Citywide

ENVIRONMENTAL ANALYSIS: The proposed Zoning Ordinance amendments are consistent with the Initial Study/Negative Declaration prepared for the City of Agoura Hills 2008-2014 Housing Element, and adopted by the City Council on November 12, 2008.

RECOMMENDATION: Staff recommends that the public hearing for Zoning Ordinance Amendment Case No. 10-ZOA-002 be continued to the January 20, 2011 Planning Commission meeting.

DISCUSSION ITEMS

3. **REQUEST:** Request for approval of an exterior lighting plan for a light industrial park.

APPLICANT: Neal Scribner for Agoura Hills Business Center North, LLC
4765 Via Don Luis
Thousand Oaks, CA 91320

CASE NO.: 06-CUP-003 (Lighting Plan)

LOCATION: 28721 Canwood Street
(A.P.N. 2048-012-026)

ENVIRONMENTAL ANALYSIS: Exempt from the requirements of the California Environmental Quality Act per Section 15311.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-03 (Lighting Plan), subject to conditions, based on the findings of the draft resolution.

4. **REQUEST:** Request for approval of a Sign Program for a Certified Farmer's Market.

APPLICANT: Melissa Farwell for Raw Inspiration, Inc.
23501 Park Sorrento Drive, Suite 105
Calabasas, CA 91302

CASE NO.: 10-SP-057

LOCATION: 28914 Roadside Drive (Whizin Market Square)
(A.P.N. 2061-007-047)

ENVIRONMENTAL

ANALYSIS: Categorically Exempt from CEQA per Section 15311(a)

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to approve Sign Permit Case No.10-SP-057, subject to conditions, based on the findings of the draft resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for January 6, 2011, at 6:30 p.m., 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 December 16, 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, December 17, 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*