



AGENDA

**REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, March 17, 2011 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 Illece Buckley Weber, Commissioners Michael Justice, Rick Moses, and John O'Meara

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 – February 17, 2011 Planning Commission Meeting

CONTINUED PUBLIC HEARINGS

2. REQUEST: Request for recommendation of approval to the City Council regarding an amendment to Zoning Ordinance Section 9654.5.A. and 9654.5.C. to modify the development standards for parking lot landscaping; amendments to the Architectural Design Standards and Guidelines; establishment of a landscape installation in-lieu fee; and adoption of a Negative Declaration.

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

CASE NO.: 10-ZOA-003

LOCATION: Citywide

ENVIRONMENTAL ANALYSIS: The proposed Ordinance Amendment is found to be consistent with the 2010 General Plan EIR.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a motion to recommend that the City Council adopt the draft Resolutions and draft Zoning Ordinance Amendment Case No. 10-ZOA-003.

3. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 4,700 square-foot, one story single-family residence with a 672 square-foot detached garage on a previously developed parcel, and an Oak Tree Permit to encroach in the protected zone of (4) off-site Oak trees.

APPLICANT: Allen Adel from (for Parviz Amini)
Lorient & Associates
5890 Fairhaven Avenue, #A
Woodland Hills, CA 91367

CASE NOS.: 10-SPR-001 & 10-OTP-011

LOCATION: 5622 Foothill Drive
(A.P.N. 2055-017-007)

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15303(a)

RECOMMENDATION: Staff recommends the Planning Commission continue the hearing, for Site Plan/Architectural Review for Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011 to the April 7, 2011 regularly scheduled Planning Commission Meeting.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for April 7, 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 March 17, 2011 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, March 18, 2011 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*