



AGENDA

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

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, May 5, 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 – April 7, 2011 Planning Commission Meeting

CONTINUED PUBLIC HEARING

2. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 4,580 square-foot, one story single-family residence with a 672 square-foot garage on a previously developed parcel, and an Oak Tree Permit to encroach in the protected zone of four (4) off-site Oak trees.

APPLICANT: Allen Adel, Lorient & Associates for Parviz Amini
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: If it is the Planning Commission’s desire to approve Site Plan/Architectural Review Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011, a Draft Resolution with Conditions of Approval for adoption is attached to this report.

NEW PUBLIC HEARINGS

3. **REQUEST:** Request for approval of a one-year time extension for a previously-approved Conditional Use Permit that allows for the construction of seven (7) light industrial buildings totaling 103,070 square feet in size; a request for a one-year time extension for an approved Oak Tree Permit that allows for the removal of one (1) Oak tree and the encroachment within the protected zone of one (1) Oak tree for the proposed construction; and a request for a one-year time extension of a Tentative Parcel Map for the subdivision of the 10-acre parcel into 25 commercial/industrial condominium units.
- APPLICANT:** Brett Trebil for Agoura Business Center North, LLC
 5304 Derry Avenue, Suite A
 Agoura Hills, CA 91301
- CASE NOS.:** 06-CUP-003 (Amendment), 06-OTP-005 (Amendment),
 and TPM 65503 (Amendment)
- LOCATION:** 28721 Canwood Street (APN 2048-012-026)
- ENVIRONMENTAL ANALYSIS:** The proposed project is consistent with Mitigated Negative Declaration and Mitigation Monitoring Program adopted on June 19, 2008, by Planning Commission Resolution No. 937.
- RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-003 (Amendment), Oak Tree Permit Case No. 06-OTP-005 (Amendment), and Tentative Parcel Map 65503 (Amendment), subject to conditions, based on the findings of the draft Resolution.
4. **REQUEST:** Request for approval of a Conditional Use Permit to construct a 2,431 square-foot residence with an attached, 568 square-foot, two-car garage; and a request for approval of an Oak Tree Permit to encroach in the protected zone of seven (7) on-site Oak trees and one (1) off-site Oak tree for the proposed construction.

APPLICANT: Ashoor Pirouti
12390 Chandler Boulevard, #H
Valley Village, CA 91607

CASE NOS.: 03-CUP-022 and 05-OTP-011

LOCATION: 28454 Renee Drive - Lot 5
(A.P.N. 2061-021-005)

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA (Section 15303)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-022 and Oak Tree Permit Case No. 05-OTP-011, subject to conditions, based on the findings of the attached Draft Resolution.

5. REQUEST: Request for approval of a Conditional Use Permit to construct a 1,874 square-foot residence with an attached, 616 square-foot, two-car garage; and a request for approval of an Oak Tree Permit to encroach into the protected zone of six (6) Oak trees on an adjacent lot and remove one (1) on-site Scrub Oak tree for the proposed construction.

APPLICANT: Ashoor Pirouti
12390 Chandler Boulevard, #H
Valley Village, CA 91607

CASE NOS.: 03-CUP-023 and 05-OTP-012

LOCATION: 28458 Renee Drive - Lot 4
(A.P.N. 2061-021-023)

ENVIRONMENTAL
DETERMINATION: Exempt from CEQA (Section 15303)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-023 and Oak Tree Permit Case No. 05-OTP-012, subject to conditions, based on the findings of the attached Draft Resolution.

INFORMATION ITEM

6. Introduction of the Upcoming General Plan Implementation Measures Ordinance.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the next Regular Meeting of the Planning Commission scheduled for May 19, 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 May 5, 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, May 6, 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*