



## AGENDA

### REGULAR MEETING OF THE AGOURA HILLS PLANNING COMMISSION

Civic Center - Council Chambers

30001 Ladyface Court, Agoura Hills, California 91301

Thursday, May 19, 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 – May 5, 2011 Planning Commission Meeting

## **NEW PUBLIC HEARINGS**

2. REQUEST: Request for the Planning Commission to provide a recommendation of approval to the City Council for a proposed Site Plan/Architectural Review to construct a 3,654 square foot fast-food restaurant with drive-through service; a Sign Permit for the restaurant's sign program; a Variance from Zoning Ordinance Sections 9544.1.A., 9655.8.B(1)(a)(j) and (k) and 9654.B to reduce the building setback from the freeway corridor, to allow larger signs on three building elevations, and to encroach in the front landscape planter in excess of 50% of the linear frontage; a Zone Change (and Ordinance) to change the zoning designation from Business Park-Manufacturing-Freeway Corridor Overlay (BP-M-FC) to Commercial Retail Service-Freeway Corridor Overlay (CRS-FC) to comply with the General Plan Designation; and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: In-N-Out Burgers  
13502 Hamburger Lane  
Baldwin Park, CA 91706

CASE NOS.: 10-ZC-003, 10-SPR-004, 10-SP-048 and 10-VAR-005

LOCATION: 28898 Canwood Drive (A.P.N. 2048-011-034)

ENVIRONMENTAL  
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to recommend that the City Council approve Zone Change Case No. 10-ZC-003, Site Plan/Architectural Review Case No. 10-SPR-004, Sign Permit Case No. 10-SP-048 and Variance Case No. 10-VAR-005, subject to conditions.

3. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 1,379 square-foot, first and second floor addition to an existing 1,286 square foot, single-story, single-family residence with a 477 square foot garage.
- CASE NO.: 11-SPR-002
- LOCATION: 5525 Softwind Way (A.P.N. 2053-017-015)
- ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303. (New Construction or Conversion of Small Structures.)
- RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the proposed Site Plan/Architectural Review Case No. 11-SPR-002, subject to Conditions, based on the findings of the attached draft Resolution.

### **PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURN** To the next Regular Meeting of the Planning Commission scheduled for June 2, 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](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 May 19, 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 20, 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*