



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
January 17, 2013**

**CALL TO ORDER:**

Vice Chair Michael Justice called the meeting to order at 6:31 p.m.

**FLAG SALUTE:**

Commissioner Linda Northrup

**ROLL CALL:**

Vice Chair Michael Justice, Commissioners Linda Northrup, Steve Rishoff and Curtis Zacuto. Chair John O'Meara was absent.

Also present were Director of Planning and Community Development Mike Kamino, Assistant Planning and Community Development Director Doug Hooper, Deputy City Attorney Diana Varat, Associate Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

Vice Chair Justice stated that staff had received notification of Chair O'Meara's request for absence prior to the meeting. There were no objections to excusing the absence.

**APPROVAL OF AGENDA:**

On a motion by Commissioner Northrup, seconded by Commissioner Zacuto, the Planning Commission moved to approve the January 17, 2013 Agenda. Motion carried 4-0-1. Chair O'Meara was absent.

**PUBLIC COMMENTS:**

Richard Lawson spoke on items not on the agenda.

**APPROVAL OF MINUTES:**

1. Minutes – December 6, 2012 Planning Commission Meeting

On a motion by Commissioner Zacuto, seconded by Commissioner Northrup, the Planning Commission moved to approve Minutes of the December 6, 2012 Planning Commission Meeting. Motion carried 4-0-1. Chair O'Meara was absent.

**NEW PUBLIC HEARINGS:**

2. REQUEST: Request for approval of a Site Plan/Architectural Review Amendment to remodel the exterior of an existing McDonald's Restaurant; a Sign Permit to amend the sign program; and a request for a Variance to increase the maximum allowable signage on the south building elevation from 25 square feet to 46 square feet and to place a new 13.6 square foot sign on the north building elevation.

APPLICANT: Ron Underwood/Jessica Steiner  
3600 Birch Street, Suite 120  
Newport Beach, CA 92660

CASE NOS.: 05-SPR-018 Amendment, 05-SP-035 Amendment, and 12-VAR-005

LOCATION: 29161 Canwood Street  
(A.P.N. 2048-011-029)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Sections 15301 and 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Amendment Case No. 05-SPR-018, Sign Permit Case No. 05-SP-035 and Variance Case No. 12-VAR-005, subject to conditions, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Vice Chair Justice opened the public hearing.

The following persons spoke on this project:

Ron Underwood, Applicant

Richard Lawson, Agoura Hills, CA

Dan Motta, Agoura Hills, CA

Phil Ramuno, Agoura Hills, CA, representing Old Agoura HOA

Mary Wiesbrock, Agoura Hills, CA

Jeremy Wolfe, Agoura Hills, CA

Pat MacGregor, Agoura Hills, CA

Nona Green, Agoura Hills, CA

The following persons turned in a speaker card, but did not speak.

Jessica Steiner, Applicant

Chris Stamps, representing the applicant

REBUTTAL:

Ron Underwood, applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Vice Chair Justice closed the public hearing.

Vice Chair Justice reopened the public hearing to accept additional testimony from the applicant and others.

The following persons spoke on this project during reopened public hearing.

Ron Underwood, Applicant

Richard Lawson, Agoura Hills, CA

Dan Motta, Agoura Hills, CA

Phil Ramuno, Agoura Hills, CA, representing Old Agoura HOA

Mary Wiesbrock, Agoura Hills, CA

Pat McGregor, Agoura Hills, CA

**REBUTTAL:** Ron Underwood, applicant, gave additional rebuttal regarding the project and answered additional questions of the Planning Commission.

Vice Chair Justice closed the public hearing.

**ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to continue Site Plan/Architectural Review Amendment Case No. 05-SPR-018, Sign Permit Case No. 05-SP-035 and Variance Case No. 12-VAR-005 to the February 7, 2013 Planning Commission Meeting. Motion carried 4-0-1. Chair O'Meara was absent.

3. **REQUEST:** Request for a recommendation to the City Council to approve an Ordinance (Zoning Ordinance Amendment) to amend Municipal Code Section 9253.1, 9312.2, 9312.3, 9371, 9381, 9383, 9383.2, and 9655.4, amending development standards of existing zoning districts (RM, BP-M, and BP-OR) and the Sign Ordinance to correct typographical errors and omissions, and amending the commercial use table to allow a caretaker residence for mini self-storage facilities; and a request to adopt a Negative Declaration.

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

**CASE NO.:** 12-ZOA-001

**LOCATION:** Citywide

**ENVIRONMENTAL  
DETERMINATION:** Negative Declaration

**RECOMMENDATION:** Staff recommended the Planning Commission adopt the draft Resolution, recommending that the City Council approve Zoning Ordinance Amendment Case No. 12-ZOA-001.

**PUBLIC COMMENTS:** Vice Chair Justice opened the public hearing.

There were no speaker cards on this item.

Vice Chair Justice closed the public hearing.

**ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 13-1083, approving Zoning Ordinance Amendment Case No. 12-ZOA-001, subject to conditions. Motion carried 4-0-1. Chair O'Meara was absent.

**DISCUSSION ITEMS**

4. Residential Neighborhood Compatibility Ordinance and Guidelines Monitoring Report

**PUBLIC COMMENTS:** Vice Chair Justice opened the public hearing.

The following person spoke on this project:

Ron Waters, Agoura Hills, CA

Vice Chair Justice closed the public hearing.

**ACTION:** The Planning Commission received and filed the Residential Neighborhood Compatibility Ordinance and Guidelines Monitoring Report. There was no action required on this item.

5. Selection of Planning Commission Chair and Vice Chair

Item was moved to the February 7, 2013 Planning Commission Meeting.

6. Agoura Village Policy Committee Appointments Selection for 2013

Item was moved to the February 7, 2013 Planning Commission Meeting.

**INFORMATION ITEM**

7. Planning Commission Meeting Schedule for 2013

There was no action required on this item.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 8:24 p.m., on a motion by Commissioner Northrup, seconded by Commissioner Zacuto, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, February 7, 2013 at 6:30 p.m. Motion carried 4-0-1. Chair O'Meara was absent.