



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
January 15, 2015**

CALL TO ORDER: Vice Chair Northrup called the meeting to order at 6:31 p.m.

FLAG SALUTE: Commissioner Zacuto

ROLL CALL: Vice Chair Linda Northrup, Commissioners Chris Anstead, John O'Meara, and Curtis Zacuto. Chair Michael Justice was absent.

Also present were Assistant Director of Planning and Community Development Doug Hooper, Assistant City Attorney Gena Stinnett, Principal Planner Allison Cook, Associate Planner Valerie Darbouze, Engineering Aide Robert Cortes, and Recording Secretary Sheila Keckhut.

Vice Chair Northrup stated that staff had received notification of Chair Justice's request for absence prior to the meeting. On a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, Chair Justice was excused from the meeting with no objections.

APPROVAL OF AGENDA: On a motion by Commissioner Zacuto, seconded by Commissioner Anstead, the Planning Commission moved to approve the January 15, 2015 Meeting Agenda. Motion carried 4-0-1. Chair Justice was absent.

PUBLIC COMMENTS None

APPROVAL OF MINUTES

1. Minutes – December 4, 2014 Planning Commission Meeting

On a motion by Commissioner Zacuto, seconded by Commissioner Anstead, the Planning Commission moved to approve the Minutes of the December 4, 2014 Planning Commission Meeting. Motion carried 3-0-1-1. Commissioner O’Meara abstained and Chair Justice was absent.

PUBLIC HEARINGS:

2. REQUEST: Request to approve of a Wireless Telecommunications Facilities Permit/Conditional Use Permit to install a new antenna and a remote radio unit on a traffic signal pole with ancillary equipment on the sidewalk; and make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Crown Castle NG West LLC
2125 Wright Avenue, Suite C-9
La Verne, CA 91750

CASE NO.: 14-CUP-004

LOCATION: Northeast corner of the Reyes Adobe Road and Thousand Oaks Boulevard

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 and independently, exempt pursuant to general rule in Section 15061(b)(3).

RECOMMENDATION: Staff recommended approval of Wireless Telecommunications Facilities/Conditional Use Permit Case No. 14-CUP-004, subject to conditions, based on the findings of the Resolution.

PUBLIC COMMENTS: Vice Chair Northrup opened the public hearing.

Lena Hoffmeyer, Applicant.

Deborah Lopez, Resident.

Bruce Middleton, Resident

- REBUTTAL:** Lena Hoffmeyer, applicant, gave rebuttal regarding his project and answered additional questions of the Planning Commission.
- Vice Chair Northrup closed the public hearing.
- ACTION:** On a motion by Commissioner Zacuto, seconded by Commissioner Anstead, the Planning Commission moved to adopt Resolution No. 15-1117, approving Wireless Telecommunications Facilities/Conditional Use Permit Case No. 14-CUP-004, subject to conditions. Motion carried 4-0-1. Chair Justice was absent.
3. **REQUEST:** Request to approve of a Wireless Telecommunications Facilities Permit/Conditional Use Permit to install a new antenna and a remote radio unit on a traffic signal pole with ancillary equipment on the sidewalk; and make a finding of exemption under the California Environmental Quality Act.
- APPLICANT:** Crown Castle NG West LLC
2125 Wright Avenue, Suite C-9
La Verne, CA 91750
- CASE NO.:** 14-CUP-003
- LOCATION:** Northwest Corner of Kanan Road and Thousand Oaks Boulevard
- ENVIRONMENTAL DETERMINATION** Categorically Exempt from CEQA per Section 15303 and independently, exempt pursuant to the general rule in Section 15061(b)(3).
- RECOMMENDATION:** Staff recommended approval of Wireless Telecommunications Facilities/Conditional Use Permit Case No. 14-CUP-003, subject to conditions, based on the findings of the Resolution.
- PUBLIC COMMENTS:** Vice Chair Northrup opened the public hearing.
- Lena Hoffmeyer, Applicant.
- Deborah Lopez, Resident.

- REBUTTAL:** Lena Hoffmeyer, applicant, gave rebuttal regarding his project and answered additional questions of the Planning Commission.
- Vice Chair Northrup closed the public hearing.
- ACTION:** On a motion by Commissioner O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 15-1118, approving Wireless Telecommunications Facilities/Conditional Use Permit Case No. 14-CUP-003, subject to conditions. Motion carried 4-0-1. Chair Justice was absent.
4. **REQUEST:** Request to approve a Tentative Parcel Map for an approximate 35-acre site to be subdivided into eight parcels; and adopt a Negative Declaration pursuant to the California Environmental Quality Act. The site is vacant. No development, infrastructure, land use designation change, or other policy change is proposed as part of the project.
- APPLICANT:** Symphony Development Group
10866 Wilshire Blvd., Suite 225
Los Angeles, CA 90024
- CASE NO.:** TPM 73033
- LOCATION:** Southwest corner of Kanan and Agoura Roads, APN 2061-033-016
- ENVIRONMENTAL DETERMINATION:** Negative Declaration pursuant to CEQA and the CEQA Guidelines Section 15070 et seq.
- RECOMMENDATION:** Staff recommended that the Planning Commission adopt the Resolution approving Tentative Parcel Map 73033 and adopting a Negative Declaration.
- PUBLIC COMMENTS:** Vice Chair Northrup opened the public hearing.
- Ted Snyder, Applicant.
- David Hilliard, Developer representing the applicant.
- Vice Chair Northrup closed the public hearing.

- ACTION:** On a motion by Commissioner Zacuto, seconded by Commissioner Anstead, the Planning Commission moved to adopt Resolution No. 15-1119, approving Tentative Parcel Map 73033 and adopting a Negative Declaration. Motion carried 4-0-1. Chair Justice was absent.
5. **REQUEST:** Request to approve a Conditional Use Permit to operate a church in an existing retail center; and to approve a Variance from Zoning Ordinance Section No. 9654.6.B. to exceed the allocated on-site parking supply by 70 parking spaces; and make a finding of exemption under the California Environmental Quality Act.
- APPLICANT:** California Community Church
30125 Agoura Road, Units B, C, D, & 2nd Floor
Agoura Hills, CA 91301
- CASE NOS.:** CUP-01021-2014 & VAR-01022-2014
- LOCATION:** 30125 Agoura Road, Suites B, C, D & 2nd Floor
(A.P.N. 2061-005-011)
- ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15301(a) of the CEQA Guidelines
- RECOMMENDATION:** Staff recommended that the Planning Commission approve Conditional Use Permit Case No. CUP-01021-2014 and Variance Case No. VAR-01022-2014, subject to conditions, based on the findings of the Resolutions.
- PUBLIC COMMENTS:** Vice Chair Northrup opened the public hearing.
- Tom Cohen, Applicant.
- Russ Sands, Applicant.
- Tom Oswalt, Architect representing the Applicant.
- RECESS:** Vice Chair Northrup called for a recess at 9:02 p.m.
- RECONVENE:** Vice Chair Northrup reconvened the meeting at 9:15 p.m.
- Vice Chair Northrup reopened the public hearing.

REBUTTAL: Tom Cohen, applicant, gave rebuttal regarding his project and answered additional questions of the Planning Commission.

Greg Greenstein, Agoura Hills Town Center Property Owner

Vice Chair Northrup closed the public hearing.

ACTION: On a motion by Commissioner Anstead, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 15-1120, approving Conditional Use Permit Case No. CUP-01021-2014 and Resolution No. 15-1121, approving Variance Case No. VAR-01022-2014, subject to conditions. Motion carried 4-0-1. Chair Justice was absent.

6. **REQUEST:** Request for the Planning Commission to recommend the City Council adopt an Ordinance to correct errors and codification omissions within the Sign Ordinance, and amend temporary window signs provisions, by amending Zoning Ordinance Section 9655.4 of the Municipal Code, and make a finding of exemption under the Californian Environmental Quality Act.

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

CASE NO.: ZOA-01041-2014

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) of the CEQA Guidelines

RECOMMENDATION: Staff recommended that the Planning Commission adopt the Resolution, recommending that the City Council approve Zoning Ordinance Amendment Case No. ZOA-01041-2014.

PUBLIC COMMENTS: Vice Chair Northrup opened the public hearing.

There were no speakers on this item.

Vice Chair Northrup closed the public hearing.

ACTION:

On a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved to adopt Resolution No. 15-1122, recommending that the City Council approve Zoning Ordinance Amendment Case No. ZOA-01041-2014. Motion carried 4-0-1. Chair Justice was absent.

DISCUSSION ITEMS:

7. Selection of Planning Commission Chair and Vice Chair was continued to the February 5, 2015 Planning Commission Meeting without objection.
8. Committee Appointment Selections of 2015 was continued to the February 5, 2015 Planning Commission Meeting without objection.

INFORMATION ITEM:

9. Planning Commission Meeting Schedule for 2015. No action was taken on this item as it was given for informational purposes only.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 10:25 p.m., on a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved to adjourn to the next scheduled Planning Commission Meeting on Thursday, February 5, 2015 at 6:30 p.m. Motion carried 4-0-1. Chair Justice was absent.