



**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center - Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, August 6, 2015 at 6:30 p.m.**

*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.*

*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.*

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

Chair Linda Northrup, Vice Chair Chris Anstead, Commissioners Michael Justice, John O'Meara, and Curtis Zacuto

## **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 – July 16, 2015 Planning Commission Meeting

### **NEW PUBLIC HEARING**

2. REQUEST: Request for a Sign Permit for a Sign Program Amendment to install tenant, monument and directory signage in Whizin Market Square; and a Variance from Zoning Ordinance Section 9655.5.F.2.(i) to allow three monument signs (M1, M2 and M3) and three (3) directory signs (D1 D2 and D7) to be located less than five feet from the public right-of-way; Section 9655.5.F.2.(ii) to allow for one monument sign (M4) to exceed the maximum size area of 48 square feet; Section 9655.5.F.2.(iii) to allow three monument signs (M1, M2, M3, and M4) to exceed the maximum height of six feet; Section 9655.8.B.1.(a) to allow for a second, wall-mounted business sign (W5e) instead of one business sign for Plata Restaurant; Section 9655.8.B.1.(d) to allow four monument complex identification signs (M1, M2, M3 and M4) instead of one complex monument identification sign per street frontage; and Section 9655.8.B.1.(l) to install two directional signs (D3a and D3b) above three feet in height, and five (5) directional signs (D1, D2, D3a, D3b, and D7) in excess of three (3) square feet in size; and a request to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Whizin Market Square, LLC  
5010 N. Parkway Calabasas, Suite 105  
Calabasas, CA 91302

CASE NOS.: VAR-01063-2015 and SIGN-01062-2015

LOCATION: Whizin Market Square (28888-28914 Roadside Drive)

**ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve Variance Case No. VAR-01063-2015 and Sign Permit Case No. SIGN-01062-2015, subject to conditions, and deny the Variance and Sign Permit requested for Monument Sign M2 of the proposed Sign Program, based on the findings of the draft Resolutions.

### **DISCUSSION ITEM**

3. **REQUEST:** Request for a Site Plan/Architectural Review to construct a 1,275 square foot canopy shade structure in the yard area of a dog care facility (Dioji), and making a finding of exemption under the California Environmental Quality Act.

**APPLICANTS:** Stephen Heinze and Bryce Wendel  
Dioji  
5076 Chesebro Road  
Agoura Hills, CA 91301

**CASE NO.:** SPR-01129-2015

**LOCATION:** 5076 Chesebro Road

**ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01129-2015, based on the findings in the draft Resolution.

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

**ADJOURN** To the Regular Meeting of the Planning Commission scheduled for August 20, 2015, 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 August 6, 2015 Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, and Channel 99 for AT&T U-Verse subscribers beginning at 7:00 p.m. on Friday, August 7, 2015 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*