



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, October 1, 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 – September 17, 2015 Planning Commission Meeting

CONTINUED 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 the Planning Commission approve
Variance Case No. VAR-01063 and Sign Permit Case No.
SIGN-01062, subject to conditions, based on the findings
of the draft Resolutions.

NEW PUBLIC HEARING

3. REQUEST: Request for the Planning Commission to recommend the
City Council adopt an ordinance to amend Sections 9658.1,
9658.2, 9658.5, and 9658.6 of the Municipal Code to adopt
the State Model Water Efficient Landscape Ordinance and
amend existing landscaping, planting and irrigation
requirements for consistency with the State Model Water
Efficient Landscape Ordinance, and making a finding of
exemption under the California Environmental Quality Act.

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

CASE NO.: ZOA-01157-2015

LOCATION: Citywide

ENVIRONMENTAL
DETERMINATION: Exempt from the California Environmental Quality Act
(CEQA) per Sections 15061(b)(3), 15307 and 15308 of the
CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt the draft
Resolution, recommending the City Council approve
Zoning Ordinance Amendment Case No. ZOA-01157-
2015.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the Regular Meeting of the Planning Commission scheduled for October 15, 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 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 October 1, 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, October 2, 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