



AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, December 3, 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

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 – November 5, 2015 Planning Commission Meeting

CONTINUED PUBLIC HEARING

2. REQUESTS: Request for the Planning Commission to approve: 1) the merger of two parcels by way of a Vesting Tentative Parcel Map; 2) a Site Plan/Architectural Review to construct a new 45,000 square-foot, two-story fitness facility building and a 4,000 square-foot, single-story retail/fast service restaurant building on a vacant site; 3) an Oak Tree Permit to remove two (2) oak trees and encroach into the protected zone of one (1) other oak tree for the proposed construction; 4) a Sign Permit to allow for a sign program; 5) Variances to exceed the maximum allowable height of the fitness building from 35 to 38 feet; to exceed the maximum allowable signage on the primary and secondary elevations of the fitness building; to reduce the required Freeway Corridor Overlay District rear yard setback from 76 to 35 feet; and to allow the encroachment of parking spaces, a public sidewalk, and other amenities within the required twenty-foot wide landscape planter required along one street frontage; and 6) the adoption of an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

APPLICANT: Rosenheim & Associates for:
Selleck Development Group, Inc.
21550 Oxnard Street, Suite 780
Woodland Hills, CA 91367

CASE NOS.: 14-SPR-003, 14-OTP-016, 14-VAR-003(A&B), 14-SP-040
and VTPM 73266

LOCATION: 29431 & 29439 Agoura Road
(A.P.Ns. 2061-004-015, 035 & 036)

ENVIRONMENTAL DETERMINATION: Initial Study/Mitigated Negative Declaration, per the California Environmental Quality Act

RECOMMENDATION: Staff recommends the Planning Commission approve Site Plan/Architectural Review Case No. 14-SPR-003; Oak Tree Permit Case No. 14-OTP-016, Sign Permit Case No. 14-SP-040; Variance Case No. 14-VAR-003 (A&B); and Vesting Tentative Parcel Map Case No. 73266, subject to Conditions, based on the findings of the Draft Resolutions.

NEW PUBLIC HEARING

3. REQUEST: Request for the Planning Commission to adopt a Resolution recommending that the City Council adopt an Ordinance revising regulations applicable to massage services, and amending Article IX (Zoning Ordinance) of the City of Agoura Hills Municipal Code, specifically paragraph L of Section 9312.3 of Part 2 of Chapter 3, and Division 12 of Part 2 of Chapter 6; and make 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-01176-2015

LOCATION: Citywide

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

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council adopt an Ordinance revising regulations applicable to massage services.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN To the Regular Meeting of the Planning Commission scheduled for December 17, 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 December 3, 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, December 4, 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