

AGENDA
SPECIAL MEETING OF THE
AGOURA HILLS PLANNING COMMISSION

Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, July 28, 2016
6:30 P.M.

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. Prior to the meeting, please contact the Recording Secretary to arrange for use of a personal listening device.

Please turn off all cell phones and other electronic devices during the meeting.

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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair John O'Meara
Vice Chair Curtis Zacuto
Commissioner Kate Anderson
Commissioner John R. Asuncion
Commissioner Michael Justice

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. None

NEW PUBLIC HEARINGS

2. REQUEST: Request for the Planning Commission to conduct a public hearing to approve: 1) a Conditional Use Permit to construct a new 136,408 square-foot, three-story hotel on a vacant site, the Marriott Courtyard and TownePlace Suites; 2) the merger of two parcels by way of a Vesting Tentative Parcel Map; 3) an Oak Tree Permit to remove one (1) landmark oak tree and encroach into the protected zone of five (5) other oak trees; 4) a Sign Permit to allow for a sign program; 5) Variances from Zoning Ordinance Sections 9655.8.B.1 and 9389.3, to exceed the maximum allowable signage on the primary and secondary elevations of the hotel building, and to exceed the maximum building height by 4 feet; and 6) the adoption of an Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act.

APPLICANT: Peter J. Kruse for Agoura Hills Huntington Hotel Group
Kruse Development Services Group Inc.
3247 Sitio Oceano
Carlsbad, CA 92009

CASE NOS.: CUP-01150-2015; OAK-01153-2015; SIGN-01152-2015; VAR-01151-2015(A&B); and VTPM 74192 – PMAP-01254-2016

LOCATION: 29505 and 29515 Agoura Road
(A.P.N. 2061-004-030)

ENVIRONMENTAL DETERMINATION: Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. 01150-2015; Oak Tree Permit Case No. OAK-01153-2015; Sign Permit Case No. SIGN-01152-2015; Variance Case No.

VAR-01151-2015(A&B); and Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016, subject to conditions, based on the findings of the draft Resolutions. Staff also recommends the Planning Commission adopt the project's Initial Study/Mitigated Negative Declaration.

3. REQUEST: Request for approval of a Vesting Tentative Parcel Map (VTPM 74092) for a one-parcel subdivision to convert existing office suites into office condominium units, with no changes to the existing building or site; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Johnathan Razbannia for Mage Investments LLC
15760 Ventura Boulevard, Suite 700
Encino, CA 91436

CASE NO.: PMAP-01229-2016

LOCATION: 28348 Roadside Drive (APN 2061-009-0441)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Sections 15301(K) and 15315 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission approve Vesting Tentative Parcel Map No. 74092 (Case No. PMAP-01229-2016), subject to conditions, based on the findings of the draft Resolution.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURN to a Regular Meeting of the Planning Commission scheduled for Thursday, August 4, 2016, 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 July 28, 2016 Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, beginning at 7:00 p.m. on Friday, July 29, 2016 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.