

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, July 21, 2016**  
**6:30 P.M.**

The Planning Commission meeting was called to order at 6:30 p.m. by Chair O'Meara.

The Pledge of Allegiance was led by Commissioner Anderson.

Present were: Chair John O'Meara, Vice Chair Curtis Zacuto, and Commissioners Kate Anderson and John R. Asuncion.

Absent was: Commissioner Michael Justice.

Also Present were: Planning Director Doug Hooper, and Recording Secretary Sheila Keckhut

**EXCUSED ABSENCE**

ACTION: The Planning Commission excused the absence of Commissioner Justice by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion

NOES: None

ABSENT: Commissioner Justice

**APPROVAL OF AGENDA**

ACTION: Commissioner Asuncion moved to approve the Agenda as presented. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion

NOES: None

ABSENT: Commissioner Justice

**PUBLIC COMMENTS**

There were no public speakers.

## **APPROVAL OF MINUTES**

**ACTION:** Vice Chair Zacuto moved to approve the July 7, 2016 Planning Commission meeting minutes as presented. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion

**NOES:** None

**ABSENT:** Commissioner Justice

## **NEW PUBLIC HEARING**

1. **REQUEST:** Request for the Planning Commission to provide a recommendation to the City Council for the following applications: 1) a General Plan Amendment to accommodate multi-family housing for seniors on the project site; 2) a Ladyface Mountain Specific Plan Amendment (Ordinance) to allow for a 71,206 square-foot multi-family housing project for seniors on the project site; 3) a Conditional Use Permit to construct a 71,206 square-foot, 46-unit senior apartment complex; 4) an Oak Tree Permit to remove 30 oak trees and encroach within the protected zone of 35 oak trees; 5) Variances from Zoning Ordinance Section 9606.2(D), 9655.4.8(A), and Ladyface Mountain Specific Plan Section IV.A.6, for retaining wall heights in excess of 6 feet, yard setbacks of less than 64 feet, and four monument signs instead of one serving the project; 6) a Vesting Tentative Tract Map to subdivide the parcel into two parcels; and 7) adoption of an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.

**APPLICANT:** Agoura Hills Center Properties, LLC

**CASE NOS.:** Case Nos. GPA-01219-2016; 08-SPA-001; 08-CUP-001; 08-VAR-002(A,B&C); 08-OTP-004; and VTTM 71742

**LOCATION:** 30800 Agoura Road (A.P.N. 2061-001-025)

**ENVIRONMENTAL  
DETERMINATION:**

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

**RECOMMENDATION:**

Staff recommended the Planning Commission continue the public hearing to September 1, 2016, for Case Nos. GPA-01219-2016; 08-SPA-001; 08-CUP-001; 08-VAR-002(A,B&C); 08-OTP-004; and VTTM 71742.

Chair O'Meara opened the Public Hearing.

There were no public speakers on this item.

**ACTION:** Commissioner Anderson moved to continue Case Nos. GPA-01219-2016; 08-SPA-001; 08-CUP-001; 08-VAR-002(A,B&C); 08-OTP-004; and VTTM 71742 to the September 1, 2016, Planning Commission Meeting. Vice Chair Zacuto seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion

**NOES:** None

**ABSENT:** Commissioner Justice

**PLANNING COMMISSION/STAFF COMMENTS**

There were no Planning Commission or Staff comments.

**ADJOURNMENT**

**ACTION:** At 6:36 p.m., Commissioner Anderson moved to adjourn to 6:30 p.m., Thursday, August 4, 2016, for a Regular Meeting of the Planning Commission in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California. Commissioner Asuncion seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

**NOES:** None

**ABSENT:** Commissioner Justice