

MINUTES
REGULAR 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.

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 Asuncion.

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

Absent was: Commissioners Michael Justice and Kate Anderson.

Also Present were: Assistant City Manager Nathan Hamburger, Assistant City Attorney Nicholas Ghirelli, Assistant Planning Director Allison Cook, Associate Planner Valerie Darbouze, Public Works Project Manager Kelly Fisher, Planning Consultant Michelle D'Anna, City Traffic Consultant Sri Chakravarthy, and Rincon Consultants Joe Power, and Recording Secretary Sheila Keckhut.

EXCUSED ABSENCE

ACTION: By unanimous consensus, the Planning Commission excused the absence of Commissioners Anderson and Justice, 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

APPROVAL OF AGENDA

ACTION: Vice Chair Zacuto moved to approve the Agenda as presented. Commissioner Asuncion seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

None

NEW PUBLIC HEARING

- 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 recommended 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.

Chair O'Meara opened the Public Hearing.

Pete Kruse, Agoura Hills Huntington Hotel Group, applicant

Scot McGill, ACRM Architects representing applicant

The following person turned in a speaker card but did not speak on this item.

David Rundle, representing applicant

Chair O'Meara closed the Public Hearing.

ACTION: Commissioner Asuncion moved to adopt **Resolution No. 16-1161** adopting the Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program pursuant to the California Environment Quality Act. Vice Chair Zacuto seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

ACTION: Vice Chair Zacuto moved to adopt **Resolution No. 16-1162** approving Vesting Tentative Parcel Map 74192 Case No. PMAP-01254-2016. Commissioner Asuncion seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

ACTION: Commissioner Asuncion moved to adopt **Resolution No. 16-1163** approving Conditional Use Permit Case No. 01150-2015 and Oak Tree Permit Case No. OAK-01153-2015. Vice Chair Zacuto seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

ACTION: Vice Chair Zacuto moved to adopt **Resolution No. 16-1164** approving Variance Request Case No. VAR-01151-2015(A). Commissioner Asuncion seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

ACTION: Commissioner Asuncion moved to adopt **Resolution No. 16-1165** approving Sign Permit Case No. SIGN-01152-2015 and Variance Request Case No. VAR-01151-2015(B). Vice Chair Zacuto seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

2. **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 recommended 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.

Chair O'Meara opened the Public Hearing.

Johnathan Razbannia, consultant representing applicant

Chair O'Meara closed the Public Hearing.

ACTION: Vice Chair Zacuto moved to adopt **Resolution No. 16-1166** approving Vesting Tentative Parcel Map No. 74092, Case No. PMAP-01229-2016. Commissioner Asuncion seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

PLANNING COMMISSION/STAFF COMMENTS

There were no Planning Commission or Staff comments.

ADJOURNMENT

ACTION: At 8:24 p.m., Commissioner Asuncion moved to adjourn to 6:30 p.m., Thursday, August 18, 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. Vice Chair Zacuto seconded. The motion carried 3-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioners Anderson and Justice.