

**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**

Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, September 1, 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. Minutes – June 16, 2016 Planning Commission Meeting
2. Minutes – July 21, 2016 Planning Commission Meeting
3. Minutes – July 28, 2016 Planning Commission Meeting

## **NEW PUBLIC HEARING**

4. **REQUEST:** Request for the Planning Commission to provide a recommendation to the City Council for the following: 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) a Sign Permit for construction of monument signs; 6) Variances from Zoning Ordinance Sections 9606.2(D) and 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 in the front yard and less than 48.37 feet in a side yard, and four monument signs instead of one serving the project; 7) a Vesting Tentative Tract Map to subdivide the parcel into two parcels; and 8) adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.

**APPLICANT:** Agoura Hills Center Properties, LLC  
31280 Oak Crest Drive, Suite 4  
Westlake Village, CA 91361

**CASE NOS.:** GPA-01219-2016; 08-SPA-001; 08-CUP-001; SIGN-01270-2016; 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 recommends the Planning Commission provide a recommendation to the City for approval or denial of the project (General Plan Amendment Case No. GPA-01219-2016; Specific Plan Amendment Case No. 08-SPA-001; Conditional Use Permit Case No. 08-CUP-001; Variance Case No. 08-VAR-002(A,B&C); Sign Permit SIGN-01270-2016; Oak Tree Permit Case No. 08-OTP-004; and Vesting Tentative Tract Map Case No. VTTM 71742), and whether to adopt the Final Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program prepared for the project.

**SITE PLAN/ARCHITECTURAL REVIEW**

**5. REQUEST:**

Request for approval of a Site Plan/Architectural Review to add a 294 square-foot second floor mezzanine to an existing single-story residence; and to make a finding of exemption under the California Environmental Quality Act.

**APPLICANT:**

EZ Plans for Yong and Grace Korman  
20720 Ventura Boulevard, Suite 220  
Woodland Hills, CA 91364

**CASE NO.:**

SPR-01253-2016

**LOCATION:**

6045 Macadam Court (A.P.N. 2056-041-009)

**ENVIRONMENTAL  
ANALYSIS:**

Categorically Exempt per Section 15301 of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

**RECOMMENDATION:**

Staff recommends the Planning Commission approve Site Plan Architectural Review Case No. SPR-01253-2016, subject to conditions, based on the findings of the Resolution.

## **PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURN** to a Regular Meeting of the Planning Commission scheduled for Thursday, September 15, 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](http://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 September 1, 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, September 2, 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.*