

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, October 20, 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 Vice Chair Zacuto.

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

Also Present were: Assistant City Manager Nathan Hamburger, Planning Director Doug Hooper, Assistant Planning Director/Recording Secretary Allison Cook, Associate Planner Valerie Darbouze, Associate Planner Renee Madrigal, Public Works Project Manager Kelly Fisher, City Traffic Engineer Sri Chakravarthy, and Envicom Environmental Consultants Laura Kaufman and Mitchell Morrison.

**APPROVAL OF AGENDA**

**ACTION:** Commissioner Asuncion moved to amend the Agenda, to hear Item No. 4 prior to Item No. 3, and to approve the amended Agenda. Commissioner Justice seconded. The motion carried 5-0 by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**PUBLIC COMMENTS**

There were no public speakers.

**APPROVAL OF MINUTES**

There were no public speakers.

1. Minutes – June 16, 2016 Planning Commission Meeting

**ACTION:** Commissioner Justice moved to approve Item No. 1, with a revision changing the date of the minutes, referenced on Page 2, "Approval of Minutes, from July 2, 2016, to June 2, 2016. Commissioner Anderson seconded. The motion carried 3-0, with Chair O'Meara and Vice Chair Zacuto abstaining, by the following voice vote:

**AYES:** Commissioners Anderson, Asuncion, and Justice.

**NOES:** None.

**ABSENT:** None.

**ABSTAIN:** Chair O'Meara, Vice Chair Zacuto.

2. Minutes – September 1, 2016 Planning Commission Meeting

**ACTION:** Commissioner Asuncion moved to approve Item No. 2, as presented. Commissioner Justice seconded. The motion carried 4-0, with Commissioner Anderson abstaining, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**ABSTAIN:** Commissioner Anderson.

**CHANGE IN ORDER - SIGN PERMIT**

4. **REQUEST:** Request for approval of a Sign Permit to amend the signage for an existing commercial business (NW Rugs & Furniture); and make a finding of exemption under the California Environmental Quality Act (CEQA).

**APPLICANT:** Visible Graphics  
9736 Eton Avenue  
Chatsworth, CA 91311

**CASE NO.:** SIGN-01256-2016

**LOCATION:** 28610 Canwood Street

**ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of the CEQA Guidelines.

**ZONING DESIGNATION:** CRS-FC (Commercial Retail Service – Freeway Corridor Overlay District)

**GENERAL PLAN**

**DESIGNATION:** Commercial Retail Service (CRS)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Sign Permit Case No. SIGN-01256-2016, subject to conditions, based on the findings of the proposed draft Resolution.

Following presentation of the staff report, Chair O'Meara opened the floor for public comment.

The following person(s) spoke:

Dave Mahn, Newbury Park, Applicant

There were no further public speakers.

**ACTION:** Vice Chair Zacuto moved to approve Sign Permit Case No. SIGN-01256-2016, subject to conditions and based on the findings, and adopt **Resolution No. 16-1169**. Commissioner Justice seconded. The motion carried 5-0 by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**CHANGE IN ORDER - PUBLIC HEARING**

3. **REQUEST:** Request for the Planning Commission to approve: 1) a Site Plan/Architectural Review to construct six (6) new one and two-story, light industrial buildings totaling 69,852 square feet on a vacant site; 2) an Oak Tree Permit to remove seven (7) Oak trees, and encroach in the protected zone of sixteen (16) Oak trees; 3) a Sign Permit to establish a Sign Program; and 4) a Vesting Tentative Tract Map for a condominium project; and, 5) to adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program, pursuant to the California Environmental Quality Act.

**APPLICANT:** Agoura Landmark, L.P.  
569 Constitution Avenue, Suite H  
Camarillo, CA 93012

**CASE NOS.:** SPR-01048-2015, OAK-01049-2015, SIGN-01069-2015 & VTTM 73890 (Case No. TRM-01170-2015)

LOCATION: 29621 Agoura Road (A.P.N. 2061-003-027)

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

ZONING DESIGNATION: Business Park – Manufacturing - Freeway Corridor Overlay District (BP-M-FC)

GENERAL PLAN DESIGNATION: Business Park-Manufacturing (BP-M)

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01048-2015; Oak Tree Permit Case No. OAK-01049-2015; Sign Permit Case No. SIGN-01169-2015; and Vesting Tentative Tract Map No. 73890 (Case No. TRM-01170-2015), subject to conditions and based on the findings of the proposed Draft Resolutions. Staff also recommended the Planning Commission adopt the project's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.

Following presentation of the staff report, Chair O'Meara opened the Public Hearing at 7:06 p.m.

The following person(s) spoke:

Martin Teitlebaum, Westlake Village, Applicant  
Mike Tingus, Westlake Village, representing the Applicant

There being no further speakers, Chair O'Meara closed the Public Hearing at 7:22 p.m.

ACTION: Commissioner Justice moved to adopt **Resolution No. 16-1170**; adopting the project's Initial Study/Mitigated Negative Declaration, making environmental findings pursuant to the California Environmental Quality Act, and adopting the Mitigation Monitoring Program. Commissioner Asuncion seconded. The motion carried 5-0 by the following voice vote:

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

NOES: None.

ABSENT: None.