

AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION

Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, January 19, 2017
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 Curtis Zacuto
Vice Chair John R. Asuncion
Commissioner Kate Anderson
Commissioner Michael Justice
Commissioner John O'Meara

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 – January 5, 2017 Planning Commission Meeting

NEW PUBLIC HEARINGS

2. REQUEST: Request for approval of a Conditional Use Permit to allow the expansion of on-site sale for alcoholic beverages (Type 47 ABC license) for an existing restaurant; a Variance to reduce the required number of on-site parking spaces; and a finding of exemption under the California Environmental Quality Act.

APPLICANT: Phillipe Gris
Café Bizou
4259 Costello Avenue
Sherman Oaks, CA 91423

CASE NOS.: CUP-01266-2016 and VAR-01267-2016

LOCATION: 30315 Canwood Street, Suites 12, 13, and 14

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines.

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

GENERAL PLAN DESIGNATION: CRS - Commercial Retail Service

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01266-2016 and Variance Case No. VAR-01267-2016, subject to conditions and based on the findings of the draft Resolutions.

3. REQUEST: Request for the Planning Commission to conduct a public hearing to consider approval of: 1) a Site Plan/Architectural Review to allow exterior and related interior improvements to an existing office building development, and modify the site layout to include an adjacent parcel for additional parking; 2) a Lot Merger to merge three (3) parcels; 3) an Oak Tree Permit to remove one (1) on-site oak tree; 4) a Variance from Zoning Ordinance Section 9553.7 to allow a reduced

percentage of site landscape coverage, from Section 9654.5.B to allow reduced parking lot landscape coverage, from Section 9654.5.C to allow a reduced percentage of parking lot shade canopy coverage, and from Section 9654.6.B to allow the office use with a parking reduction of eight and a half (8.5) percent; and 5) a request to make a finding of exemption under the California Environmental Quality Act (CEQA).

APPLICANT: Kamus and Keller for Bruce Albert
31416 Agoura Road
Westlake Village, CA 91362

CASE NOS.: SPR-01285-2016, OAK-01286-2016, LOT-01287-2016, & VAR-01317-2016

LOCATION: 28210 and 28216 Dorothy Drive
(A.P.N. 2061-012-011, -038, & -042)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15301 of the CEQA Guidelines.

ZONING DESIGNATION: CRS-FC-OA (Commercial Retail Service-Freeway Corridor and Old Agoura Design Overlay Districts)

GENERAL PLAN DESIGNATION: CRS - Commercial Retail Service

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. SPR-01285-2016, Oak Tree Permit Case No. OAK-01286-2016, Lot Merger Case No. LOT-01287-2016, and Variance Case No. VAR-01317-2016, subject to conditions and based on the findings of the draft Resolutions.

PLANNING COMMISSION/STAFF COMMENTS

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for Thursday, February 2, 2017, 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 January 19, 2017, 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, January 20, 2017, and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.