

**MINUTES**  
**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.**

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

The Pledge of Allegiance was led by Commissioner Anderson.

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

Also Present were: Planning Director Doug Hooper, Assistant City Attorney Nicholas Ghirelli, Assistant Planning Director Allison Cook, Associate Planner Renee Madrigal, Associate Planner Valerie Darbouze, Traffic Engineer Consultant Sri Chakravarthy, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

**APPROVAL OF AGENDA**

**ACTION:** Commissioner Justice moved to approve the Agenda, as presented. Commissioner O'Meara seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**PUBLIC COMMENTS**

There were no public comments.

**APPROVAL OF MINUTES**

There were no public speakers.

1. Minutes – January 5, 2017 Planning Commission Meeting

**ACTION:** Vice Chair Asuncion moved to approve Item No. 1, as presented. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

AYES: Chair Zacuto, Vice Chair Asuncion, and Commissioners Anderson, Justice, and O'Meara.  
NOES: None.  
ABSENT: None.

**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 recommended 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.

Following presentation of the staff report, Chair Zacuto opened the Public Hearing at 6:43 p.m.

The following person(s) spoke:

Catherine McKenna, Architect representing the Applicant

There being no further public speakers, Chair Zacuto closed the Public Hearing at 6:45 p.m.

**ACTION:** Commissioner O'Meara moved to approve Conditional Use Permit Case No. CUP-01267-2016 subject to conditions, and adopt **Resolution No. 17-1181**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01266-2016 TO ALLOW THE EXPANSION OF ON-SITE ALCOHOLIC BEVERAGE SALES (TYPE 47 ABC LICENSE) FOR A RESTAURANT (CAFÉ BIZOU); AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**ACTION:** Commissioner O'Meara moved to approve Variance Case No. VAR-01267-2016, subject to conditions, and adopt **Resolution No. 17-1182**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, APPROVING VARIANCE REQUEST CASE NO. VAR-01267-2016 TO REDUCE THE REQUIRED NUMBER OF ON-SITE PARKING SPACES FOR A RESTAURANT AT 30315 CANWOOD STREET; AND A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Vice Chair Asuncion seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**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 recommended 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.

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

The following person(s) spoke:

Bruce Albert, Applicant  
Cory Anttila, representing the Applicant

There being no further public speakers, Chair Zacuto closed the Public Hearing at 7:38 p.m.

Chair Zacuto reopened the Public Hearing at 7:59 p.m., at the request of Commissioner Anderson, for the Planning Commission to address more questions of the applicant.

There being no further questions of the applicant, Chair Zacuto closed the Public Hearing at 8:01 p.m.

**ACTION:** Vice Chair Asuncion moved to adopt **Resolution No. 17-1183**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING LOT MERGER CASE NO. LOT-01287-2016 FOR THE REMODELING OF AN EXISTING OFFICE DEVELOPMENT LOCATED AT 28210 AND 28216 DOROTHY DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**ACTION:** Commissioner Justice moved to adopt **Resolution No. 17-1184**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01317-2016 TO REDUCE THE OVERALL SITE LANDSCAPE COVERAGE, PARKING LOT LANDSCAPE COVERAGE, AND SHADE CANOPY COVERAGE, AND REDUCE THE PARKING REQUIREMENT FOR THE PROJECT LOCATED AT 28210 AND 28216 DOROTHY DRIVE. Commissioner O'Meara seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**ACTION:** Commissioner Justice moved to adopt **Resolution No. 17-1185**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01285-2016 AND OAK TREE PERMIT CASE NO. OAK-01286-2016 FOR THE REMODELING OF AN EXISTING OFFICE DEVELOPMENT LOCATED AT 28210 AND 28216 DOROTHY DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT. Vice Chair Asuncion seconded.  
The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

### **PLANNING COMMISSION/STAFF COMMENTS**

Commissioner Justice complimented Chair Zacuto on running his first meeting and Vice Chair Asuncion concurred.

Commissioner O'Meara spoke about his concerns with the blog comments on Nextdoor, related to the Cornerstone Project, and requested, for future projects in Agoura Village, that additional advertising be provided in the Acorn.

### **ADJOURNMENT**

Chair Zacuto announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, February 2, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 8:20 p.m., Commissioner Justice moved to adjourn the meeting. Commissioner Anderson seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

Kimberly M. Rodrigues, MPPA, MMC  
City Clerk/Recording Secretary