

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

Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, April 20, 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 – April 6, 2017 Planning Commission Meeting

**OPEN AND CONTINUED NEW PUBLIC HEARING**

2. REQUEST: A request for approval of a vesting tentative parcel map for the subdivision of an existing partially developed lot into three (3) new lots; a variance from Zoning Ordinance Section 9654.6 for a reduction in parking; and an addendum to the previously approved Final Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

APPLICANT: APB Properties, LLC  
27489 Agoura Road  
Agoura Hills, CA 91301

CASE NOS.: VTPM 74295 – PMAP-01271-2016 & VAR-01302-2016

LOCATION: 27489 Agoura Road, 27509 Agoura Road & 4149 Liberty Canyon Road

ENVIRONMENTAL DETERMINATION: An addendum to the approved Final Initial Study/Mitigated Negative Declaration for the Liberty Canyon Office Expansion Project pursuant to CEQA and the CEQA Guidelines.

ZONING DESIGNATION: Business Park – Office Retail – Freeway Corridor Overlay District (BP-OR-FC)

GENERAL PLAN DESIGNATION: Business Park – Office Retail (BP-OR)

**RECOMMENDATION:** Staff recommends the Planning Commission adopt the addendum to the previously approved final Initial Study/Mitigated Negative Declaration, based on the findings of the attached Draft Resolution; and approve Vesting Tentative Parcel Map 74295, Case No. PMAP-01271-2016 and Variance Case No. VAR-01302-2016, subject to conditions of approval, based on the findings of the Draft Resolutions.

**NEW PUBLIC HEARINGS**

3. REQUEST: Request for approval of a wireless telecommunications facility/conditional use permit to modify an existing wireless telecommunications facility by removing, replacing, and adding antennas and associated equipment on one stadium light standard, and in an equipment enclosure; and making a finding of exemption under the California Environmental Quality Act (CEQA).

APPLICANT: Core Development Services for AT&T Mobility  
3550 E. Birch Street, Suite 250  
Brea, CA 92821

CASE NO.: WIRE-01320-2017

LOCATION: 28545 Driver Avenue (A.P.N. 2048-008-901)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303 of the CEQA Guidelines.

ZONING DESIGNATION: School (SH)

GENERAL PLAN DESIGNATION: Public Facility (PF)

**RECOMMENDATION:** Staff recommends the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01320-2017, subject to the conditions of approval in and based on the findings of the Draft Resolution.

4. REQUEST: Request for the approval of: (1) a sign permit to amend the sign program to replace an existing monument sign cabinet on the property of a commercial retail center (Agoura Hills Mall); (2) a modification from Zoning Ordinance Section 9655.5.F.2 (ii and iii) to allow the maximum area of a monument sign to exceed 48 square feet and to allow the height of the monument sign to exceed six (6) feet; and (3) to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Signature Signs for The Kanan Group, LLC  
2635 Lavery Court, Unit 1  
Newbury Park, CA 91320

**NEW PUBLIC HEARINGS**, continued (from page 3) -

CASE NO.: SIGN-01332-2017 and MOD-01337-2017

LOCATION: 5835 Kanan Road (A.P.N. 2051-005-002)

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

ZONING DESIGNATION: CS-MU (Commercial Shopping Center - Mixed Use)

GENERAL PLAN DESIGNATION: CS-MU (Commercial Shopping Center - Mixed Use)

**RECOMMENDATION:** Staff recommends the Planning Commission approve Sign Permit Case No. SIGN-01332-2017 and Modification Case No. MOD-01337-2017, subject to the conditions and, based on the findings in the Draft Resolution.

**PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for Thursday, May 4, 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](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 April 20, 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, April 21, 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.*