

MINUTES
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.

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

The Pledge of Allegiance was led by Vice Chair Asuncion.

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

Absent was: Commissioner O'Meara.

Also Present were: Planning Director Doug Hooper, Assistant City Attorney Nicholas Ghirelli, Associate Planner Valerie Darbouze, Associate Planner Renee Madrigal, Engineering Aide Robert Cortes, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

EXCUSED ABSENCE

ACTION: The Planning Commission excused the absence of Commissioner O'Meara by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

APPROVAL OF AGENDA

ACTION: Commissioner Justice moved to approve the Agenda, as presented. Vice Chair Asuncion seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

1. Minutes – April 6, 2017 Planning Commission Meeting

ACTION: Vice Chair Asuncion moved to approve Item No. 1, as presented. Commissioner Justice seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

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 recommended the Planning Commission adopt the addendum to the previously approved final Initial Study/Mitigated Negative Declaration, based on the findings of the 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.

Following presentation of the staff report, Chair Zacuto noted the Open Public Hearing had been continued from the April 6, 2017, meeting and asked the Applicant to make a presentation.

The following person(s) spoke representing the Applicant, APB Properties, LLC:

Paul Pfeifle, Agoura Hills, Applicant
John Parezo, Woodland Hills, Architect

The following person(s) spoke:

Garry Coates, Agoura Hills
Kenneth Clark, Los Angeles
Dave Rattay, Agoura Hills, representing Rondell Homeowners Association
Robin Reilly, Agoura Hills
Rudy C'Dealva, representing Liberty Canyon Homeowners Association
Andy Coradeschi, Agoura

The following person(s) spoke on behalf of the Applicant (rebuttal):

Paul Pfeifle, Agoura Hills, APB Properties, LLC, Applicant

There being no further public speakers, Chair Zacuto closed the Public Hearing at 7:49 p.m.

ACTION: Commissioner Anderson moved to adopt the addendum to the previously approved final Initial Study/Mitigated Negative Declaration and adopt **Resolution No. 17-1189**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING AN ADDENDUM TO THE PREVIOUSLY ADOPTED LIBERTY CANYON OFFICE EXPANSION PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MAKING THE REQUIRED ENVIRON-MENTAL FINDINGS PURSUANT TO CEQA. Vice Chair Asuncion seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

ACTION: Commissioner Justice moved to approve Vesting Tentative Parcel Map 74295, Case No. PMAP-01271-2016, subject to the conditions of approval, and adopt **Resolution No. 17-1190**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VESTING TENTATIVE PARCEL MAP NO. 74295 – CASE NO. PMAP-01271-2016 FOR THE LIBERTY CANYON OFFICE EXPANSION PROJECT LOCATED AT 27489 AGOURA ROAD, 27509 AGOURA ROAD, AND 4149 LIBERTY CANYON ROAD. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

ACTION: Vice Chair Asuncion moved to approve Variance Case No. VAR-01302-2016, subject to the conditions of approval, and adopt **Resolution No. 17-1191**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE REQUEST CASE NO. VAR-01302-2016 FOR THE LIBERTY CANYON OFFICE EXPANSION PROJECT LOCATED AT 27489 AGOURA ROAD, 27509 AGOURA ROAD, AND 4149 LIBERTY CANYON ROAD. Commissioner Justice seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

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 recommended 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.

Following presentation of the staff report, Chair Zacuto opened the Public Hearing at 8:13 p.m.

The following person(s) spoke representing the Applicant:

Alexander Lew, Brea

The following person(s) spoke:

Annemarie Ashkar, Westlake
Christine Mahood, representing parents of Agoura High School

The following person(s) spoke on behalf of the Applicant (rebuttal):

Alexander Lew, Brea

There being no further public speakers, Chair Zacuto closed the Public Hearing at 8:31 p.m.

ACTION: Commissioner Justice moved to approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01320-2017, subject to the conditions of approval, and adopt **Resolution No. 17-1192**, as amended; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING WIRELESS TELECOMMUNICATIONS FACILITY/CONDITIONAL USE PERMIT CASE NO. WIRE-01320-2017 FOR THE MODIFICATION OF A FACILITY LOCATED AT 28545 AGOURA ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. The motion included amending Condition No. 6 to read: *"The approval of the Wireless Telecommunications Facility/Conditional Use Permit shall ~~expire within two (2) years~~ be used within two (2) years from the date of City approval, otherwise Case No. WIRE-01320-2017 will expire."* Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner O'Meara.

The Planning Commission recessed at 8:36 p.m. and reconvened at 8:47 p.m.

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

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 recommended 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.

Following presentation of the staff report, Chair Zacuto opened the Public Hearing at 8:53 p.m.

The following person(s) spoke representing the Applicant:

Monty Morton, Agoura Hills, Applicant

The following person(s) spoke:

Jami Leaf, representing Signature Signs

The Applicant had no further comments (rebuttal).

There being no further public speakers, Chair Zacuto closed the Public Hearing at 8:59 p.m.

ACTION: Commissioner Justice moved to approve Sign Permit Case No. SIGN-01332-2017 and Modification Case No. MOD-01337-2017, subject to the conditions of approval, and adopt **Resolution No. 17-1193**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01332-2017 TO AMEND THE SIGN PROGRAM FOR THE AGOURA HILLS CITY MALL SHOPPING CENTER AT 5835 KANAN ROAD TO REPLACE THE EXISTING MONUMENT SIGN; TO APPROVE MODIFICATION CASE NO. MOD-01337-2017 TO ALLOW THE MAXIMUM AREA OF THE MONUMENT SIGN TO EXCEED 48 SQUARE FEET AND TO ALLOW THE HEIGHT OF THE MONUMENT SIGN TO EXCEED SIX (6) FEET; AND TO MAKE A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Vice Chair Asuncion seconded. The motion carried 4-0, by the following voice vote:

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

PLANNING COMMISSION/STAFF COMMENTS

There were no comments.

ADJOURNMENT

Chair Zacuto announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, May 4, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 9:03 p.m., Commissioner Justice moved to adjourn the meeting. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

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

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