

AGENDA
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, March 15, 2018
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 4, 2018 Planning Commission Meeting
2. Minutes – February 15, 2018 Planning Commission Meeting

NEW PUBLIC HEARINGS

3. **REQUEST:** Request for approval of a Conditional Use Permit to allow the on-site sale of alcoholic beverages (Type 47 ABC license) for a new restaurant; approval of an Outdoor Dining Permit to allow dining within the outdoor patio areas, adjacent to the restaurant; and making a finding of exemption under the California Environmental Quality Act.

APPLICANTS: Saverio Posarelli and Ramon Salpivar
28863 Roadside Drive
Agoura Hills, CA 91301

CASE NOS.: CUP-01426-2017 and DINE-01427-2017

LOCATION: 28863 Roadside Drive

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

ZONING DESIGNATION: PD-AVSP (Planned Development - Agoura Village Specific Plan)

GENERAL PLAN DESIGNATION: PD (Planned Development)

RECOMMENDATION: Staff recommends the Planning Commission open the public hearing, receive public comment, and continue the public hearing to the regular Planning Commission meeting of April 5, 2018.

4. **REQUEST:** Request for approval of a wireless telecommunications facility/conditional use permit to install new roof- and wall-mounted antennas, and making a finding of exemption under the California Environmental Quality Act.

APPLICANT: I&D Consulting for Geolinks
13900 Palawan Way, #28
Marina Del Rey, CA 90292

CASE NO.: WIRE-01394-2017

LOCATION: 30300 Agoura Road

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

ZONING DESIGNATION: PD (Planned Development) – Ladyface Mountain Specific Plan

GENERAL PLAN DESIGNATION: PD (Planned Development) – Ladyface Mountain Specific Plan

RECOMMENDATION: Staff recommends the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01394-2017, subject to the conditions of approval in, and based on the findings of, the attached Draft Resolution.

SITE PLAN / ARCHITECTURAL REVIEW

5. REQUEST: Request for approval of a Site Plan/Architectural Review to build solar carports and associated electrical equipment in an existing parking lot of a commercial office building; approval of an Oak Tree Permit for removal and encroachment of existing oak trees; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Chris Pettigrew for REC Solar
1360 Redwood Way, Suite B
Petaluma, CA 94954

CASE NOS.: SPR-01413-2017 and OAK-01452-2018

LOCATION: 30601 Agoura Road
(A.P.N. 2061-002-036)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of 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 recommends that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01413-2017 and Oak Tree Permit Case No. OAK-01452-2018, based on the findings of the draft Resolution.

DISCUSSION ITEM

6. Selection of Planning Commission Chair and Vice Chair for 2018

PLANNING COMMISSION/STAFF COMMENTS

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for Thursday, April 5, 2018, 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 March 15, 2018, 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, March 16, 2018, 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.