

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, February 15, 2018
6:30 P.M.

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

The Pledge of Allegiance was led by Commissioner Justice.

Present were: Vice Chair John Asuncion and Commissioners Michael Justice and John O'Meara.

Absent was: Chair Curtis Zacuto and Commissioner Kate Anderson.

Also Present were: Planning Director Doug Hooper, Assistant Planning Director Allison Cook, Assistant City Attorney Nick Ghirelli, Associate Planner Valerie Darbouze, Public Works Project Manager Kelly Fisher, Environmental Consultants Laura Kaufman and Mitchel Morrison of Envicom Corporation, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

EXCUSED ABSENCE

ACTION: The Planning Commission excused the absences of Chair Zacuto and Commissioner Anderson 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

APPROVAL OF AGENDA

ACTION: Commissioner Justice moved to approve the Agenda, as presented. Commissioner O'Meara seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

By consensus of the Planning Commission (*Vice Chair Asuncion and Commissioners Justice and O'Meara*), this item was tabled to the next regular meeting.

1. Minutes – January 4, 2018 Planning Commission Meeting

NEW PUBLIC HEARING

2. REQUEST: Request for approval of a Conditional Use Permit for a two-story senior assisted living and memory care building of 71,020 square feet and 75 units; a Sign Permit for an approximately 15 square-foot monument sign with trellis along the site frontage on Canwood Street; an Oak Tree Permit to encroach within the protected zone of three (3) on-site oak trees; and to adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

APPLICANT: James Lawson for Oakmont Senior Living

CASE NOS.: CUP-01358-2017; SIGN-01361-2017; OAK-01360-2017

LOCATION: 29353 Canwood Street (APN 2053-001-005)

ENVIRONMENTAL DETERMINATION: An Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City CEQA Guidelines.

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

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

RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit CUP-0135802017, Sign Permit SIGN-01361-2017, and Oak Tree Permit OAK-01360-2017, subject to conditions, based on the findings of the Draft Resolution; and adopt the project Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Report.

Following presentation of the staff report, Vice Chair Asuncion opened the Public Hearing at 6:49 p.m.

The following person submitted written correspondence after the distribution of the Agenda Packet and prior to the Planning Commission meeting. Copies were distributed to the Planning Commission and the public book.

Written correspondence (email) received:

Greg Gunderson

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

James Lawson, Windsor, Applicant
Teresa Garay, Los Angeles, representing Alzheimer's Greater Los Angeles

The following person(s) spoke:

Greg Gunderson, Manhattan Beach
Ed Corridori, Agoura Hills

There being no further public speakers, or a rebuttal by the Applicant, Vice Chair Asuncion closed the Public Hearing at 7:12 p.m.

ACTION: Commissioner O'Meara moved to adopt **Resolution No. 18-1206**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE OAKMONT AGOURA HILLS PROJECT AT 29353 AGOURA ROAD (CASE NOS. CUP-01358-2017, SIGN-01361-2017 AND OAK-01360-2017). Commissioner Justice seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

ACTION: Commissioner O'Meara moved to adopt **Resolution No. 18-1207**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01358-2017 AND OAK TREE PERMIT CASE NO. OAK-01360-2017 FOR THE CONSTRUCTION OF THE OAKMONT AGOURA HILLS SENIOR ASSISTED LIVING AND

MEMORY CARE PROJECT AT 29353 CANWOOD STREET. The motion included the following amendments: Condition No. 37, "*The applicant shall remove the existing on-site billboard sign and supporting structure, chain link fence, and former building remnants from the site prior to issuance of a Grading Permit or Building Permit, whichever comes first.*"; Condition No. 38 B: "*This condition is imposed in recognition that the slope of the open space area was excluded from the maximum allowed floor area ratio calculations of Municipal Code Sections 9652.12 and 9652.13.*"; and, add **Special Condition No. 98** "**An outdoor generator is not permitted as part of the project.**" Commissioner Justice seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

ACTION: Commissioner O'Meara moved to adopt **Resolution No. 18-1208**: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01361-2017 FOR THE MONUMENT SIGN FOR THE OAKMONT AGOURA HILLS PROJECT LOCATED AT 29353 CANWOOD STREET. Commissioner Justice seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

SITE PLAN / ARCHITECTURAL REVIEW

3. REQUEST: Request for approval of a Site Plan/Architectural Review application to remodel the Twin Oaks Shopping Center; approval of an Oak Tree Permit to remove two (2) dead oak trees and encroach into the protected zone of 18 other oak trees due to parking lot improvements; approval of a sign program; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Regency Centers for Twin Oaks Shopping Center
915 Wilshire Boulevard, Suite 2200
Los Angeles, CA 90017

CASE NOS.: SPR-01437-2017, OAK-01438, 2017 & SIGN-01439-2017

LOCATION: 5701-5833 Kanan Road
29015-29041 Thousand Oaks Boulevard

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

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

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

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan/Architectural Review – Case No. SPR-01437-2017, Oak Tree Permit – Case No. OAK-01438-2017, and Sign Permit – Case No. SIGN-01439-2017, subject to conditions, based on the findings of the Draft Resolutions.

Following presentation of the staff report, Vice Chair Asuncion opened the Public Hearing at 7:43 p.m.

The following person submitted written correspondence after the distribution of the Agenda Packet and prior to the Planning Commission meeting. Copies were distributed to the Planning Commission and the public book.

Written correspondence (facsimile) received:

Nancee Baldino (in favor)

The following person spoke on behalf of the Applicant:

Patrick Conway, Los Angeles, representing Regency Centers

The following person spoke:

Ed Corridori, Agoura Hills

There being no further public speakers, or a rebuttal by the Applicant, Vice Chair Asuncion closed the Public Hearing at 8:11 p.m.

ACTION: Commissioner Justice moved to adopt **Resolution No. 18-1209**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLALN/ARCHITECTURAL REVIEW CASE NO. SPR-01437-2017 AND OAK TREE PERMIT CASE NO. OAK-01438-2017 FOR THE REMODELING OF AN EXISTING SHOPPING CENTER LOCATED AT 5701-5833 KANAN ROAD AND 29015-29041 THOUSAND OAKS BOULEVARD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Commissioner O'Meara seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

ACTION: Commissioner Justice moved to adopt **Resolution No. 18-1210**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01439-2017 FOR A SIGN PROGRAM TO INSTALL SIGNAGE AT THE TWIN OAKS SHOPPING CENTER LOCATED AT 5701-5833 KANAN AND AT 29015-29041 THOUSAND OAKS BOULEVARD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Commissioner O'Meara seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

PLANNING COMMISSION/STAFF COMMENTS

None.

ADJOURNMENT

Vice Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, March 1, 2018, 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 O'Meara seconded. The motion carried 3-0, with Chair Zacuto and Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Anderson.

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