

MINUTES
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.

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 Anderson.

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

Absent was: Chair Curtis Zacuto.

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

EXCUSED ABSENCE

ACTION: The Planning Commission excused the absence of Chair Zacuto 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSENT: Chair Zacuto.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

1. Minutes – January 4, 2018 Planning Commission Meeting

ACTION: Commissioner O'Meara moved to approve Item No. 1, as presented. Commissioner Anderson seconded. The motion carried 3-0-1-1, with Chair Zacuto absent and Commissioner Justice abstaining, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

ABSTAIN: Commissioner Justice

2. Minutes – February 15, 2018 Planning Commission Meeting

ACTION: Commissioner O'Meara moved to approve Item No. 2, as presented. Commissioner Justice seconded. The motion carried 3-0-1-1, with Chair Zacuto absent and Commissioner Anderson abstaining, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

ABSTAIN: Commissioner Anderson.

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 recommended 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.

Vice Chair Asuncion opened the Public Hearing at 6:33 p.m.

There were no public speakers.

ACTION: Commissioner Justice moved to continue the open Public Hearing. Commissioner O'Meara seconded. The motion carried 4-0, with Chair Zacuto absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

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 recommended 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 Draft Resolution.

Staff submitted a revision of the draft Conditions of Approval.

Following presentation of the staff report, Vice Chair Asuncion opened the Public Hearing at 6:40 p.m.

The following person spoke on behalf of the Applicant:

Jackie Murhich, I & D Consulting, representing the Applicant

There being no further public speakers, or a rebuttal by the Applicant, Vice Chair Asuncion closed the Public Hearing at 6:43 p.m.

ACTION: Commissioner Anderson moved to adopt **Resolution No. 18-1211**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING WIRELESS TELECOMMUNICATIONS FACILITY/CONDITIONAL USE PERMIT CASE NO. WIRE-01394-2017 FOR THE INSTALLATION OF A NEW FACILITY AT 30300 AGOURA ROAD; AND MAKING THE FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIROMENAL QUALITY ACT. The motion included the modifications submitted by staff for Condition Nos. 20 and 25. Commissioner Justice seconded. The motion carried 4-0, with Chair Zacuto absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

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 recommended 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.

Following presentation of the staff report, Vice Chair Asuncion opened the Public Hearing at 6:55 p.m.

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

Max Chellemi, Petaluma
Mandana Tarr, Agoura Hills

The Planning Commission recessed at 7:04 p.m. and reconvened at 7:13 p.m.

The following person spoke:

Dean Hospodar, Agoura, representing Lake Lindero

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

Mandana Tarr, Agoura Hills

There being no further public speakers, Vice Chair Asuncion closed the Public Hearing at 7:27 p.m.

ACTION: Commissioner Justice moved to adopt **Resolution No. 18-1212**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01413-2017 AND OAK TREE PERMIT CASE NO. OAK-01452-2018 TO BUILD SOLAR CANOPIES AND ASSOCIATED ELECTRICAL EQUIPMENT IN AN EXISTING PARKING LOT OF A COMMERCIAL OFFICE BUILDING; AN OAK TREE PERMIT CASE NO. OAK-01452-2018 FOR REMOVAL AND ENCROACHMENT OF EXISTING OAK TREES; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Anderson seconded. The motion carried 4-0, with Chair Zacuto absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

DISCUSSION ITEM

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

As Chair Zacuto was absent, the Commission, unanimously, (*Vice Chair Asuncion, and Commissioners Anderson, Justice, and O'Meara*), consented to table the item to the next regular meeting where all Commissioners were present.

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, April 5, 2018, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:35 p.m., Commissioner Justice moved to adjourn the meeting. Commissioner O'Meara seconded. The motion carried 4-0, with Chair Zacuto absent, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto.

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