

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, October 18, 2018**  
**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 Commissioner Justice.

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

Absent was: Commissioner Kate Anderson.

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

**EXCUSED ABSENCE**

ACTION: By consensus, the Planning Commission excused the absence of Commissioner Anderson 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner Anderson.

**APPROVAL OF AGENDA**

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

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

NOES: None.

ABSENT: Commissioner Anderson.

**APPROVAL OF MINUTES**

1. Minutes – July 19, 2018 Planning Commission Meeting

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

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

**NOES:** None.

**ABSENT:** Commissioner Anderson.

**NEW PUBLIC HEARING**

2. **REQUEST:** Request for approval of a Wireless Telecommunications Facility/Conditional Use Permit to modify an existing wireless telecommunication facility by replacing six (6) of the twelve (12) panel antennas inside the walls of an existing hotel building; and adding twelve (12) remote radio units; three (3) power surge suppressors; and six (6) dual pack duplexers, with coaxial cabling; and making a finding of exemption under the California Environmental Quality Act (CEQA).

**APPLICANT:** Core Communications Group for Verizon Wireless  
3350 E. Birch Street, Suite 250  
Brea, CA 92821

**CASE NO.:** WIRE-01506-2018

**LOCATION:** 30100 ½ Agoura Road (A.P.N. 2061-005-048)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt under CEQA per Section 15303

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

**GENERAL PLAN DESIGNATION:** PD (Planned Development)

**RECOMMENDATION:** Staff recommended approval of Wireless Telecommunications Facility/Conditional Use Permit No. WIRE-01506-2018, subject to conditions, based on findings in the Draft Resolution.

Following presentation of the staff report, staff recommended a modification to Condition No. 21 as follows:

21. *Permittee shall pay for and provide a performance bond, which shall be in effect until the facility is fully and completely removed and the site reasonably returned to its original condition, to cover permittee's obligations under these conditions of approval and the Agoura Hills Municipal Code. The bond coverage shall include, but not be limited to, removal of the facility, maintenance obligations and landscaping obligations. ~~Such performance bond shall be in a form satisfactory to the City Attorney and Risk Manager, naming the City as obligee, in an amount equal to \$25,000.~~ The bond shall name the City as obligee. Permittee currently has on file with the City a performance bond in the amount of \$25,000 in connection with CUP WIRE-01027-2015 and identified as Bond No. K09342035 (the "Current Bond"). Permittee may amend the Current Bond to cover permittee's obligations under the conditions for this permit, Case No. WIRE-01506-2018, or provide a new performance bond that covers all such obligations under CUP WIRE-01027-2015 and Case No. WIRE-01506-2018, including the removal of the tower and all improvements at 30100 ½ Agoura Road. In either case, the total bonded obligations for CUP WIRE-01027-2015 and Case No. WIRE-01506-2018 shall be in an amount equal to \$25,000. The amended or new performance bond shall be in a form satisfactory to the City Attorney and Risk Manager.*

Chair Zacuto opened the Public Hearing at 6:45 p.m.

The following person(s) spoke:

John Detrich, Brea, representing Core Development for Verizon

There being no further public speakers, Chair Zacuto closed the Public Hearing at 6:48 p.m.

**ACTION:** Following discussion, Commissioner Justice moved to adopt **Resolution No. 18-1217**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, CONDITIONALLY APPROVING WIRELESS TELECOMMUNICATIONS FACILITIES/CONDITIONAL USE PERMIT CASE NO. WIRE-01506-2018 FOR THE MODIFICATION OF A FACILITY AT 30100 ½ AGOURA ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT with Condition No. 21, as amended, and to correct the address to read: 30100 ½ Agoura Road. Commissioner O'Meara seconded. The motion carried 4-0, with Commissioner Anderson absent, by the following voice vote:

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

**NOES:** None.

ABSENT: Commissioner Anderson.

3. REQUEST: Request for the Planning Commission to approve an amendment to a previously approved Sign Permit and Variance to increase the dimensions (height) of and add text to one building-mounted sign for LA Fitness; and make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Architectural Design and Signs, Inc. for LA Fitness  
1160 Railroad Street  
Corona, CA 92882

CASE NO.: AMND-01520-2018

LOCATION: 5075 Roadside Road

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

ZONING DESIGNATION: POM-FC (Planned Office and Manufacturing - Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: Planned Office and Manufacturing (POM)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Case No. AMND-01520-2018, the amendment to Sign Permit Case No. 14-SP-040 and Variance Case No. 14-VAR-003(B), subject to conditions, based on the findings of the Draft Resolution.

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

The following person(s) spoke:

Lem Gonzales, Chino Hills, representing Fitness International

There being no further public speakers, Chair Zacuto closed the Public Hearing at 7:10 p.m.

ACTION: Following discussion, Commissioner Justice moved to adopt **Resolution No. 18-1218**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING AMENDMENT TO SIGN PERMIT CASE NO. 14-SP-040 AND VARIANCE CASE NO. 14-VAR-003(B) TO INCREASE THE

DIMENSIONS (HEIGHT) AND THE TEXT OF ONE BUILDING-MOUNTED SIGN – CASE NO. AMND-01520-2018 FOR THE LA FITNESS LOCATED AT 5075 ROADSIDE ROAD. Vice Chair Asuncion seconded. The motion carried 4-0, with Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner Anderson.

### **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, November 1, 2018, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:19 p.m., Commissioner O'Meara moved to adjourn the meeting. Commissioner Justice seconded. The motion carried 4-0, with Commissioner Anderson absent, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner Anderson.

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