

**AGENDA**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**

Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, June 20, 2019**  
**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) 597-7300.*

*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.*

*Any person who wishes to speak regarding an item on the regular agenda or on a subject within the jurisdiction during “Public Comments”, is requested to submit a “Speaker’s Card” with the Recording Secretary before that portion of the Agenda is called.*

***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 John R. Asuncion  
Vice Chair Kate Anderson  
Commissioner Michael Justice  
Commissioner Murtaza Mogri  
Commissioner Jeremy Wolf

**APPROVAL OF AGENDA**

## **PUBLIC COMMENTS**

*(This section is reserved for persons wishing to speak on items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please submit a "Speaker's Card" to the Recording Secretary and limit testimony to **three (3) minutes**)*

## **APPROVAL OF MINUTES**

1. Minutes – May 16, 2019 Planning Commission Meeting

## **NEW PUBLIC HEARING**

2. REQUEST: Request for approval of a Site Plan/Architectural Review application to demolish a 1,571 square-foot Starbucks coffee shop and rebuild a new 2,240 square-foot one-story Starbucks coffee shop with a drive-through lane in the Twin Oaks Shopping Center; an Oak Tree Permit to remove three (3) oak trees and encroach in the protected zone of three (3) other on-site oak trees; a Sign Permit to install new building- and ground-mounted signage, and amend the shopping center's sign program for a proposed color change; a Sign Modification to include an additional menu board and increase the size of a menu board; a Variance to encroach in the front landscape planter by more than 50 percent of its length and reduce its width to less than the 10-foot minimum width; and to make a finding of exemption under the California Environmental Quality Act (CEQA).

APPLICANT: FW CA - Twin Oaks Shopping Center, LLC  
915 Wilshire Boulevard, Suite 2200  
Los Angeles, CA 90017

CASE NOS.: SPR-01462-2018, OAK-01463-2018, VAR-01581-2019,  
SIGN-01464-2018, & MOD-01626-2019

LOCATION: 5827 Kanan Road (A.P.N. 2051-006-140)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Sections 15301, 15302, and 15311 of the CEQA Guidelines.

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

**NEW PUBLIC HEARING**, *continued* -

GENERAL PLAN

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

**RECOMMENDATION:** Staff recommends the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01462-2018, Oak Tree Permit Case No. OAK-01463-2018, Variance Case No. VAR-01581-2019, Sign Permit Case No. SIGN-01464-2018, and Sign Modification Case No. MOD-01626-2019, subject to conditions, and find that the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15301, 15302, and 15311, based on the findings of the attached Draft Resolutions.

**PLANNING COMMISSION / STAFF COMMENTS**

**ADJOURNMENT**

**The Regular Meeting of July 4, 2019 has been canceled;** the next Regular Meeting of the Planning Commission is scheduled for Thursday, July 18, 2019, 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](http://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 June 20, 2019, 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, June 21, 2019, 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.*