

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, November 7, 2019**  
**6:30 P.M.**

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

The Pledge of Allegiance was led by Commissioner Mogri.

Present were: Chair John R. Asuncion, Vice Chair Kate Anderson, and Commissioners Michael Justice, Murtaza Mogri and Jeremy Wolf.

Also Present were: Planning Director Doug Hooper, Assistant Planning Director Allison Cook, Associate Planner Valerie Darbouze, Engineering Aide Robert Cortes, and City Clerk/Recording Secretary Kimberly Rodrigues.

**APPROVAL OF AGENDA**

ACTION: Commissioner Justice moved to approve the Agenda, as presented. Commissioner Mogri seconded. The motion carried 5-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice, Mogri, and Wolf.

NOES: None.

ABSENT: None.

**PUBLIC COMMENTS**

There were no public speakers.

**APPROVAL OF MINUTES**

1. Minutes – October 17, 2019 Planning Commission Meeting

ACTION: Commissioner Justice moved to adopt the minutes, as presented. Commissioner Mogri seconded. The motion carried 5-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice, Mogri, and Wolf.

NOES: None.  
ABSENT: None.

## **NEW PUBLIC HEARING**

2. REQUEST: Request for approval of a Wireless Telecommunications Facility/Conditional Use Permit to modify an existing wireless telecommunications facility by removing, replacing, and adding antennas and associated equipment on an office building including revising the antennas' screening design; and to make a finding of exemption under the California Environmental Quality Act (CEQA).

APPLICANT: SureSite Consulting Group for Sprint PCS Assets, LLC  
3659 Green Road, #214  
Cleveland, OH 44122

CASE NO.: WIRE-01640-2019

LOCATION: 28030 Dorothy Drive (A.I.N. 2061-013-037)

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

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

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

**RECOMMENDATION:** Staff recommended the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01640-2019, subject to the conditions of approval in, and based on the findings of, the Draft Resolution.

Planning Director Hooper made the following statement that: *"It's been brought to staff's attention that, despite a public hearing sign being posted for this item by staff in preparation of tonight's public hearing for this project, the property owner recently informed staff that his maintenance crew removed the public hearing sign at some point this week. As such, to meet the City's noticing requirements for this project, staff will install a new public hearing sign on the property and ask that the Planning Commission continue this project to your next meeting of November 21. However, for procedural purposes tonight, we would ask that the Planning Commission open the public hearing and receive any public comments at this time and then continue it to your next meeting."*

Following remarks by Planning Director Hooper, Chair Asuncion opened the Public Hearing at 6:35 p.m.

There being no public speakers, Chair Asuncion called for a motion and second to continue the open Public Hearing.

**ACTION:** Commissioner Mogri moved to continue the open Public Hearing to the meeting of November 21, 2019. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

**AYES:** Chair Asuncion, Vice Chair Anderson, and Commissioners Justice, Mogri, and Wolf.

**NOES:** None.

**ABSENT:** None.

3. **REQUEST:** Request for approval of a Conditional Use Permit and Architectural Review to construct a 4,495 square-foot dog and cat rescue facility with ancillary services, including outdoor, enclosed recreational spaces; an Oak Tree Permit to encroach into the protected zone of four (4) oak trees; and a Sign Permit to allow signage on the commercial property; and to make a finding of exemption under the California Environmental Quality Act

**APPLICANT:** RMH & Associates for Eastwood Ranch Foundation  
15113 Valley Vista Boulevard  
Sherman Oaks, CA 91403

**CASE NOS.:** CUP-01542-2018, SPR-01687-2019, OAK-01543-2018, and SIGN-01544-2018

**LOCATION:** 28260 Dorothy Drive (AIN 2061-012-004, 005, 006)

**ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

**ZONING DESIGNATION:** Commercial Retail Service-Freeway Corridor-Old Agoura Design Overlay Districts (CRS-FC-OA)

**GENERAL PLAN DESIGNATION:** Commercial Retail Service (CRS)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01542-2018, Site Plan/Architectural Review Case No. SPR-01687-2019, Oak Tree Permit Case No. OAK-01543-2018, and Sign

Permit Case No. SIGN-01544-2018, subject to the conditions of approval, based on the findings of, the attached Draft Resolution.

Chair Asuncion shared that, before the meeting, the Applicant had distributed a brochure of the proposed project to each Planning Commissioner.

Chair Asuncion disclosed that he had visited the site and saw the story poles.

Commissioner Wolf disclosed that he had visited the site on Tuesday.

Commissioner Mogri disclosed that he had visited the site today, saw the story poles, took some pictures, and saw the neighboring lots including the empty lot on one side and the office on the other side.

Councilmember Justice disclosed that he had visited the site on Tuesday.

Vice Chair Anderson disclosed that she did not have a chance to visit the site.

Following presentation of the staff report, staff recommended modifications to Condition Nos. 42 and 59, as follows:

42. *Prior to issuance of a grading permit, the applicant shall pay all applicable Transportation Impact Fee (TIF) to the Building and Safety Division in the amount of \$6.70 per square foot.*
59. *Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number ~~47~~ **49** must be completed to the satisfaction of the City Engineer.*

Chair Asuncion opened the Public Hearing at 6:54 p.m.

The following person(s) spoke:

Gary Kerr, Architect, representing the Applicant  
Alison Eastwood, Calabasas, Applicant  
Aileen Winter, Agoura  
Daniel Farkash, representing Old Agoura Homeowners  
Darlene H. Geekie, representing Little Angels/Wet Angels  
Annie Reynand, Canoga Park, representing Los Angeles USA

There being no further speakers, or a rebuttal by the Applicant, Chair Asuncion closed the Public Hearing at 7:20 p.m.

**ACTION:** Commissioner Mogri moved to adopt **Resolution No. 19-1237**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01542-2018, SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01687-2019,

AND OAK-01543-2018 TO BUILD A PRIVATE ANIMAL RESCUE FACILITY LOCATED AT 28260 DOROTHY DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, and **Resolution No. 19-1238**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SIGN PERMIT CASE NO. SIGN-01544-2018 FOR A SIGN PROGRAM TO INSTALL SIGNAGE AT A NEW PRIVATE ANIMAL RESCUE FACILITY LOCATED AT 28260 DOROTHY DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). The motion included modifications to Condition Nos. 42 and 59 of Resolution No. 19-1237. Commissioner Wolf seconded. The motion carried 5-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice, Mogri, and Wolf.

NOES: None.

ABSENT: None.

### **PLANNING COMMISSION / STAFF COMMENTS**

Commissioner Mogri noted that it was the anniversary of Borderline and Thousand Oaks had a healing garden dedication ceremony; tomorrow is the anniversary of the Woolsey Fire; and thanked City staff for their efforts and the community for coming together and being strong.

Commissioner Wolf spoke about the Woolsey Fire and appreciated being a part of the Planning Commission and the community.

Chair Asuncion echoed the Commissioner's comments and encouraged everyone to: *"go home and hug their families, you never know what can happen, and not to forget what we have and not take that for granted"*.

### **ADJOURNMENT**

Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, November 21, 2019, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:28 p.m., Vice Chair Anderson moved to adjourn the meeting. Commissioner Mogri seconded. The motion carried 5-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice, Mogri, and Wolf.

NOES: None.

ABSENT: None.

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