

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, November 21, 2019**  
**6:30 P.M.**

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

The Pledge of Allegiance was led by Commissioner Justice.

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

Absent was: Chair John R. Asuncion.

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

**EXCUSED ABSENCE**

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

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

NOES: None.

ABSENT: Chair Asuncion.

**APPROVAL OF AGENDA**

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

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

NOES: None.

ABSENT: Chair Asuncion.

**PUBLIC COMMENTS**

There were no public speakers.

## **CONTINUED PUBLIC HEARING**

1.     **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.

The open Public Hearing was continued from November 7, 2019.

Following presentation of the staff report, Vice Chair Anderson re-opened the Public Hearing at 6:42 p.m.

The following person spoke on behalf of the Applicant:

Hayley Beloz, representing Sprint

There being no further speakers or a rebuttal from the Applicant, Vice Chair Anderson closed the Public Hearing at 6:44 p.m.

**ACTION:** Commissioner Justice moved to adopt **Resolution No. 19-1239**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING WIRELESS TELECOMMUNICATIONS FACILITY/CONDITIONAL USE PERMIT NO. WIRE-01640-2019 FOR THE MODIFICATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY AT 28030 DOROTHY DRIVE AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Wolf seconded. The motion carried 4-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** Chair Asuncion.

### **NEW PUBLIC HEARING**

2. **REQUEST:** Request for approval of a Conditional Use Permit to allow on-site consumption of alcoholic beverages (Types 47 ABC license) at a new hotel, including permitted outdoor areas; and to make a finding of exemption under the California Environmental Quality Act (CEQA).

**APPLICANT:** Huntington Pacific Hotels, LLC  
105 Decker Court, Suite 500  
Irving, TX 75062

**CASE NOS.:** CUP-01674-2019

**LOCATION:** 29505 and 29515 Agoura Road (A.I.N. 2061-004-030)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt under CEQA per CEQA Guidelines Section 15061(b)(3)

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

**GENERAL PLAN DESIGNATION:** POM (Planned Office and Manufacturing)

**RECOMMENDATION:** Staff recommended that the Planning Commission approve Conditional Use Permit Case No. CUP-01674-2019, subject to conditions, based on the findings of the draft resolution.

Following presentation of the staff report, staff noted a proposed modification from the Applicant to Condition 12, as follows:

12. *The approved hours of operation for the bar/restaurant are from 5:00 p.m. to 10:30 p.m. every day and for the courtyard from 9:00 6:00 a.m. to 11:30 p.m. every day.*

Vice Chair Asuncion opened the Public Hearing at 6:53 p.m.

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

James Fitzpatrick, Los Angeles, representing the Applicant

There being no further speakers or a rebuttal from the Applicant, Vice Chair Anderson closed the Public Hearing at 6:54 p.m.

**ACTION:** Commissioner Mogri moved to adopt **Resolution No. 19-1240**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01674-2019 TO ALLOW THE ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 47 ABC LICENSE) FOR A HOTEL LOCATED AT 29505 AND 29515 AGOURA ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, with Condition No. 12, as modified. Commissioner Justice seconded.

The motion carried 4-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** Chair Asuncion.

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

Commissioner Mogri and Vice Chair Anderson thanked staff for their reports.

### **ADJOURNMENT**

Vice Chair Anderson announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, December 5, 2019, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

**ACTION:** At 6:56 p.m., Commissioner Justice moved to adjourn the meeting. Commissioner Mogri seconded. The motion carried 4-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** Chair Asuncion.

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