

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, notify the City Clerk's Office, at (818) 597-7303, at least 48 hours prior to the meeting.

**AGENDA**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, December 3, 2020**  
**6:30 p.m.**

**NOTE:** *The health, well-being, and public safety of community members, public officials, and staff is a top priority for the City of Agoura Hills. Therefore, there will NOT be a physical meeting location. Planning Commissioners and staff will be participating in this meeting via video conferencing. In the interest of maintaining appropriate social distancing, members of the public may participate electronically by emailing their public comments (see section on "Public Participation" below). In-person attendance in the Council Chambers will not be permitted.*

*Due to the ongoing COVID-19 pandemic, and in response to Governor Newsom's State of California Executive Order N-25-20, dated March 12, 2020, and Agoura Hills Resolution No. 20-1926, Ratifying the Director of Emergency Services' Proclamation of the Existence of a Local Emergency, adopted by the Agoura Hills City Council on March 17, 2020, to follow state guidelines on social distancing, all City facilities are closed to the public until further notice.*

*This meeting is being conducted utilizing video conferencing and electronic means consistent with the Governor's State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. The live stream video and indexed archive of the meeting(s) are available on the City's website. Details and access can be found at [agourahillscity.org](http://agourahillscity.org) under "Watch Meetings Online" at the top of the webpage. In accordance with Executive Order N-29-20, the public may only view the meeting online and/or by television; public attendance in the Council Chambers will not be permitted.*

*The telecast of the December 3, 2020, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers, Channel 3 for Charter subscribers, and Channel 99 for AT&T U-Verse subscribers, at a later date, and run daily until the next regularly scheduled City Council meeting. The broadcast schedule is as follows: M-10am; T-3pm; W-10am; Th-7pm; F-10am; S-3pm; and Su-7pm.*

**Public Participation (Public Comment):**

**1. Items not listed on the Agenda, Minutes, and Discussion items.**

*There are no live or call-in testimonies for the above categories. To ensure the Planning Commission has the opportunity to review information prior to the meeting, please submit your written public comments to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on the meeting date. Please identify the agenda item number in the email subject line. Public comments provided via email will be posted on the City website and distributed to the Planning Commission prior to the Planning Commission meeting. Any public comments received after 4:00 p.m. on the meeting day through the adjournment of that meeting will be posted on the City's website and forwarded to the Planning Commission after the meeting. Any comments submitted via text or social media will not be accepted.*

**2. Public Hearing Items ONLY.** *All interested parties are cordially invited to participate in a public hearing either by submitting written public comments by email or participating live by telephone. To submit written public comments, please include the topic in the subject line and email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on the meeting date and your comments will be distributed to the Planning Commission prior to the meeting. To participate live by telephone, please email your name and telephone number (including the area code) to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) prior to the time the Chair closes the public comment period on the public hearing. City staff will call you at the appropriate time to receive your public testimony. Public testimony is limited to three (3) minutes per speaker. A speaker's time may not be transferred to another speaker.*

*Copies of staff reports or other written documentation, relating to each item of business described in this Agenda, are posted to the City's website at [agourahillscity.org](http://agourahillscity.org) and are on file in the office of City Clerk Kimberly M. Rodrigues, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.*

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

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

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENTS**

*(This section is reserved for persons wishing to submit written public comments for items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please enter “Public Comment” in the subject line and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m., on Thursday, December 3, 2020. See “Public Participation” above for full details.)*

## **APPROVAL OF MINUTES**

*(For persons wishing to submit written public comments, please enter “Minutes” in the subject line and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m., on Thursday, December 3, 2020. See “Public Participation” above for full details.)*

1. Minutes – October 15, 2020 Regular Planning Commission Meeting

## **NEW PUBLIC HEARING**

**Public Comments - Public Hearing Item.** All interested parties are cordially invited to participate in a Public Hearing either by submitting written public comments by email or participating live by telephone. To submit written public comments, please include “Public Hearing” in the subject line and email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on Thursday, December 3, 2020, and your comments will be distributed to the Planning Commission prior to the meeting. To participate live by telephone, please email your name and telephone number (including the area code) to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) as soon as possible, but prior to the time the Chair closes the public comment period on the public hearing. City staff will call you at the appropriate time to receive your public testimony. Public testimony is limited to three (3) minutes per speaker. A speaker’s time may not be transferred to another speaker.

2. REQUEST: Request for a Conditional Use Permit to allow an alcoholic beverage control license type 41 (on-sale beer and wine – eating place) for a new sit-down restaurant in an existing vacant tenant space in the Agoura Meadows Shopping Center; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Michael Mahan  
Searchlight Media, Inc.  
7 Carob Drive  
Newbury Park, CA 91320

**NEW PUBLIC HEARING, continued -**

CASE NO.: CUP-01834-2020

LOCATION: 5649 Kanan Road – Agoura Meadows Shopping Center

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) of the CEQA Guidelines.

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

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

**RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit, Case No. CUP-01834-2020, subject to conditions, based on the findings of the attached draft resolution.

**PLANNING COMMISSION / STAFF COMMENTS**

**ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for Thursday, December 17, 2020, at 6:30 p.m., in the Council Chamber 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 posted to the City's website at [agourahillscity.org](http://agourahillscity.org) and are on file in the Planning Division of the Community Development Department, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California.*

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