

MINUTES
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.

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

The Pledge of Allegiance was led by Commissioner Justice.

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

Also Present were: Community Development Director Denice Thomas, Assistant City Manager Ramiro Adeva, Assistant City Attorney Nick Ghirelli, Assistant Planning Director Allison Cook, Associate Planner Valerie Darbouze, City Manager Nathan Hamburger, Deputy City Manager Louis Celaya, Executive Assistant Amber Victoria, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

INTRODUCTION OF NEW COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Denice Thomas introduced herself to the Planning Commission.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF MINUTES

There were no public comments.

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

ACTION: Vice Chair Mogri moved to adopt the minutes, as presented. Commissioner Wolf seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

NEW PUBLIC HEARING

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

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

Following presentation of the staff report, Chair Asuncion opened the Public Hearing at 6:50 p.m.

The following person spoke (remote live testimony):

Mike Mahan, Applicant

There being no further public speakers, nor rebuttal from the Applicant, Chair Asuncion closed the Public Hearing at 6:55 p.m.

ACTION: Commissioner Anderson moved to adopt **Resolution No. 20-1252:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01834-2020 TO ALLOW FOR THE ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES (TYPE 41 ABC LICENSE) FOR A NEW RESTAURANT LOCATED AT 5649 KANAN ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. The motion included the administrative amendment to the CEQA citation under Section II, as noted above. Vice Chair Mogri seconded. The motion included the following administrative amendment:

*“Section II. The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be exempt from CEQA per ~~Section 15303(e)~~ **Section 15061(b)(3)**. The Project does not have the potential for causing any significant effect on the environment, because it consists of the allowance of alcohol use on the premises of a restaurant. The use is contained within an approved building, and the use does not modify the approved development or physical environment. No exception to this determination applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.”*

The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

PLANNING COMMISSION / STAFF COMMENTS

Commissioners Wolf and Justice, Vice Chair Mogri, and Chair Asuncion, expressed their thanks to staff and the Commission.

Chair Asuncion thanked Commissioners Anderson and Justice for their service.

ADJOURNMENT

Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, December 17, 2020, in the Council Chambers. The meeting will be held by video conference and in-person attendance by the public in the Council Chambers will not be permitted.

ACTION: At 7:02 p.m., Commissioner Justice moved to adjourn the meeting. Vice Chair Mogri seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

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