

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, July 7, 2016**  
**6:30 P.M.**

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

The Pledge of Allegiance was led by Vice Chair Zacuto.

Present were: Chair John O'Meara, Vice Chair Curtis Zacuto, and Commissioners Kate Anderson and John R. Asuncion.

Absent was: Commissioner Michael Justice.

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

**EXCUSED ABSENCE**

ACTION: By unanimous consensus, the Planning Commission excused the absence of Commissioner Justice, 4-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

NOES: None.

ABSENT: Commissioner Justice.

**APPROVAL OF AGENDA**

ACTION: Vice Chair Zacuto moved to approve the Agenda as presented. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

NOES: None.

ABSENT: Commissioner Justice.

**PUBLIC COMMENTS**

There were no public speakers.

## **APPROVAL OF MINUTES**

No minutes were presented for approval.

## **NEW PUBLIC HEARING**

1. REQUESTS: Request for approval of a Conditional Use Permit to construct a 3,505 square foot, two-story, single-family residence with a 2,000 square foot attached garage, and 1,884 square feet of attached covered patios and a 800 square-foot accessory structure; an Oak Tree Permit to encroach in the protected zone of two (2) on-site Oak Trees; and a Variance request from Zoning Ordinance Section 9488.3 to allow for a 12.3% building site coverage instead of 10%.  
  
APPLICANT: Clive Dawson for John Fletcher  
28925 Pacific Coast Highway  
Malibu, CA 90265  
  
CASE NOS.: CUP-01164-2015, OAK-01165-2015 and VAR-01166-2015  
  
LOCATION: 6505 Chesebro Road (A.P.N. 2055-029-004)  
  
ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract  
  
RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. CUP-01164-2015, Oak Tree Permit Case No. OAK-01165-2015, and VAR-01166-2015, subject to conditions, based on the findings of the draft Resolutions.

Following presentation of the staff report and a question and answer period with staff, Chair O'Meara opened the Public Hearing at 6:43 p.m.

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

Clive Dawson, representing the Applicant, John Fletcher, Malibu  
John Fletcher, Applicant

Following a question and answer period with the applicant, Chair O'Meara continued with the public testimony. There were no public speakers.

There being no further public testimony, Chair O'Meara closed the Public Hearing at 7:06 p.m.

Associate Planner Darbouze noted a revision to Condition No. 59; and requested the referenced Condition No. 46 be amended to read Condition No. 48.

Following deliberation, the Planning Commission took the following actions:

**ACTION:** Vice Chair Zacuto moved to approve the revision to Condition No. 59 and adopt **Resolution No. 16-1157**, Approving Conditional Use Permit Case No. CUP-01164-2015 and Oak Tree Permit Case No. OAK-01165-2015, subject to conditions and based on the findings of the respective resolution. Commissioner Asuncion seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

**NOES:** None.

**ABSENT:** Commissioner Justice.

**ACTION:** Vice Chair Zacuto moved to adopt **Resolution No. 16-1158**, Approving Variance Request Case No. VAR-01166-2015, subject to conditions and based on the findings of the respective resolution. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

**NOES:** None.

**ABSENT:** Commissioner Justice.

## **SITE PLAN/ARCHITECTURAL REVIEW**

2. **REQUESTS:** Request for approval of a Site Plan/Architectural Review to remodel the existing Taco Bell Restaurant; a Sign Permit to amend the sign program; and a request to make a finding of exemption under the California Environmental Quality Act.

**APPLICANT:** Brent Flynn  
31192 La Baya Drive, #B  
Westlake Village, CA 91362

**CASE NOS.:** SPR-01208-2016 and SIGN-01209-2016

**LOCATION:** 5589 Kanan Road

**ENVIRONMENTAL DETERMINATION:** Exempt from California Environmental Quality Act (CEQA) per Section 15301 of the CEQA Guidelines.

RECOMMENDATION: Staff recommended the Planning Commission to approve Site Plan/Architectural Review Case No. SPR-01208-2016 and Sign Permit Case No. SIGN-01209-2016, subject to conditions, based on the findings of the draft Resolution.

Following presentation of the staff report and a question and answer period with staff, Chair O'Meara opened the Public Hearing at 7:34 p.m.

The following person(s) spoke:

Brent Flynn, Applicant, Westlake Village  
Eldrick Alexander, VMI Architectures, Architect

Following a question and answer period with the applicant, Chair O'Meara continued with the public testimony. There were no public speakers.

There being no further public testimony, Chair O'Meara closed the Public Hearing at 7:43 p.m.

Following deliberation, the Planning Commission took the following actions:

ACTION: Vice Chair Zacuto moved to adopt **Resolution No. 16-1159**, Approving Site Plan/Architectural Review Case No. SPR-01208-2016, subject to conditions and based on the findings of the respective resolution. Commissioner Asuncion seconded. The motion carried 4-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

NOES: None.

ABSENT: Commissioner Justice.

ACTION: Chair Zacuto moved to adopt **Resolution No. 16-1160**, Approving Sign Permit Case No. SIGN-01209-2016, subject to conditions and based on the findings of the respective resolution. Commissioner Anderson seconded. The motion carried 4-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

NOES: None.

ABSENT: Commissioner Justice.

## **PLANNING COMMISSION/STAFF COMMENTS**

There were no Planning Commission or Staff comments.

## **ADJOURNMENT**

**ACTION:** At 7:49 p.m., Commissioner Anderson moved to adjourn to 6:30 p.m., Thursday, June 21, 2016, for a Regular Meeting of the Planning Commission in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California. Commissioner Asuncion seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Chair O'Meara, Vice Chair Zacuto, and Commissioners Anderson and Asuncion.

**NOES:** None.

**ABSENT:** Commissioner Justice.

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