

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, September 1, 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: Assistant City Manager Nathan Hamburger, Planning Director Doug Hooper, Assistant City Attorney Diana Varat, Association Planner Valerie Darbouze, Public Works Project Manager Kelly Fisher, City Traffic Consultant Sri Chakravarthy, Rincon Consultants Hannah Mize and Sara Tistaertand, Recording Secretary Sheila Keckhut

EXCUSED ABSENCE

ACTION: The Planning Commission excused the absence of Commissioner Justice 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

Chair O'Meara requested the Planning Commission change the order of the Agenda and move Item No. 5 before Item No. 4.

ACTION: Commissioner Anderson moved to approve the Agenda and move Item No. 5, before Item No. 4 as presented. Vice Chair Zacuto 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

ACTION: Chair O'Meara acknowledged that due to the absence of Commissioner Justice, the June 16, 2016 Planning Commission meeting minutes will be reviewed at a later date.

ACTION: Vice Chair Zacuto moved to approve the July 21, 2016 Planning Commission meeting minutes as presented. 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 approve the July 28, 2016 Planning Commission meeting minutes as presented. Commissioner Asuncion seconded. The motion carried 3-0-1, by the following voice vote:

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

NOES: None

ABSENT: Commissioner Justice

ABSTAIN: Commissioner Anderson

SITE PLAN/ARCHITECTURAL REVIEW

5. **REQUEST:** Request for approval of a Site Plan/Architectural Review to add a 294 square-foot second floor mezzanine to an existing single-story residence; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: EZ Plans for Yong and Grace Korman
20720 Ventura Boulevard, Suite 220
Woodland Hills, CA 91364

CASE NO.: SPR-01253-2016

LOCATION: 6045 Macadam Court (A.P.N. 2056-041-009)

ENVIRONMENTAL ANALYSIS: Categorically Exempt per Section 15301 of the California Environmental Quality Act (CEQA) and CEQA Guidelines.

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan Architectural Review Case No. SPR-01253-2016, subject to conditions, based on the findings of the Resolution.

Chair O'Meara opened the Public Hearing.

Yong and Grace Korman, applicant

Chair O'Meara closed the Public Hearing.

ACTION: Vice Chair Zacuto moved to adopt **Resolution No. 16-1167**, Approving Site Plan Architectural Review Case No. SPR-01253-2016, 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

NEW PUBLIC HEARING

4. REQUEST: Request for the Planning Commission to recommend the City Council approve the following: 1) a General Plan Amendment to accommodate multi-family housing for seniors on the project site; 2) a Ladyface Mountain Specific Plan Amendment (Ordinance) to allow for a 71,206 square-foot multi-family housing project for seniors on the project site; 3) a Conditional Use Permit to construct a 71,206 square-foot, 46-unit senior apartment complex; 4) an Oak Tree Permit to remove 30 oak trees and encroach within the protected zone of 35 oak trees; 5) a Sign permit for construction

of monument signs; 6) Variances from Zoning Ordinance Sections 9606.2(D) and 9655.4.8(A), and Ladyface Mountain Specific Plan Section IV.A.6, for retaining wall heights in excess of 6 feet, yard setbacks of less than 64 feet, and four monument signs instead of serving the project; 7) Vesting Tentative Tract Map to subdivide the parcel into two parcels; and 8) adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.

APPLICANT: Agoura Hills Center Properties, LLC
31280 Oak Crest Drive, Suite 4
Westlake Village, CA 91361

CASE NOS.: GPA-01219-2016; 08-SPA-001; 08-CUP-001; SIGN-01270-2016; 08-VAR-002(A,B&C); 08-OTP-004; and VTTM 71742

LOCATION: 30800 Agoura Road (A.P.N. 2061-001-025)

ENVIRONMENTAL DETERMINATION: Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines

RECOMMENDATION: If the Planning Commission wished to recommend the City Council approve the project based on staff's analysis and draft findings, staff recommended the Planning Commission adopt the attached Resolutions recommending approval of General Plan Amendment Case No. GPA-01219-2016; Specific Plan Amendment Case No. 08-SPA-001; Conditional Use Permit Case No. 08-CUP-001; Variance Case No. 08-VAR-002(A,B&C); Sign Permit SIGN-01270-2016; Oak Tree Permit Case No. 08-OTP-004; and Vesting Tentative Tract Map Case No. VTTM 71742; and recommend adoption of the Final Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program prepared for the project.

Chair O'Meara opened the Public Hearing.

Brad Rosenheim, Rosenheim and Associates, representing the Applicant

Richard Campbell, Oak Tree Consultant, representing the Applicant

Don Wynn – Landscape Architect, representing the Applicant

Mark Hardy, Civil Engineer, representing the Applicant

Steve Rice – Co-Applicant

James Hughes, The Lexington Apartments

Jeb Adams

Darlene McBane

Phil Ramuno, Old Agoura HOA

George Coleman

Ed Corridori

Clark Stevens, Resource Conservation District of the Santa Monica Mountains

Mike Tingus

Douglas Jacobsen, J & H Realty Bancorp

Joan Yacovone

RECESS: Chair O'Meara called for a recess at 8:25 p.m.

RECONVENE: Chair O'Meara reconvened the meeting at 8:44 p.m.

REBUTTAL: Brad Rosenheim, Rosenheim and Associates, representing the applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the Public Hearing.

Chair O'Meara asked Mr. Rosenheim to answer additional questions.

ACTION: The applicant withdrew the project applications. No action was required of the Planning Commission.

PLANNING COMMISSION/STAFF COMMENTS

Chair O'Meara and Commissioners thanked staff for their work on agenda item no. 4.

ADJOURNMENT

ACTION: At 9:16 p.m., Vice Chair Zacuto moved to adjourn to 6:30 p.m., Thursday, September 15, 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 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