

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, December 15, 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 Commissioner Anderson.

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

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

APPROVAL OF AGENDA

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

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

NOES: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

There were no public speakers.

1. Minutes – December 1, 2016 Planning Commission Meeting

ACTION: Commissioner Asuncion moved to approve Item No. 1, as presented. Commissioner Anderson seconded. The motion carried 5-0, by the following voice vote:

AYES: Chair O'Meara, Vice Chair Zacuto. And Commissioners Anderson, Asuncion, and Justice.
NOES: None.
ABSENT: None.

SITE PLAN / ARCHITECTURAL REVIEW

2. REQUEST: Request for approval of a Site Plan/Architectural Review to add an 890 square-foot second floor within an existing single-story residence; and a request to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Dennis Bakkenson
27305 Country Glen Road
Agoura Hills, CA 91301

CASE NO.: SPR-01300-2016

LOCATION: 27305 Country Glen Road (A.P.N. 2064-013-018)

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

ZONING DESIGNATION: RS-(3)-10,000 (Single Family Residential - maximum three dwelling units per acre - 10,000 square feet minimum lot size)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan Architectural Review Case No. SPR-01300-2016, subject to conditions, based on the findings of the draft Resolution.

Following presentation of the staff report, Chair O'Meara opened the floor for public comment.

The following person(s) spoke:

Dennis Bakkenson, Applicant

There were no further public speakers.

ACTION: Vice Chair Zacuto moved to approve Site Plan Architectural Review Case No. SPR-01300-2016, subject to conditions, and adopt **Resolution No. 16- 1175**. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

NEW PUBLIC HEARING

3. **REQUEST:** Request for approval of a Conditional Use Permit to demolish an existing 1,242 square-foot residence and build a 4,970 square-foot residence in the same location with an attached 953 square-foot garage, and 1,323 square feet of attached covered patios; approval of an Oak Tree Permit to encroach in the protected zone of seven (7) on-site oak trees; approval of a Variance to exceed the maximum allowable height of the structure per the hillside development standards; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANTS: Mark and Kristina Clemens
6105 Lapworth Drive
Agoura Hills, CA 91301

CASE NOS.: CUP-01187-2015, OAK-01188-2015, & VAR-01301-2016

LOCATION: 6105 Lapworth Drive

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines..

ZONING DESIGNATION: Open Space-Restricted - Old Agoura Design and Equestrian Overlay Districts (OS-R-OA-EQ)

GENERAL PLAN DESIGNATION: Open Space-Restricted (OS-R)
RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-1187-2015; Oak Tree Permit Case No. OAK-1188-2015; and Variance Case No. VAR-01301-2016, subject

to conditions, based on the findings of the draft Resolutions.

Following presentation of the staff report, Chair O'Meara opened the Public Hearing at 7:01 p.m.

The following person(s) spoke:

Mark Clemens, Agoura Hills, Applicant

There being no further public speakers, Chair O'Meara closed the Public Hearing at 7:04 p.m.

ACTION: Commissioner Justice moved to approve Conditional Use Permit Case No. CUP-1187-2015 and Oak Tree Permit Case No. OAK-1188-2015, subject to conditions, and adopt **Resolution No. 16-1176**. Commissioner Asuncion seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

ACTION: Vice Chair Zacuto moved to approve Variance Case No. VAR-01301-2016, subject to conditions, and adopt **Resolution No. 16-1177**. Commissioner Asuncion seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

PLANNING COMMISSION/STAFF COMMENTS

Planning Director Doug Hooper wished everyone a happy holiday and Chair O'Meara concurred.

ADJOURNMENT

Chair O'Meara announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, January 5, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:17 p.m., Vice Chair Zacuto moved to adjourn the meeting. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

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