

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, January 5, 2017
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 Asuncion.

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 City Attorney Nicholas Ghirelli, Assistant Planning Director Allison Cook, Public Works Director/City Engineer Ramiro Adeva, Public Works Project Manager Kelly Fisher, Traffic Engineer Carlie Campuzano, Oak Tree Consultant Greg Ainsworth, Environmental Consultant Joe Power, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

APPROVAL OF AGENDA

ACTION: Vice Chair Zacuto moved to approve the 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

The following person(s) spoke:

Ruth Gerson, Agoura

APPROVAL OF MINUTES

There were no public speakers.

1. Minutes – December 15, 2016 Planning Commission Meeting

ACTION: Commissioner Justice moved to approve Item No. 1, as presented. 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.

NEW PUBLIC HEARING

2. **REQUEST:** Request for the Planning Commission to approve an Agoura Village Development Permit and a Tentative Parcel Map to construct a mixed-use commercial and multi-family residential project consisting of 35 residential apartment units comprising 47,858 square feet, and retail, restaurant and office space comprising 68,918 square feet, including a Conditional Use Permit for hillside development; a Tentative Parcel Map to subdivide the property into two parcels; and an Oak Tree Permit to remove twenty-nine (29) oak trees and 21,271 square feet of scrub oak habitat, and to encroach within the protected zone of six (6) oak trees, as part of the "Cornerstone Mixed-Use Project"; and to adopt an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program pursuant to the California Environmental Quality Act.

APPLICANT: Doron Gelfand
Agoura and Cornell Roads, LP
6200 Corbin Avenue
Tarzana, CA 91356

CASE NOS.: 07-AVDP-002 and TPM 70559

LOCATION: Southeast corner of Agoura Road/Cornell Road
(APNs: 2061-029-(008-017); 2061-029-029; and 2061-030-(001-013))

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

ZONING DESIGNATION: Planned Development (PD - Agoura Village Specific Plan) and Open Space-Restricted (OS-R)

GENERAL PLAN
DESIGNATION:

Planned Development (PD - Agoura Village Specific Plan) and Open Space-Restricted (OS-R)

RECOMMENDATION:

Staff recommended the Planning Commission approve Agoura Village Development Permit Case No. 07-AVDP-002 and Tentative Parcel Map No. 70559, subject to conditions and based on the findings of the Draft Resolutions. Staff also recommended the Planning Commission adopt the project's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.

Following distribution of the agenda packet, and prior to the Planning Commission Meeting, written correspondence was received from the following persons, distributed to the Planning Commission, and made available to the public:

*Former Agoura Hills Mayors, Agoura Hills (submitted by Ed Corridori)
Samuel Unger, Agoura Hills
Joan Yacovone, Agoura Hills
Jerome C. Daniel, Santa Monica Mountains Conservancy (submitted by Paul Edelman)*

Staff submitted draft text and Mitigation Monitoring and Reporting Program clarification changes to the hydrology and water quality and air quality sections of the Mitigated Negative Declaration.

Following presentation of the staff report, Chair O'Meara opened the Public Hearing at 7:09 p.m.

The following person(s) spoke representing the Applicant:

Brad Rosenheim, Agoura Hills
Cory Anttila, Thousand Oaks, Architect

The following person(s) spoke:

Yael Peled, Los Angeles
Patricia Hess, Cornell
Emilie Helfand, Agoura
Mollie Helfand, Agoura
Yoram Levy, Encino
Fred Haim, Agoura Hills
Snowdy Dodson, Van Nuys, representing the California Native Plant Society (*submitted written correspondence*)
Julie Clark DeBlasio, Brentwood, representing the California Native Plant Society

Joan Yabitsu, Mulholland Highway
Chet Yabitsu, Mulholland Highway
Samuel Unger, Agoura Hills (*submitted written correspondence*)
Jere Berkley, Agoura
Ellen Gams, Agoura Hills
Lance Gams, Agoura Hills
Phil Ramuno, Agoura Hills, representing Old Agoura Homeowners
Mary Wiesbrock, Agoura Hills, representing Save Open Space (*submitted written correspondence*)
Joe Luithly, Agoura Hills (*submitted written correspondence*)
Colleen Holmes, Agoura, representing Cornell Preservation Organization (*submitted photographs*)
George Colman, Agoura Hills
Don Dusablon
David Barsocchini
Cyril Cianflone
Clarice Complan
Kevin Hashemi, Agoura Hills
Joseph Litzinger, Agoura Hills

The Planning Commission recessed at 8:21 p.m. and reconvened at 8:39 p.m.

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

Brad Rosenheim, Agoura Hills

There being no further public speakers, Chair O'Meara closed the Public Hearing at 8:44 p.m.

ACTION: Commissioner Anderson made a motion to continue the Public Hearing. The motion failed for lack of a second.

ACTION: Commissioner Anderson made a motion to reopen the Public Hearing. The motion failed for lack of a second.

The Planning Commission recessed at 10:34 p.m. and reconvened at 10:40 p.m.

A question and answer period was held between the Planning Commission and representatives of the applicant.

The Planning Commission proposed the following amendments to Condition 43:

43. Final detailing for outdoor commercial and residential amenities, including craftsman style furnishings, and retaining walls and fencing shall be subject to review and approval by the Planning Director. The applicant shall provide a final color palette for the buildings to lessen the visual impacts, for review and approval by the Planning Director.

The Planning Commission proposed the addition of Condition 145 as follows:

145. The applicant shall work with staff to provide enhanced pedestrian circulation for the project.

Upon request by Chair O'Meara, Assistant City Attorney Ghirelli provided the order of the motions and recommended to begin with approval of the resolution to approve the Initial Study/Mitigated Negative Declaration (IS/MND), considering staff's recommendation for a revision to the IS/MND, two revisions to the resolution (amending Condition 43 and adding Condition 145), and additional language to the document itself.

ACTION: Commissioner Justice moved to adopt **Resolution No. 17-1178**, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION; MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING PROGRAM FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED ON THE SOUTHEAST CORNER OF AGOURA ROAD/CORNELL ROAD (CASE NOS. 07-AVDP-002 AND TPM 70559), as amended. Commissioner Asuncion seconded. The motion carried 4-1, by the following voice vote:

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

NOES: Commissioner Anderson.

ABSENT: None.

ACTION: Commissioner Justice moved to adopt **Resolution No. 17-1179**, APPROVING AN AGOURA VILLAGE DEVELOPMENT PERMIT (CASE NO. 07-AVDP-002) FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED AT THE SOUTHEAST CORNER OF CORNELL ROAD AND AGOURA ROAD, INCLUDING A CONDITIONAL USE PERMIT AND AN OAK TREE PERMIT, with conditions, as amended. Commissioner Asuncion seconded. The motion carried 4-1, by the following voice vote:

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

NOES: Commissioner Anderson.

ABSENT: None.

ACTION: Commissioner Justice moved to adopt **Resolution No. 17-1180**, APPROVING TENTATIVE PARCEL MAP NO. 70559 FOR THE AGOURA FOR THE CORNERSTONE MIXED-USE PROJECT LOCATED AT THE SOUTHEAST CORNER OF AGOURA ROAD AND CORNELL ROAD. Commissioner Asuncion seconded. The motion carried 4-1, by the following voice vote:

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

NOES: Commissioner Anderson.

ABSENT: None.

DISCUSSION ITEM

3. Selection of Planning Commission Chair and Vice Chair for 2017

Chair O'Meara opened the nominations for Chair.

ACTION: Commissioner Justice moved to nominate Curtis Zacuto as Chair. Commissioner Anderson seconded. There were no further nominations and, by unanimous consensus, 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.

Curtis Zacuto was selected as Chair, commencing with the January 19, 2017, Planning Commission Meeting.

Chair O'Meara opened the nominations for Vice Chair.

ACTION: Commissioner Justice moved to nominate John Asuncion as Vice Chair. Commissioner Anderson seconded. There were no further nominations and, by unanimous consensus, 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.

John Asuncion was selected as Vice Chair, commencing with the January 19, 2017, Planning Commission Meeting.

INFORMATION ITEM

4. Planning Commission Schedule for 2017

No formal action was required by the Planning Commission.

PLANNING COMMISSION/STAFF COMMENTS

Planning Director Hooper thanked the Planning Commission for their extensive homework for the meeting.

Chair O'Meara spoke about serving as Chair and expressed his appreciation with working with the Planning Commissioners.

Commissioner Asuncion congratulated Chair O'Meara on an outstanding job as Chair and Commissioners Anderson, Justice, and Vice Chair Zacuto concurred.

ADJOURNMENT

Chair O'Meara announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, January 19, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 11:11 p.m., Commissioner Anderson 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