

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, March 16, 2017
6:30 P.M.

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

The Pledge of Allegiance was led by Commissioner Justice.

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

Absent was: Commissioner Kate Anderson.

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

EXCUSED ABSENCE

ACTION: The Planning Commission excused the absence of Commissioner Anderson by the following voice vote:

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

NOES: None.

ABSENT: Commissioner Anderson.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSENT: Commissioner Anderson.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

There were no public speakers.

1. Minutes – January 19, 2017 Planning Commission Meeting

ACTION: Vice Chair Asuncion moved to approve Item No. 1, as presented. Commissioner Justice seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner Anderson.

NEW PUBLIC HEARING

2. **REQUEST:** Request for approval of: 1) a conditional use permit to build a 7,057 square-foot residence with an attached 1,002 square-foot garage, a 540 square-foot basement, a 535 square-foot storage room, and 1,304 square feet of attached covered patios; 2) an oak tree permit to remove one (1) on-site oak tree and to encroach in the protected zone of five (5) other oak trees; 3) 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.

APPLICANT: SC Planners for Chaney and Marisa Sheffield
619 South Fremont Avenue, Suite C
Alhambra, CA 91803

CASE NOS.: CUP-01247-2016, OAK-01248-2016, & VAR-01249-2016

LOCATION: 27901 Blythedale Road

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-01247-2016; Oak Tree Permit Case No. OAK-01248-2016; and Variance Case No. VAR-01249-2016, subject to conditions, based on the findings of the attached draft resolutions.

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:

*Mr. and Mrs. Bennett, Agoura Hills
Finn Bennett, Agoura Hills*

Following presentation of the staff report, Chair Zacuto opened the Public Hearing at 6:52 p.m.

The following person(s) spoke representing the Applicant:

Matt Jewett, Los Angeles, representing SC Planners
Erik K. Evens, Ventura, representing Evens Architects

The following person(s) spoke:

David Iveland, Agoura Hills
Phil Ramuno, Agoura Hills, representing Old Agoura Homeowners Association

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

Matt Jewett, Los Angeles, representing SC Planners
Erik K. Evens, Ventura, representing Evens Architects
Jerry Williams, representing KAA Design

The following person(s) spoke:

David Iveland, Agoura Hills, spoke on behalf of his wife

There being no further public speakers, Chair Zacuto closed the Public Hearing at 7:35 p.m.

Following deliberation, Chair Zacuto inquired where a condition for additional screening would be added. Assistant City Attorney Ghirelli indicated the condition of approval would be placed at the end of the Landscaping and Irrigation Conditions, as Condition No. 78, as follows:

“The final Landscape Plans shall include additional landscaping to provide privacy along Blythedale Road to the satisfaction of the Planning Director and to the extent permitted by the Los Angeles County Fire Department Fuel Modification Unit.”

Chair Zacuto stated that he would not be able to support the project without the addition of a condition of approval to have a biologist walk the site, to determine if there were any sensitive species.

ACTION: Commissioner O'Meara moved to include the addition of Condition No. 78 to the Landscaping and Irrigation Conditions and adopt, as amended, **Resolution No. 17-1186**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01247-2016 AND OAK TREE PERMIT CASE NO. OAK-01248-2016 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 27901 BLYTHEDALE ROAD; AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Justice seconded. The motion carried 3-1, by the following voice vote:

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

NOES: Chair Zacuto.

ABSENT: Commissioner Anderson.

ACTION: Commissioner O'Meara moved to adopt **Resolution No. 17-1187**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE CASE NO. VAR-01249-2016 TO PERMIT EXCESS BUILDING HEIGHT FOR THE PROPERTY LOCATED AT 27901 BLYTHEDALE ROAD; AND MAKING THE FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Vice Chair Asuncion seconded. The motion carried 3-1, by the following voice vote:

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

NOES: Chair Zacuto.

ABSENT: Commissioner Anderson.

PLANNING COMMISSION/STAFF COMMENTS

Commissioner O'Meara thanked Chair Zacuto for a very well run meeting, commended staff on their report, and thanked the applicant's representative for their presentation.

Commissioners Justice and Asuncion concurred.

Chair Zacuto also concurred and thanked everyone for voicing their concerns at the meeting and by email.

ADJOURNMENT

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

ACTION: At 8:07 p.m., Commissioner Justice moved to adjourn the meeting. Vice Chair Asuncion seconded. The motion carried 4-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioner Anderson.

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