

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, April 6, 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 Anderson.

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

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

**APPROVAL OF AGENDA**

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

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

NOES: None.

ABSENT: None.

**PUBLIC COMMENTS**

There were no public speakers.

**APPROVAL OF MINUTES**

1. Minutes – March 16, 2017 Planning Commission Meeting

ACTION: Commissioner O'Meara moved to approve Item No. 1, as presented. Commissioner Justice seconded. The motion carried 4-0, with Commissioner Anderson abstaining, by the following voice vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: Commissioner Anderson.

**NEW PUBLIC HEARINGS**

2. REQUEST: A request for approval of a vesting tentative parcel map for the subdivision of an existing partially developed lot into three (3) new lots; a variance from Zoning Ordinance Section 9654.6 for a reduction in parking; and an addendum to the previously approved Final Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

APPLICANT: APB Properties, LLC  
27489 Agoura Road  
Agoura Hills, CA 91301

CASE NOS.: VTPM 74295 – PMAP-01271-2016 & VAR-01302-2016

LOCATION: 27489 Agoura Road, 27509 Agoura Road & 4149 Liberty Canyon Road

ENVIRONMENTAL DETERMINATION: An addendum to the approved Final Initial Study/Mitigated Negative Declaration for the Liberty Canyon Office Expansion Project pursuant to CEQA and the CEQA Guidelines.

ZONING DESIGNATION: Business Park – Office Retail – Freeway Corridor Overlay District (BP-OR-FC)

GENERAL PLAN DESIGNATION: Business Park – Office Retail (BP-OR)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Vesting Tentative Parcel Map 74295, Case No. PMAP-01271-2016; and Variance Case No. VAR-01302-2016, subject to conditions of approval, based on the findings of the attached Draft Resolutions, and adopt the addendum to the project's final Initial Study/Mitigated Negative Declaration.

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

*Mary Wiesbrock, Agoura Hills, representing Save Open Space (Letter)*

Planning Director Hooper announced that in order to allow the Planning Commission additional time to review the environmental documents for this project, staff was requesting that this case be continued to the next regular meeting of April 20, 2017, and, procedurally, recommended opening the public hearing to allow for any public testimony from either the applicant or the public, indicating there would also be an opportunity to do so at the next meeting, and to keep the public hearing open for the purposes of a motion for continuance.

Chair Zacuto opened the Public Hearing at 6:34 p.m. and invited the Applicant to make a presentation.

The representative of the Applicant, Paul Pfeifle, indicated he would make his presentation at the next meeting.

The following person(s) spoke:

Robin Morsell-Reilly, Agoura Hills  
Joan Yacovone, Agoura Hills  
Dave Ratray, Agoura Hills, representing the Rondell HOA  
Garry Coates, Agoura Hills

The following person(s) spoke representing the Applicant:

Paul Pfeifle, representing APB Properties, LLC

There were no further public speakers.

**ACTION:** Commissioner Anderson moved to continue the open Public Hearing to the Regular Planning Commission Meeting of April 20, 2017. Commissioner O'Meara seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

3. **REQUEST:** Request for: (1) approval of a conditional use permit to remodel an existing two-story, 3,075.5 square-foot single-family residence; construct a 634.75 square-foot, two-story addition; add 527 square-feet of deck area;

add a 170 square-foot lattice covered patio; and add a 51 square-foot entry porch; and (2) to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Charles Blaugrund for Naim Hmeidan  
14994 Marquette Street  
Moorpark, CA 93021

CASE NO.: CUP-01308-2016

LOCATION: 5541 Dart Court (A.P.N. 2054-027-057)

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

ZONING DESIGNATION: RS-(5)-7,500 (Single Family Residential - maximum five dwelling units per acre - 7,500 square feet minimum lot size)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01308-2016, subject to the conditions and, based on the findings in the attached draft resolution.

Following presentation of the staff report, Commissioner Justice disclosed that he had friends that lived on Dart Court, but had not spoken with them about this project.

Chair Zacuto also disclosed that the Applicant's son and his daughter had attended kindergarten together, but they had not spoken since then.

Chair Zacuto opened the Public Hearing at 6:55 p.m.

The following person(s) spoke representing the Applicant, Naim Hmeidan:

Charles Blaugrund, Architect

There were no public speakers.

The representative of the Applicant, Mr. Blaugrund, had no further comments.

There being no further public speakers, Chair Zacuto closed the Public Hearing at 7:03 p.m.

**ACTION:** Commissioner O'Meara moved to adopt **Resolution No. 17-1188**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01308-2016 FOR THE PROJECT LOCATED AT 5541 DART COURT; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

### **PLANNING COMMISSION/STAFF COMMENTS**

There were no comments.

### **ADJOURNMENT**

Chair Zacuto announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, April 20, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

**ACTION:** At 7:08 p.m., Vice Chair Asuncion moved to adjourn the meeting. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

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