

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, November 2, 2017
6:30 P.M.

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

The Pledge of Allegiance was led by Commissioner O'Meara.

Present were: Vice Chair John Asuncion, Commissioner Kate Anderson and Commissioner John O'Meara.

Absent were: Chair Curtis Zacuto and Commissioner Michael Justice.

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

EXCUSED ABSENCES

ACTION: The Planning Commission excused the absences of Chair Zacuto and Commissioner Justice by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Justice.

APPROVAL OF AGENDA

ACTION: Commissioner O'Meara moved to approve the Agenda, as presented. Commissioner Anderson seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Justice.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

None.

PUBLIC HEARING

- REQUEST:** Request for approval of: a conditional use permit to build a 5,510 square-foot, two-story residence with an attached 891 square-foot garage, and 494 square feet of attached covered patios; an oak tree permit to encroach into six (6) oak trees; a variance to reduce the front yard setback per the Open Space zone; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Oak Grove Development, LLC
5737 Kanan Road, Unit 171
Agoura Hills, CA 91301

CASE NOS.: CUP-01293-2016, OAK-01294-2016 and VAR-01295-2016

LOCATION: 6451 Chesebro 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: OS-R (Open Space-Restricted)

RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01293-2016; Oak Tree Permit Case No. OAK-01294-2016; and Variance Case No. VAR-01295-2016, subject to conditions, based on the findings of the draft resolutions.

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

The following person submitted written comments:

Nona Green

The following person(s) spoke:

Yosef Rosen, Applicant
Phil Ramuno, Agoura Hills

There being no further speakers, or a rebuttal by the Applicant, Vice Chair Asuncion closed the Public Hearing at 7:05 p.m.

ACTION: Commissioner Anderson moved to approve Conditional Use Permit Case No. CUP-01293-2016; Oak Tree Permit Case No. OAK-01294-2016; and adopt **Resolution No. 17-1200**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01293-2016 AND OAK TREE PERMIT CASE NO. OAK-01294-2016 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 6451 CHESEBRO ROAD; AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. The motion included adding Condition No. 96 to read: "*Prior to occupancy, the applicant shall remove any existing chain link fence on the property, absent extenuating circumstances, as determined by the Planning Director.*" Commissioner O'Meara seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Justice.

ACTION: Commissioner Anderson moved to approve Variance Case No. VAR-01295-2016; and adopt **Resolution No. 17-1201**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE CASE NO. VAR-01295-2016 TO PERMIT A REDUCED FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 6451 CHESEBRO ROAD; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner O'Meara seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Justice.

PLANNING COMMISSION/STAFF COMMENTS

Vice Chair Asuncion thanked staff and welcomed the Rosens to the community.

ADJOURNMENT

Vice Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, November 16, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:14 p.m., Commissioner O'Meara moved to adjourn the meeting. Commissioner Anderson seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Chair Zacuto and Commissioner Justice.

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