

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, December 7, 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 Vice Chair Asuncion.

Present were: Chair Curtis Zacuto, Vice Chair John Asuncion, and Commissioner John O'Meara.

Absent were: Commissioner Kate Anderson and Commissioner Michael Justice.

Also Present were: Planning Director Doug Hooper, Assistant City Attorney Steve Flower, Assistant Planning Director Allison Cook, Associate Planner Renee Madrigal, 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 Commissioner O'Meara.

NOES: None.

ABSENT: Commissioners Anderson and Justice.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSENT: Commissioners Anderson and Justice.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

1. Minutes – November 2, 2017 Planning Commission Meeting

By consensus of the Planning Commission (*Chair Zacuto, Vice Chair Asuncion, and Commissioner O'Meara*), this item was tabled to the next regular meeting.

2. Minutes – November 16, 2017 Planning Commission Meeting

ACTION: Vice Chair Asuncion moved to approve Item No. 2, as presented. Commissioner O'Meara seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioners Anderson and Justice.

SITE PLAN / ARCHITECTURAL REVIEW

3. **REQUEST:** Request for approval of a Site Plan/Architectural Review to remodel and add a 222.75 square-foot second floor living area within an existing two-story, single-family residence; and a request to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Alan Glazer
30001 Trail Creek Drive
Agoura Hills, CA 91301

CASE NO.: SPR-01355-2017

LOCATION: 30001 Trail Creek Drive (A.P.N. 2053-029-056)

ENVIRONMENTAL DETERMINATION: 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 adopt the draft Resolution, recommending that the City Council approve Zoning Ordinance Amendment Case No. ZOA-01325-2017.

Following presentation of the staff report, Chair Zacuto opened the floor for public comment.

The following person spoke:

Alan Glazer, Agoura Hills, Applicant

There were no further public speakers.

ACTION: Vice Chair Asuncion moved to approve Site Plan/Architectural Review Case No. SPR-01355-2017; and adopt **Resolution No. 17-1203**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01355-2017 TO REMODEL AND ADD A 222.75 SQUARE-FOOT SECOND FLOOR LIVING AREA WITHIN AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE LOCATED AT 30001 TRAIL CREEK DRIVE. Commissioner O'Meara seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioners Anderson and Justice.

DISCUSSION ITEM

4. Request for adoption of a Resolution, amending Planning Commission Resolution No. 771, for the modified list of prohibited land uses that apply to the commercial parcels (Parcel Nos. 3, 4, 5, 6, and 7) within Tract 53752 (The Shops at Oak Creek: 28941-29145 Canwood Street) and making a determination of exemption from the California Environmental Quality Act (City of Agoura Hills, Applicant)

Following presentation of the staff report, Chair Zacuto opened the floor for public comment.

The following person(s) spoke:

Rachel Wallach, Thousand Oaks (*in favor*)
David Blatt, Westlake Village

There were no further public speakers.

Commissioner O'Meara requested a short break to provide Mr. Blatt the opportunity to review the list of prohibited uses.

By consensus (*Chair Zacuto, Vice Chair Asuncion, and Commissioner O'Meara*), the Planning Commission recessed at 7:14 P.M. and reconvened at 7:27 P.M.

The following person spoke:

David Blatt, Westlake Village

There were no further public speakers.

ACTION: Vice Chair Asuncion moved to adopt **Resolution No. 17-1204**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING PLANNING COMMISSION RESOLUTION NO. 771 AND APROVING A LIST OF PROHIBITED LAND USES FOR THE COMMERCIAL PARCELS (PARCEL NOS. 3, 4, 5, 6, AND 7) WITHIN TRACT 53752 (THE SHOPS AT OAK CREEK); AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. The motion included an amendment to add "Tobacco shop" to Prohibited Uses. Commissioner O'Meara seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioners Anderson and Justice.

INFORMATION ITEM

5. Planning Commission Schedule for 2018

No action was required on this item.

PLANNING COMMISSION/STAFF COMMENTS

On behalf of Commissioner Justice, Planning Director Hooper requested his absence from this meeting be excused.

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

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

NOES: None.

ABSENT: Commissioners Anderson and Justice.

Commissioner O'Meara noted this was the last meeting of the year and wished staff and the Commissioners a happy holiday.

Vice Chair Asuncion offered thoughts and prayers to the communities affected by the fires.

Chair Zacuto noted it was Pearl Harbor Day and spoke about an article in the Los Angeles Times regarding sailor Joe George, who rescued the last six survivors from the sinking USS Arizona, and that the Navy would be presenting a Bronze Star Medal for Valor recognizing him posthumously for his bravery.

ADJOURNMENT

Chair Zacuto announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, December 21, 2017, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:50 p.m., Commissioner O'Meara moved to adjourn the meeting. Vice Chair Asuncion seconded. The motion carried 3-0, by the following voice vote:

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

NOES: None.

ABSENT: Commissioners Anderson and Justice.

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