

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, July 19, 2018**  
**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 O'Meara.

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 Nick Ghirelli, Assistant Planning Director Allison Cook, Planning Associate Valerie Darbouze, Planning Consultant Joe Power, Engineering Aide Robert Cortes, and City Clerk/Recording Secretary Kimberly Rodrigues.

**APPROVAL OF AGENDA**

**ACTION:** Commissioner Justice moved to approve the Agenda, as presented. 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.

**PUBLIC COMMENTS**

There were no public speakers.

**APPROVAL OF MINUTES**

1. Minutes – April 5, 2018 Planning Commission Meeting

**ACTION:** Commissioner Anderson moved to approve Item No. 1, as presented. Vice Chair Asuncion seconded. The motion carried 3-0, with Commissioners Justice and O'Meara abstaining, by the following voice vote:

AYES: Chair Zacuto, Vice Chair Asuncion, and Commissioner Anderson.  
NOES: None.  
ABSENT: None.  
ABSTAIN: Commissioners Justice and O'Meara.

2. Minutes – May 3, 2018 Planning Commission Meeting

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

AYES: Chair Zacuto and Commissioners Anderson, Justice, and O'Meara.  
NOES: None.  
ABSENT: None.  
ABSTAIN: Vice Chair Asuncion.

**NEW PUBLIC HEARING**

3. REQUEST: Request for approval of a Conditional Use Permit to construct a 3,733 square-foot, one story single-family residence with an 870 square-foot, attached three-car garage; an Oak Tree Permit to remove three (3) oak trees, and encroach in the protected zone of four (4) oak trees; and an addendum to the approved Final EIR for the Palo Comado Ranch Tract Project pursuant to the California Environmental Quality Act.

APPLICANT: Alex and Sasha Friedland  
4391 Via Rio  
Newbury Park, CA 91320

CASE NOS.: CUP-01389-2017 & OAK-01390-2017

LOCATION: 6475 Chesebro Road

ENVIRONMENTAL DETERMINATION: An addendum to the Palo Comado Ranch Tract Final Environmental Impact Report for the Palo Comado Ranch Tract Project pursuant to the California Environmental Quality Act (CEQA).

**ZONING**

**DESIGNATION:** OS-R-OA-EQ. Open Space-Restricted – Old Agoura Design Overlay – Equestrian Overlay District and Located in a Significant Ecological Area (SEA #12)

**GENERAL PLAN**

**DESIGNATION:** Open Space – Restricted (OS-R)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01389-2017-2017 and Oak Tree Permit Case No. OAK-01390-2017, subject to conditions, based on the findings of the Draft Resolution, and adopt the Addendum to the Final EIR.

Chair Zacuto announced that the draft and final EIR were prepared by Impact Sciences in 1999 and 2000 and, although an employee at that time and his name/title appear in the document, he was not a preparer of the document, nor did he have any financial interest in the firm or with approving the project, and there was no conflict of interest, on his part, with the project.

Following presentation of the staff report, Chair Zacuto opened the Public Hearing at 6:51 p.m.

The following person(s) spoke:

Alex Friedland, Applicant  
Brent Schneider, Thousand Oaks, Architect for Applicant  
Yosef Rosen

There being no further public speakers, Chair Zacuto closed the Public Hearing at 6:58 p.m.

**ACTION:** Following discussion, Commissioner O'Meara moved to adopt **Resolution No. 18-1215**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING AN ADDENDUM TO THE CERTIFIED PALO COMADO RANCH TRACT FINAL ENVIRONMENTAL IMPACT REPORT AND MAKING THE REQUIRED ENVIRONMENTAL FINDINGS PURSUANT TO CEQA. 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.

**ACTION:** Commissioner O'Meara moved to adopt **Resolution No. 18-1216**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01389-2017 AND OAK TREE PERMIT CASE NO. OAK-01390-2017 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 6475 CHESEBRO ROAD. 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.

### **DISCUSSION ITEM**

#### 4. Selection of Planning Commission Chair and Vice Chair

There was no public comment.

**ACTION:** Commissioner Anderson moved to nominate Curtis Zacuto as Chair and John Asuncion as Vice Chair.

**ACTION:** Commissioner Anderson amended the motion to appoint Curtis Zacuto as Chair and John Asuncion as Vice Chair. 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.

Curtis Zacuto was selected as Chair and John Asuncion was selected as Vice Chair to serve the remainder of the present term.

### **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, August 2, 2018, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

**ACTION:** At 7:11 p.m., Commissioner Justice moved to adjourn the meeting. Commissioner Anderson 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.