

**MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION**
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
**Thursday, May 2, 2019
6:30 P.M.**

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

The Pledge of Allegiance was led by Commissioner Mogri.

Present were: Chair John R. Asuncion, Vice Chair Kate Anderson, and Commissioners Michael Justice and Murtaza Mogri.

Absent was: Commissioner Jeremy Wolf.

Also Present were: Community Development Director Dave Ward, Assistant City Attorney Ghirelli, Planning Director Doug Hooper, Assistant Planning Director Allison Cook, Associate Planner Renee Madrigal, Traffic Engineer Laura Forinash, Engineering Aide Robert Cortes, and City Clerk/Recording Secretary Kimberly Rodrigues.

EXCUSED ABSENCE

ACTION: By consensus, the Planning Commission excused the absence of Commissioner Wolf 4-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice and Mogri.

NOES: None.

ABSENT: Commissioner Wolf.

APPROVAL OF AGENDA

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

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice and Mogri.

NOES: None.

ABSENT: Commissioner Wolf.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

Vice Chair Anderson announced that, although not present at the meeting, she had reviewed the meeting tape and was prepared to vote on the item.

1. Minutes – January 3, 2019 Planning Commission Meeting

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

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice and Mogri.

NOES: None.

ABSENT: Commissioner Wolf.

SITE PLAN / ARCHITECTURAL REVIEW

2. **REQUEST:** Request for approval of a Site Plan/Architectural Review to construct a 4,917 square-foot, two-story, single-family residence and a 695 square-foot attached garage; and a request to make a finding of exemption under the California Environmental Quality Act (CEQA).

APPLICANT: Wilmar Vallecios for Manish Drona
13852 Olive View Drive
Sylmar, CA 91342

CASE NO.: SPR-01504-2018

LOCATION: 28500 Driver Avenue
(APN 2055-004-040)

ENVIRONMENTAL DETERMINATION: Categorically Exempt per Section 15303 of the CEQA Guidelines.

ZONING DESIGNATION: Residential Low Density (20,000 square-foot minimum lot size)-Old Agoura Design Overlay–Equestrian Overlay Districts (RL-20,000-OA-EQ)

GENERAL PLAN

DESIGNATION: RL (Residential Low Density)

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01504-2018, subject to conditions, based on the findings of the draft resolutions.

Following presentation of the staff report, Chair Asuncion opened the Public Hearing at 6:43 p.m.

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

Manish Drona, Applicant
Willmar Vallecios, representing Applicant

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.

Jess Thomas, Agoura Hills

The following person(s) submitted written comments:

David Graul, Agoura Hills
Marianne Perls, Agoura Hills

The following person(s) spoke:

George Colman, Agoura Hills
Jess Thomas, Agoura Hills, representing Old Agoura Homeowners
Mike Colabella, Agoura Hills
Tara Farkash, Agoura Hills
Daniel Farkash, representing Old Agoura Homeowners (*time deferred from other speakers – allowed 15 minutes for public comment*)

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

Manish Drona, Applicant

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

ACTION: Following discussion, Commissioner Justice moved to adopt **Resolution No. 19-1223;** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01504-2018 FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 28500 DRIVER AVENUE; AND

MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. The motion included a correction to Condition No. 55 and the addition of two new conditions, No. 76 and No. 77, as follows:

- 55. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number ~~44~~ **46** must be completed to the satisfaction of the City Engineer.
- 76. The applicant shall move the location of the entry gate at least nineteen feet into the driveway beyond what is shown on the Site Plan.
- 77. The applicant shall modify the entryway to embrace a rural style consistent with the intent of the Old Agoura Design Guidelines and safe building principles including, but limited to, removing the four columns to the satisfaction of the Planning Director and City Building Official.

Commissioner Mogri seconded. The motion carried 4-0, by the following voice vote:

- AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice and Mogri.
- NOES: None.
- ABSENT: Commissioner Wolf.

DISCUSSION / ACTION

- 3. REQUEST: Request for the Planning Commission's interpretation of Zoning Ordinance Section 9312.2 (Commercial Use Table), regarding a proposed travel agency's (American Travel Solutions, LLC) request to locate their business in the Business Park-Office Retail (BP-OR) zoning district, east of Palo Comado Canyon Road, at 27509 Agoura Road.

- APPLICANT: Paul Pfeifle
BDR, Inc.
27489 Agoura Road
Agoura Hills, CA 91301

- CASE NO.: PCI-01616-2019

- LOCATION: 27509 Agoura Road

RECOMMENDATION: Staff recommended that the Planning Commission interpret, by minute order, the Zoning Ordinance to allow online travel agencies as a permitted use in the Business Park-Office Retail (BP-OR) zoning district, east of Palo Comado Canyon Road.

Following presentation of the staff report, Chair Asuncion opened the Public Hearing at 7:50 p.m.

The following person spoke on behalf of the Applicant:

Paul Pfeifle, Applicant

There being no further public speakers, Chair Asuncion closed the Public Hearing at 7:53 p.m.

ACTION: Following discussion, Vice Chair Anderson moved to interpret by minute order, the Zoning Ordinance to allow online travel agencies as permitted use in the Business Park-Office Retail (BP-OR) zoning district, east of Palo Comado Canyon Road. Commissioner Mogri seconded. The motion carried 4-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Justice and Mogri.

NOES: None.

ABSENT: Commissioner Wolf.

PLANNING COMMISSION / STAFF COMMENTS

Commissioner Mogri thanked staff for their assistance.

Chair Asuncion welcomed the new Community Development Director, Dave Ward.

Community Development Director Ward thanked the Planning Commission and made some introductory remarks.

ADJOURNMENT

Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, March 16, 2019, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

ACTION: At 7:57 p.m., Commissioner Justice moved to adjourn the meeting. Commissioner Mogri seconded. The motion carried 4-0, by the following voice vote:

AYES: Chair Asuncion, Vice Chair Anderson, and
Commissioners Justice and Mogri.

NOES: None.

ABSENT: Commissioner Wolf.

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