

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, May 16, 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 Vice Chair Anderson.

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

Also Present were: Community Development Director Dave Ward, Assistant City Attorney Nick Ghirelli, Planning Director Doug Hooper, Assistant Planning Director Allison Cook, and City Clerk/Recording Secretary Kimberly Rodrigues.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public speakers.

APPROVAL OF MINUTES

1. Minutes – April 4, 2019 Planning Commission Meeting

ACTION: Commissioner Justice moved to approve Item No. 1, as presented. Commissioner Wolf seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

Assistant City Attorney Ghirelli noted a correction to Item No. 2, Condition No. 77, of the May 2, 2019, minutes, as follows:

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 ***not*** limited to, removing the four columns to the satisfaction of the Planning Director and City Building Official.

2. Minutes – May 2, 2019 Planning Commission Meeting

ACTION: Commissioner Mogri moved to approve Item No. 2, as amended. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

SITE PLAN / ARCHITECTURAL REVIEW

3. REQUEST: Request for approval of a Site Plan/Architectural Review for a substantial remodel of an existing one-story single-family residence of 1,667 square feet and attached 564 square-foot garage by adding a second story and expanding the first story for a total 4,391 square-foot residence and 787 square-foot garage; approval of an Oak Tree Permit to encroach into the protected zone and canopies of three (3) on- and off-site oak trees; and to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Adrienne Jacob
5911 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: SPR-01493-2018 & OAK-01494-2018

LOCATION: 5911 Colodny Drive (APN 2055-028-041)

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

ZONING

DESIGNATION: Residential Very Low Density – Old Agoura Design Overlay District – Equestrian Overlay District (RV-OA-EQ)

GENERAL PLAN

DESIGNATION: Residential Very Low (RV)

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01493-2018 and Oak Tree Permit Case No. OAK-01494-2018, subject to conditions, based on the findings of the Draft Resolution.

Following presentation of the staff report, Chair Asuncion opened the Public Hearing at 6:46 p.m.

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

Adrienne Jacob, Applicant

The following person(s) spoke:

Marianne Perls, Agoura Hills
Stuart Miller, Agoura Hills
Daniel Farkash, Agoura Hills

There being no further public speakers, or rebuttal by the Applicant, Chair Asuncion closed the Public Hearing at 6:54 p.m.

ACTION: Following discussion, Commissioner Justice moved to adopt **Resolution No. 19-1224**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01493-2018 AND OAK TREE PERMIT CASE NO. OAK-01494-2018, FOR A SUBSTANTIAL REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 5911 COLODNY DRIVE, AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. The motion included an amendment to renumber the resolution sections beginning with the duplicate Section VI forward. The motion also included an amendment to Section VII and , Item D., and a correction to Exhibit A, Condition No. 52, as follows:

- D. ~~The removal or relocation of the three (3) oak trees is necessary because the continued existence at their present locations prevents the planned project on the subject property to such an extent that alternative development plans would be cost prohibitive. The project would require complete demolition and reconstruction of the structure, its foundation~~

~~and private septic system elsewhere on the parcel, and the relocation of the oak trees would not guarantee their survival. The project minimizes the work around the trees and protects them during the construction phase. With the incorporation of conditions of approval, the trees will not be adversely affected during construction and beyond. The retaining wall is to be constructed where a wall was previously located, and is necessary to support the soil at the base of the Oak tree (JOT-1). The hardscape on the north side of the property will remain in place. Pruning to raise the tree canopy with the intent of protecting the structure is supported by staff, and will have no foreseen impacts to the oak trees as confirmed by the oak tree consultants. The proposed conditions of approval include the requirement for the applicant take precautionary measures when grading in proximity to the oak trees, fencing other oak trees during the construction phase using proper pruning methods, and restricting further development from the under the tree canopies. Therefore, the oaks, all of which will remain, will not be endangered by to the project. **No oak trees will be removed or relocated in order to permit the proposed improvement or proposed use of the property.**~~

52. No more than 10 percent of Oak Trees ~~JOT-2 and 3~~ **OST-1 and OST-2** may be pruned for construction clearance purposes. Pruning shall be performed by a certified arborist and shall be consistent with ANSI A300 Standards - Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.

Commissioner Wolf seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

PLANNING COMMISSION / STAFF COMMENTS

Commissioner Mogri requested background on the discussion, by the City Council on Tuesday, May 14, 2019, regarding the previous Planning Commission decision. Community Development Director Ward provided a brief update, noting that the City Council decided, on a 4-1 vote, to review the Drona application that was heard and approved by the Planning Commission on May 2, 2019.

Commissioner Justice inquired who had initiated the special meeting of the City Council and Community Development Director Ward responded it had been initiated by the Mayor, in communication with the City Manager.

Chair Asuncion thanked staff for their work.

ADJOURNMENT

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

ACTION: At 7:03 p.m., Commissioner Mogri moved to adjourn the meeting. Commissioner Justice seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

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