

**MINUTES**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, July 16, 2020**  
**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 Mogri.

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

Also Present were: Planning Director Doug Hooper, Assistant City Attorney Nick Ghirelli, Engineering Aide Robert Cortes, Assistant City Manager Nathan Hamburger, Deputy City Manager Louis Celaya, and City Clerk/Recording Secretary Kimberly Rodrigues.

**APPROVAL OF AGENDA**

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

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

NOES: None.

ABSENT: None.

**PUBLIC COMMENTS**

There were no public comments.

**APPROVAL OF MINUTES**

There were no public comments.

1. Minutes – June 18, 2020 Regular Planning Commission Meeting

ACTION: Commissioner Justice moved to adopt the minutes, as presented. Vice Chair Mogri seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

**SITE PLAN / ARCHITECTURAL REVIEW**

2. REQUEST: Request for 1) approval of a Site Plan/Architectural Review to construct a new 2,446 square-foot, two story, single-family residence and a 647 square-foot attached garage; and 2) to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Eli Lugasi  
30831 Oakrim Drive  
Westlake Village, CA 91362

CASE NO.: SPR-01730-2020

LOCATION: 28623 Acacia Glen Street

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

ZONING DESIGNATION: Single Family Residential - maximum five (5) dwelling units per acre - 7,000 square-foot minimum lot size (RS-(5)-7,000)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01730-2020, subject to conditions, based on the findings of the Resolution.

Following presentation of the staff report, Chair Asuncion opened the floor for public comments.

Public comments were received by email and forwarded to the Planning Commission prior to the meeting by the following person(s):

- Rik Zelman, Agoura Hills, Board of Directors, Fountainwood Homeowners Association
- Sue Talley and Steve Greenberg, Agoura Hills
- Diane Huddleston, Agoura Hills
- John O'Malley, Agoura Hills
- Fountainwood Neighbors, Agoura Hills: Sue Talley, Steve Greenberg, Diane Huddleston, John and Viveka O'Malley, Bob Sexton, David and Melissa Mellman, and Ying Ying Wu

Robert Sexton, Agoura Hills (2)  
Ying Ying Wu, Agoura Hills

The following person(s) spoke (remote live testimony):

Eli Lugasi, Westlake Village, Applicant  
Hadas Lugasi, Westlake Village  
Sue Talley, Westlake Village, former Acacia Glen Street resident  
Stephen Greenberg, Westlake Village, former Acacia Glen Street resident  
Sam Greenberg, Los Angeles, former Acacia Glen Street resident  
Ying Ying Wu, Agoura Hills, former Acacia Glen Street resident

There were no further public speakers.

The Applicant provided a rebuttal:

Eli Lugasi, Westlake Village  
Hadas Lugasi, Westlake Village

Following further deliberation, the Planning Commission commented as follows:

**ACTION:** Commissioner Anderson moved to adopt **Resolution No. 20-1246**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01730-2020 FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 28623 ACACIA GLEN STREET; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Justice seconded. The motion carried 3-2, by the following roll call vote:

**AYES:** Commissioners Anderson, Justice, and Wolf

**NOES:** Chair Asuncion and Vice Chair Mogri

**ABSENT:** None.

### **PLANNING COMMISSION / STAFF COMMENTS**

Commissioner Wolf spoke about the project and expressed his appreciation for the discussion by the Planning Commission and for the residents voicing their concerns.

Vice Chair Mogri thanked staff, the Commissioners, the applicant, and the neighbors who spoke on the item and wished everyone well during COVID-19.

Commissioner Wolf congratulated Nathan Hamburger on his appointment as City Manager and the Commissioners also expressed their congratulations.

Chair Asuncion thanked staff and the Commissioners and spoke about mixing up the order of the roll call in the script to give the Commissioners an equal opportunity to start and noted he does the same for the pledge of allegiance.

### **ADJOURNMENT**

Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, August 6, 2020, in the Council Chambers. The meeting will be held by video conference and in-person attendance by the public in the Council Chambers will not be permitted.

**ACTION:** At 7:58 p.m., Vice Chair Mogri moved to adjourn the meeting. Commissioner Justice seconded. The motion carried 5-0, by the following roll call vote:

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

**NOES:** None.

**ABSENT:** None.

Kimberly M. Rodrigues, MMC  
City Clerk/Recording Secretary