

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, notify the City Clerk's Office, at (818) 597-7303, at least 48 hours prior to the meeting.

**AGENDA**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, November 18, 2021**  
**6:30 p.m.**

Zoom Meeting URL: <https://zoom.us/>  
Meeting ID: 868 0225 2564  
Meeting Passcode: 159138

**NOTE:** The Agoura Hills Planning Commission and City staff will be participating in this meeting via remote video conferencing. In the interest of maintaining appropriate social distancing, members of the public may participate electronically by emailing their public comments or participating live (see section on “Public Participation” below).

Due to the ongoing COVID-19 pandemic, and in response to Governor Newsom’s ongoing state of emergency declaration, and Agoura Hills Resolution No. 20-1926, Ratifying the Director of Emergency Services’ Proclamation of the Existence of a Local Emergency, adopted by the Agoura Hills City Council on March 17, 2020, to follow state guidelines on social distancing, all City meeting facilities are closed to the public and in-person attendance in the Council Chambers will not be permitted until further notice.

**WATCH THE MEETING:**

This meeting is being conducted utilizing video conferencing and electronic means consistent with AB 361, regarding the COVID-19 pandemic. The meeting may be viewed live online beginning at 6:30 p.m. To access the live Zoom meeting from a PC, Mac, iPad, or Android device, use the above Zoom link (click on “Join a Meeting”), enter the Meeting ID (click on “Join”), and Meeting Passcode (click on “Join Meeting”). When attendees join the live Zoom meeting, they are automatically muted and only have the options to view and listen to the live meeting. To watch the live stream or archive of this meeting on YouTube, enter “Agoura Hills Planning Commission” and click on the date of the meeting. To watch the live stream or archive of this meeting on the City’s website, go to [agourahillscity.org](http://agourahillscity.org) and click on the “Watch Meetings Online” button.

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

Option 1: To submit written public comments by email.

The public has an opportunity to submit written public comments by email; any comments submitted via text or social media will not be accepted. To ensure the Planning Commission (“Commission”) has the opportunity to review and/or consider information prior to the live meeting, **please identify the Agenda item number in the email subject line (e.g., Item No. 1) and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on the meeting date (i.e., Thursday, November 18, 2021).** Public comments provided via email will be distributed to the Commission prior to the Planning Commission meeting and posted on the City’s website. Public comments are not read into the record. Please note: any public comments received after 4:00 p.m. on the meeting day will be forwarded, as a courtesy, to the Commission after the meeting and will not be considered as part of their deliberations. **The public also has the opportunity to speak and provide public comment live at the meeting using Zoom.**

Option 2: To provide public comment live at the meeting using Zoom (audio only).

During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to three (3) minutes per speaker; a speaker’s time may not be transferred to another speaker. **To provide public comment live at the meeting, access the meeting remotely via Zoom (see link above). To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar.** Speaker must be present when called to speak; staff will announce the speaker’s name, as listed on Zoom, and unmute the microphone to speak (audio only). Prior to speaking, state first and last name and provide city of residence for the record. The microphone will be muted by staff when three (3) minutes have expired.

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Chair Murtaza Mogri  
Vice Chair Jeremy Wolf  
Commissioner John R. Asuncion  
Commissioner David Horenstein  
Commissioner Penny Sylvester

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENTS**

*(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category.)*

## **CONSENT CALENDAR**

*(Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the Planning Commission, there will be no separate discussion of these items. This section is reserved for persons wishing to address items on the Consent Calendar. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category.)*

1. Approve Minutes of the October 7, 2021, Regular Planning Commission Meeting

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

2. Approve Request by the Applicants (Blue Croix, Ltd.) for a Time Extension of Tentative Parcel Map Case No. PMAP-01831-2020 (TPM 83110) to January 31, 2022

STAFF REFERENCE: ASSISTANT PLANNER GARCIA

## **PUBLIC HEARING**

*(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category. After the rebuttal, the Chair will close the Public Hearing and the Planning Commission will deliberate the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.)*

3. REQUEST: Request for approval of a Conditional Use Permit to construct a 4,668 square-foot, one story single-family residence with an attached 694 square-foot, three-car garage, a 2,542 square-foot detached accessory structure, 575 square feet of patio covers, on two (2) vacant lots; an Oak Tree Permit to remove one (1) on-site oak tree, and encroach into the protected zone of three (3) other oak

**PUBLIC HEARING, continued –**

trees; and an addendum to the approved Final Environmental Impact Report for the Palo Comado Ranch Tract Project pursuant to the California Environmental Quality Act.

APPLICANT: IR-Architects for Jonathan Shuken  
16800 Devonshire Street, Suite 307  
Granada Hills, CA 91344

CASE NOS.: CUP-01311-2016 & OAK-01312-2016

LOCATION: 6511 & 6521 Chesebro Road (AINs: 2055-029-005, & -006)

ENVIRONMENTAL DETERMINATION: An addendum to the Palo Comado Ranch Tract Final Environmental Impact Report (EIR) 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 the Significant Ecological Area (SEA #12)

GENERAL PLAN DESIGNATION: Open Space – Restricted (OS-R)

**RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-1311-2016 and Oak Tree Permit Case No. OAK-01312-2016, subject to conditions, based on the findings of the attached Draft Resolution, and adopt the Addendum to the Final EIR.

**INFORMATION ITEM**

*(This section is reserved for persons wishing to address the Information Item. Please refer to “Public Participation” above for full details on how to submit written public comments or speak under this category.)*

4. Receive and File the City of Agoura Hills Objective Standards Checklist for Residential and Mixed Use Development in the Agoura Village Specific Plan Area

STAFF REFERENCE: COMMUNITY DEVELOPMENT DIRECTOR THOMAS

## **PLANNING COMMISSION / STAFF COMMENTS**

### **ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for December 16, 2021, at 6:30 p.m., in the Council Chamber of the Civic Center. It is anticipated the meeting will be held by video conference and in-person attendance by the public in the Council Chambers will not be permitted.

The Regular Meeting of the Planning Commission for December 2, 2021, has been canceled.

*Copies of reports or other written documentation relating to each item of business described above are posted to the City's website at [agourahillscity.org](http://agourahillscity.org) and are on file in the Planning Division of the Community Development Department, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California.*

*The telecast of the November 18, 2021, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers, Channel 3 for Charter subscribers, and Channel 99 for AT&T U-Verse subscribers, at a later date, and run daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.*