

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, December 16, 2021
6:30 p.m.

Zoom Meeting URL: <https://zoom.us/>
Meeting ID: 897 5657 7530
Meeting Passcode: 687665

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 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 by 4:00 p.m. on the meeting date (i.e., Thursday, December 16, 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 21, 2021, Regular Planning Commission Meeting

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

2. Approve Planning Commission 2022 Meeting Schedule

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

CONTINUED OPEN PUBLIC HEARING – ITEM WITHDRAWN BY APPLICANT

3. ***Applicant, Jonathan Shuken, has withdrawn his development application. This item will not be considered by the Planning Commission.***

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 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. – *This Public Hearing was continued from the Regular Planning Commission Meeting of November 18, 2021)*

PUBLIC HEARINGS

5. **REQUEST:** Request for 1) approval of a Conditional Use Permit and Site Plan/Architectural Review Permit to add 1,382 square feet to an existing single-family residence, convert the existing 438-square-foot garage into habitable space, and add 789 square feet for a new attached three-car garage located on a hillside lot, 2) approval of an Oak Tree Permit to encroach into the dripline of two oak trees, and 3) to make a finding of exemption under the California Environmental Quality Act.
- APPLICANT:** Clive Dawson
 28925 Pacific Coast Highway
 Malibu, CA 90265
- CASE NOS.:** CUP-01878-2021, SPR-01879-2021, OAK-01880-2021
- LOCATION:** 5856 Fairview Place
 (AIN 2055-027-072)
- ENVIRONMENTAL
 DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per §15301 (Existing Facilities) of the CEQA Guidelines.
- ZONING
 DESIGNATION:** Residential Very Low Density – Old Agoura Design Overlay
 – Equestrian Overlay Districts (RV-OA-EQ)
- GENERAL PLAN
 DESIGNATION:** Residential Very Low Density (RV)
- RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit Case No. 01878-2021, Site Plan/Architectural Review Case No. SPR-01879-2021, and Oak Tree Permit Case No. OAK-01880-2021 subject to conditions, based on the findings of the Draft Resolution.
6. **REQUEST:** Request for approval of a Conditional Use Permit and Site Plan/Architectural Review to construct a 7,995 square-foot, two-story single-family residence with an attached 322 square-foot, one-car garage, a detached 705 square-foot, three-car garage, a 975 square-foot workshop, and a 3,783 square-foot, two-story barn with corral; an Oak Tree Permit to encroach into the protected zone of seven (7) on-site oak trees; and to make a finding of exemption pursuant to the California Environmental Quality Act.

PUBLIC HEARINGS, *continued* -

APPLICANT: Keystone Strategic Planning, Inc.
Greg & Rhonda Greenstein
4859 West Slauson Avenue, Suite 753
Los Angeles, CA 90056

CASE NOS.: CUP-01773-2020, SPR-01774-2020 & OAK-01775-2020

LOCATION: 6450 Chesebro Road, A.I.N: 2055-001-032

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

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-01773-2020, Site
Plan/Architectural Review Case No. SPR-01174-2020,
and oak Tree Permit Case No. OAK-01775-2020, subject
to conditions, based on the findings of the Draft
Resolution.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for January 6, 2022, 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.

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 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 December 16, 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.