

MINUTES
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.

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

The Pledge of Allegiance was led by Commissioner Asuncion.

Present were: Chair Murtaza Mogri, Vice Chair Jeremy Wolf, Commissioner John R. Asuncion, Commissioner David Horenstein, and Commissioner Penny Sylvester.

Also Present were: Community Development Director Denice Thomas, Assistant City Attorney Nick Ghirelli, Senior Planner Jessica Cleavenger, Associate Planner Valerie Darbouze, Assistant Planner Katrina Garcia, Deputy City Manager Louis Celaya, Acting Director of Public Works Kelly Fisher, Engineering Aide Robert Cortes, Executive Assistant Amber Victoria, Administrative Analyst John Treichler, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

APPROVAL OF AGENDA

Chair Mogri announced that Item No. 3 had been withdrawn by the Applicant (Shuken) and would not be considered by the Planning Commission.

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

AYES: Chair Mogri, Vice Chair Wolf and Commissioners Asuncion, Horenstein, and Sylvester.

NOES: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

There were no public comments.

ACTION: Commissioner Sylvester moved to approve Consent Calendar Item Nos. 1 and 2, as presented. Commissioner Asuncion seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf and Commissioners Asuncion, Horenstein, and Sylvester.

NOES: None.

ABSENT: None.

1. Approve Minutes of the October 21, 2021, Regular Planning Commission Meeting
2. Approve Planning Commission 2022 Meeting Schedule

CONTINUED OPEN PUBLIC HEARING – ITEM WITHDRAWN BY APPLICANT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 ***Applicant, Jonathan Shuken, has withdrawn his development application.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)*

Staff announced the item was withdrawn at the request of the Applicant.

No action was required by the Planning Commission on this item.

PUBLIC HEARINGS

4. 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 recommended 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.

Staff noted the following correction to Condition No. 46:

“The following existing street being cut for new services will require an asphalt concrete overlay: ~~Driver Avenue~~ **Fairview Place**.”

Following presentation of the staff report, Chair Mogri opened the Public Hearing at 7:00 p.m.

Written public comments were received by email and forwarded to the Planning Commission, prior to the meeting, by the following person:

Ken Leonard

The following person spoke (remote live testimony):

Clive Dawson, Malibu, Applicant

There being no public comments, nor a rebuttal from the Applicant, Chair Mogri closed the Public Hearing at 7:06 p.m.

Assistant City Attorney Nick Ghirelli offered an amendment to Condition No. 22 as follows:

“A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading and building operations. **Prior to the issuance of the grading permit, the applicant shall submit a construction management plan to the City for review and approval. At minimum the plan shall identify truck haul routes and onsite parking locations.**”

ACTION: Commissioner Sylvester moved to adopt **Resolution No. 21-1262;** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01878-2021, SITE PLAN AND ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-01879-2021, AND OAK TREE PERMIT CASE NO. OAK-01880-2021 FOR THE CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 5856 FAIRVIEW PLACE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, including the amendment to Condition No. 22 and correction to Condition No. 46. Commissioner Sylvester seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf and Commissioners Asuncion, Horenstein, and Sylvester.

NOES: None.

ABSENT: None.

5. **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.

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 recommended 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.

Staff noted the following correction to Condition No. 59:

“Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in condition number ~~48~~ **44** must be completed to the satisfaction of the City Engineer.”

Following presentation of the staff report, Chair Mogri opened the Public Hearing at 7:51 p.m.

No written public comments were received.

The following person spoke (remote live testimony):

Matt Jewett, representing the Applicant
Greg Greenstein, Applicant
Brian Gelt, Agoura Hills

There being no public comments, nor a rebuttal from the Applicant, Chair Mogri closed the Public Hearing at 8:09 p.m.

ACTION: Commissioner Horenstein moved to adopt **Resolution No. 21-1263**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01773-2020, SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-01774-2020, AND OAK TREE PERMIT CASE NO. OAK-01775-2020 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 6450 CHESEBRO ROAD; AND MAKING A FINDING OF EXEMPTION PURSUANT TO TH CEQA GUIDELINES, including the correction to Condition No. 59. Commissioner Asuncion seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf and Commissioners Asuncion, Horenstein, and Sylvester.

NOES: None.

ABSENT: None.

PLANNING COMMISSION / STAFF COMMENTS

The Planning Commission, in general, wished everyone a safe holiday season.

Commissioner Sylvester inquired about attending the upcoming Planning Commissioners Academy in March and Community Development Director Thomas responded that she would check the budget and reply back to her.

Chair Mogri spoke about the pandemic and the importance of everyone getting their vaccines and booster shots to help protect everyone in the community.

ADJOURNMENT

Chair Mogri announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, January 6, 2022, in the Council Chambers of the Civic Center. It is anticipated that 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 8:28 p.m., Commissioner Sylvester moved to adjourn the meeting. Commissioner Asuncion seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf and Commissioners Asuncion, Horenstein, and Sylvester.

NOES: None.

ABSENT: None.

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