

MINUTES
REGULAR MEETING – VIDEO CONFERENCE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, January 20, 2022
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, Associate Planner Valerie Darbouze, City Manager Nathan Hamburger, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Celaya, and Executive Assistant/Recording Secretary Amber Victoria.

APPROVAL OF AGENDA

ACTION: Commissioner Sylvester moved to approve the Agenda, as presented. Commissioner Horenstein 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: Vice Chair Wolf moved to approve Consent Calendar Item No. 1, 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 November 18, 2021, Regular Planning Commission Meeting

PUBLIC HEARING

2. REQUEST: Approval of a Conditional Use Permit to Sell Electric Vehicles at an Existing Industrial Building, and 2) to Make a Finding of Exemption Under the California Environmental Quality Act

APPLICANT: Tesla, Inc.

CASE NO.: CUP-2021-0006

LOCATION: 28721 Canwood Street Building A (AIN 2048-012-026)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15061(b)(3) and 15301 of the CEQA Guidelines.

ZONING DESIGNATION: BP-M-FC (Business Park Manufacturing and Freeway Corridor Overlay Districts)

GENERAL PLAN DESIGNATION: BP-M (Business Park Manufacturing)

RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit Case No. 2021-0006, subject to Conditions of Approval, based on the findings of the Draft Resolution.

Vice Chair Wolf recused himself from the item, due to his residence being within 500 feet of the project, and left the (Zoom) meeting at 6:37 p.m.

Following presentation of the staff report, Chair Mogri opened the Public Hearing at 6:55 p.m.

The following person provided live testimony (via Zoom):

Juan Carlos Buitrago, representing the Applicant

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

ACTION: Commissioner Sylvester moved to adopt **Resolution No. 21-1264**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2021-006, TO ALLOW THE SALE OF ELECTRIC VEHICLES AT AN EXISTING INDUSTRIAL

BUSINESS PARK LOCATED AT 28721 CANWOOD STREET; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Horenstein seconded. The motion carried 4-0-1, by the following roll call vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: Vice Chair Wolf

Vice Chair Wolf returned to the meeting at 7:11 p.m.

DISCUSSION – ACTION

3. Selection of Planning Commission Chair and Vice Chair for 2022

Chair Mogri opened the nominations for Chair.

ACTION: Commissioner Asuncion moved to nominate Vice Chair Wolf as Chair. Commissioner Horenstein seconded. There were no further nominations and, by unanimous consensus, the motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

Jeremy Wolf was selected as Chair of the Agoura Hills Planning Commission.

Chair Wolf opened the nominations for Vice Chair.

ACTION: Commissioner Asuncion moved to nominate Commissioner Sylvester as Vice Chair. Commissioner Mogri seconded. There were no further nominations and, by unanimous consensus, the motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

Penny Sylvester was selected as Vice Chair of the Agoura Hills Planning Commission.

PLANNING COMMISSION / STAFF COMMENTS

The Planning Commission and staff congratulated the new incoming Chair Wolf and Vice Chair Sylvester and thanked the former Chair Mogri and Vice Chair Wolf for their service.

Commissioner Mogri encouraged everyone to get their COVID-19 vaccination and spoke about the California Redistricting, noting the new district boundaries for Agoura Hills will take effect in November 2022.

ADJOURNMENT

Chair Wolf announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, February 3, 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 7:20 p.m., Commissioner Mogri moved to adjourn the meeting. Commissioner Asuncion seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

Amber Victoria, Executive Assistant/Recording Secretary
Prepared by Kimberly M. Rodrigues, City Clerk, MPPA, MMC