

AGENDA
REGULAR MEETING – VIDEO CONFERENCE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, April 7, 2022
6:30 p.m.

Please Click the Link Below to Join the Zoom Meeting:

<https://us02web.zoom.us/j/83078822763>

or

Go to [Zoom.us](https://zoom.us) and Enter Meeting ID: 830 7882 2763

NOTE: *The Agoura Hills Planning Commission and City staff will be participating in this meeting in-person in the Council Chambers and via remote video conferencing (Zoom). Members of the public also have the opportunity to participate in-person in the Council Chambers (attendees will be required to follow the current State and County public health guidelines) or electronically via Zoom. Refer to “Public Participation” below.*

WATCH THE MEETING (IN-PERSON, VIDEO CONFERENCE, OR ARCHIVED):

This meeting is being conducted in-person in the Council Chambers and by utilizing video conferencing and electronic means consistent with AB 361, regarding the COVID-19 pandemic. To attend the meeting in-person, Council Chambers doors will open to the public at 6:00 p.m. and attendees will be required to follow current State and County public health guidelines. To access the live meeting remotely from a PC, Mac, iPad, or Android device, use the Zoom meeting information above. The meeting may be viewed live online beginning at 6:30 p.m. 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 A: To provide public comment in-person in the Council Chambers

*Members of the public have the opportunity to attend the meeting in-person in the Council Chambers and speak or submit a written comment on any item listed on the Agenda. If you wish to speak, complete a Speaker’s Card for each item and submit to the City Clerk prior to the public comment portion of the item. Public testimony is limited to three (3) minutes per speaker; a speaker’s time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by the City Clerk. **Any in-person attendees in the Council Chambers will be required to follow the current State and County public health guidelines.** Please silence all cell phones and other electronic devices during the meeting.*

Option B: To provide public comment by video conference (Zoom)

1. If attending the meeting virtually (Zoom), submit written public comments prior to the meeting
*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 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 and submit your written public comments by email to comments@agourahillscity.org by 4:00 p.m. on the meeting date.** Public comments provided via email will be distributed to the Planning 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 not be considered as part of the Planning Commission’s deliberations nor entered into the official record. However, the public may participate by providing live public comment at the meeting via Zoom (see below).*

2. If attending the meeting virtually, live public comments may be received via 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 Jeremy Wolf
Vice Chair Penny Sylvester
Commissioner John R. Asuncion
Commissioner David Horenstein
Commissioner Murtaza Mogri

EXCUSED ABSENCE(S)

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 January 20, 2022, Regular Planning Commission Meeting

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

PUBLIC HEARINGS

*(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.)*

2. REQUEST: 1) Approval of a Conditional Use Permit and Site Plan/Architectural Review Permit to Build a New Single-Family Residence, with a Detached, Garage and Accessory Structure, Located on a Vacant Hillside Lot, and 2) to Make a Finding of Exemption Under the California Environmental Quality Act

APPLICANT: Architecture JHK for Mustafa Bengali

CASE NOS.: CUP-2021-0005 and SPR-2021-0008

LOCATION: 28439 Foothill Drive (AIN 2055-019-037)

PUBLIC HEARINGS, continued -

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

ZONING
DESIGNATION: Residential Very Low Density – Old Agoura Design Overlay – Equestrian Overlay (RV-OA-EQ)

GENERAL PLAN
DESIGNATION: RV (Residential Very Low)

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-2021-0005 and Site Plan/Architectural Review Case No. SPR-2021-0008; subject to conditions, based on the findings of the Draft Resolution.

3. REQUEST: 1) Approval of a Conditional Use Permit and Site Plan/Architectural Review Permit to Build a New Single-Family Residence, with an Attached, Two-Story, Three-Car Garage with Additional Living Space, Located on a Vacant Lot, 2) An Oak Tree Permit to Encroach into the Protected Zone of 16 Oak Trees, 3) A Variance to Reduce the Front Yard Setback, and 4) Adopt an Addendum to the Final Environmental Impact Report for the Palo Comado Ranch Tract

APPLICANT: Brian Gelt

CASE NOS.: CUP-01577-2019, SPR-2022-0015, OAK-01578-2019, and VAR-01579-2019

LOCATION: 6461 Chesebro Road (AIN: 2055-029-001)

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: Open Space-Restricted – Drainage - Old Agoura Design Overlay District and Equestrian District – (OS-R-D-OA-EQ)

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

PUBLIC HEARINGS, continued -

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. 01577-2019, Site Plan/Architectural Review Case No. SPR-2022-0015, Oak Tree Permit Case No. OAK-01578-2019, and Variance Case No. VAR-01579-2019 subject to conditions, based on the findings of the Draft Resolutions.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for April 21, 2022, at 6:30 p.m., in the Council Chambers of the Civic Center. It is anticipated that members of the public will have the opportunity to participate in-person in the Council Chambers or by remote video conferencing (Zoom).

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.

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 April 7, 2022, 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.