

**MINUTES**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, November 17, 2022**  
**6:30 p.m.**

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

The Pledge of Allegiance was led by Commissioner Asuncion.

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

Absent was: Commissioner Horenstein.

Also Present were: Community Development Director Denice Thomas, Assistant City Attorney Nick Ghirelli, Principal Planner Jessica Cleavenger, Associate Planner Valerie Darbouze, Associate Planner Katrina Garcia, Deputy City Manager Louis Celaya, Management Analyst Amber Victoria, Media Analyst Ericka Diaz, and Administrative Analyst/Recording Secretary Celeste Bird.

**EXCUSED ABSENCE**

ACTION: Commissioner Asuncion moved to approve excusing the absence of Commissioner Horenstein. Vice Chair Mogri seconded. The motion carried 3-0, by the following roll call vote:

AYES: Chair Wolf, Vice Chair Mogri, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioner Horenstein.

**APPROVAL OF AGENDA**

ACTION: Vice Chair Mogri moved to approve the Agenda, as presented. Commissioner Asuncion seconded. The motion carried 3-0, by the following roll call vote:

AYES: Chair Wolf, Vice Chair Mogri, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioner Horenstein.

## **CONSENT CALENDAR**

There were no public comments.

**ACTION:** Commissioner Asuncion moved to approve Consent Calendar Item No. 1, as presented. Vice Chair Mogri seconded. The motion carried 3-0, by the following roll call vote:

**AYES:** Chair Wolf, Vice Chair Mogri, and Commissioner Asuncion.

**NOES:** None.

**ABSENT:** Commissioner Horenstein.

1. Approve Minutes of the Regular Planning Commission Meeting of October 6, 2022

## **PUBLIC HEARING**

2. **REQUEST:** 1) Approval of a Conditional Use Permit and Site Plan/Architectural Review Permit to build five professional office buildings on a vacant, hillside lot, 2) an Oak Tree Permit to encroach in the protected zone of two oak trees, 3) a vesting tentative tract map to subdivide the parcel into 6 lots, and 4) the adoption of an Initial Study/Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program.

**APPLICANT:** Martin Teitelbaum for Ladyface Vista, L.P.

**CASE NOS.:** CUP-2021-0004, SPR-2021-0007, OAK-2021-0012, & TRM-2021-0001

**LOCATION:** 29541, 29545, 29549, 29553 and 29555 Canwood Street (A.P.N. 2053-001-008)

**ENVIRONMENTAL DETERMINATION:** Initial Study/Mitigated Negative Declaration/Monitoring Program

**ZONING DESIGNATION:** BP-OR-FC (Business Park-Office Retail-Freeway Corridor Overlay Districts)

**GENERAL PLAN DESIGNATION:** BP-OR (Business Park-Office Retail)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Conditional Use Permit CUP-2021-004, Site Plan/Architectural Review SPR-2021-0007, Oak Tree Permit OAK-2021-0012, and Tract Map TRM-2021-0001, subject to Conditions of Approval, based on the findings of the attached Draft Resolutions.

Following presentation of the staff report, Chair Wolf opened the Public Hearing at 7:03 p.m.

The following person(s) provided in-person live testimony:

Martin Teitelbaum, Applicant

The following person(s) provided live testimony (via Zoom):

Pedro Toscano, member of the Local 805 Carpenters Union

Anthony Ventura, member of the Southwest Mountain States Regional Council of Carpenters of Local 805 Carpenters Union

Manley McNinch, member of the Southwest Mountain States Regional Council of Carpenters

Scott Zimmerman, member of the Southwest Mountain States Regional Council of Carpenters

Following public testimony, the following person(s) provided a rebuttal (in-person live testimony):

Martin Teitelbaum, Applicant

There being no further public comments, Chair Wolf closed the Public Hearing at 7:20 p.m.

ACTION: Vice Chair Mogri moved to adopt **Resolution No. 22-1274**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE LADYFACE VISTA PROFESSIONAL CENTER PROJECT LOCATED AT 29541, 29545, 29549, 29553, & 29555 CANWOOD STREET (CASE NOS. CUP-2021-0004, SPR-2021-0007, OAK-2021-0012, TRM-2021-0001). Commissioner Asuncion seconded. The motion carried 3-0, by the following roll call vote:

AYES: Chair Wolf, Vice Chair Mogri, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioner Horenstein.

### **DISCUSSION / ACTION**

3. REQUEST: 1) Approval of a sign permit for a new sign program for two wall-mounted signs and one double-faced monument sign for a proposed Howard's Appliance and Furniture Store located at 28610 Canwood Street, and 2) to make a

finding of exemption under the California Environmental Quality Act (CEQA)

APPLICANT: Warner LeMenager

CASE NO.: SIGN-2022-0046

LOCATION: 28610 Canwood Street (AIN 2048-012-016)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15311(a) (Accessory Structures) of the CEQA Guidelines.

ZONING DESIGNATION: Commercial Retail Service - Freeway Corridor District (CRS-FC)

GENERAL PLAN DESIGNATION: Commercial Retail Service (CRS)

**RECOMMENDATION:** Staff recommended the Planning Commission approve Sign Permit case no. SIGN-2022-0046, based on the findings of the attached Draft Resolution.

Following presentation of the staff report, Chair Wolf opened the floor for public comment.

The following person(s) provided in-person live testimony:

Warner Lemenager, Applicant

There were no public comments; the following person(s) provided a rebuttal (in-person live testimony):

Warner Lemenager, Applicant

ACTION: Commissioner Asuncion moved to adopt **Resolution No. 22-1275**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2021-0004, SITE PLAN/ ARCHITECTURAL REVIEW CASE NO. SPR-2021-0007 TO BUILD AN OFFICE PROJECT AND AN OAK TREE PERMIT CASE NO. OAK-2021-0012 TO ENCROACH IN THE PROTECTED ZONE OF TWO OAK TREES ON A VACANT PARCEL LOCATED AT 29541, 29545, 29549, 29553, AND 29555 CANWOOD STREET. Vice Chair Mogri seconded. The motion carried 3-0, by the following roll call vote:

AYES: Chair Wolf, Vice Chair Mogri, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioner Horenstein.

### **PLANNING COMMISSION / STAFF COMMENTS**

Vice Chair Mogri and Commissioner Asuncion congratulated Chair Wolf on his election to the Agoura Hills City Council and expressed their appreciation for serving on the Planning Commission.

Commissioner Asuncion wished everyone a Happy Thanksgiving.

Chair Wolf noted this might be his last Planning Commission meeting and it was “*such a fantastic opportunity to serve the City I love and thank you all so much,*” noting that he greatly appreciates all the hard work everyone puts in every day.

### **ADJOURNMENT**

Chair Wolf announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, December 1, 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 8:00 p.m., Vice Chair Mogri moved to adjourn the meeting. Commissioner Asuncion seconded. The motion carried 3-0, by the following roll call vote:

AYES: Chair Wolf, Vice Chair Mogri, and Commissioner Asuncion.

NOES: None.

ABSENT: Commissioner Horenstein.

Celeste Bird, Administrative Analyst/Recording Secretary  
Minutes prepared by Kimberly M. Rodrigues, MPPA, MMC, City Clerk