

**AGENDA**  
**REGULAR MEETING**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, February 15, 2024**  
**6:30 p.m.**

*Please silence all cell phones and other electronic devices during the meeting.*

**ATTEND OR WATCH THE MEETING**

*For in-person attendance, Council Chamber doors will open to the public at 6:00 p.m. 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](http://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 an 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 Recording Secretary 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 Recording Secretary.*

**Option B: To submit written public comments prior to the meeting**

*Members of the public have an opportunity to submit email correspondence on any item listed on the Agenda **by sending an email to: [comments@agourahillscity.org](mailto:comments@agourahillscity.org)**. All public correspondence received by 4:00 p.m. on the meeting date will be provided to the Planning Commission prior to the meeting. Public comments are not read into the record. 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 or entered into the official record, but will be provided to the Planning Commission the next day.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chair John R. Asuncion  
Vice Chair Kate Anderson  
Commissioner Jessica Reinhardt  
Commissioner Morgan Roth  
Commissioner Brit Sharon

**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 Regular Planning Commission Meeting of January 18, 2024

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

2. Adopt **Resolution No. 24-1285**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION AND REJECTING THE APPLICANT'S APPEAL REGARDING SPECIALTY RETAIL STORES IN THE AGOURA VILLAGE SPECIFIC PLAN AREA

STAFF REFERENCE: ASSOCIATE PLANNER DARBOUZE

## **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.)*

3. REQUEST: 1) ADOPT A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN/ ARCHITECTURAL REVIEW PERMIT TO CONVERT 940 SQUARE FEET OF PATIO/BALCONY SPACE ON AN EXISTING SINGLE-FAMILY RESIDENCE INTO HABITABLE SPACE AND 2) MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: Ramon Baguio CAS, LLC

CASE NO: CUP-2023-0020 & SPR-2023-0031

LOCATION: 5619 Colodny Drive (AIN 2055-013-036)

**PUBLIC HEARINGS, continued -**

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15301 (Existing Facilities) of the CEQA Guidelines.

ZONING DESIGNATION: Residential Low Density – Old Agoura Design Overlay– Equestrian Overlay Districts (RL-20,000-OA-EQ)

GENERAL PLAN DESIGNATION: Residential Low Density (RL)

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-2023-0020, and Site Plan/Architectural Review Case No. SPR-2023-0031, subject to conditions, based on the findings of the attached Draft Resolution.

4. REQUEST: 1) APPROVE A SITE PLAN AND ARCHITECTURAL REVIEW PERMIT TO CONSTRUCT A NEW COMMERCIAL OFFICE BUILDING, 2) APPROVE AN OAK TREE PERMIT TO ENCROACH INTO THE PROTECTED ZONE OF ONE OAK TREE, AND 3) MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

APPLICANT: Robert Schutz for Kor-Ten, LLC

CASE NO: SPR-2022-0020, & OAK-2022-0056

LOCATION: 5066 Chesebro Road (AIN 2061-013-033)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15303 (New Construction or Conversion of Small Structures) and §15332 (In-fill Development) of the CEQA Guidelines.

ZONING DESIGNATION: CRS-FC-OA (Commercial Retail/Service - Freeway Corridor Overlay - Old Agoura Overlay)

GENERAL PLAN DESIGNATION: CRS (Commercial Retail/Service)

## **PUBLIC HEARINGS, continued –**

**RECOMMENDATION:** Staff recommends the Planning Commission approve Site Plan and Architectural Review permit case number SPR-2022-0020, Oak Tree Permit case number OAK-2022-0056, subject to conditions, based on the findings of the attached Draft Resolution, and make a Determination of Exemption under the California Environmental Quality Act (CEQA).

## **DISCUSSION / ACTION**

5. Selection of Planning Commission Chair and Vice Chair for 2024

## **PLANNING COMMISSION / STAFF COMMENTS**

## **ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for March 7, 2024, at 6:30 p.m., in the Council Chambers of the Civic Center. Members of the public will have the opportunity to participate in-person in the Council Chambers.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City Council meeting or other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*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](http://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 February 15, 2024, 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.*