

**MINUTES**  
**REGULAR MEETING**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, February 1, 2024**  
**6:30 p.m.**

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

The Pledge of Allegiance was led by Commissioner Roth.

Present were: Chair John R. Asuncion, Vice Chair Kate Anderson, Commissioner Morgan Roth, and Commissioner Brit Sharon.

Absent was: Commissioner Jessica Reinhardt.

Also Present were: Principal Planner Robby Nesovic, Assistant City Attorney Travis M. Kaya, Associate Planner Valerie Darbouze, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

**APPROVAL OF AGENDA**

ACTION: Commissioner Roth moved to approve the Agenda, as presented. Vice Chair Anderson seconded. The motion carried 4-0, by the following roll call vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Roth and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Reinhardt.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING**

1. REQUEST: Conduct a Public Hearing to Consider an Appeal of the Community Development Director's Decision Regarding Specialty Stores in the Agoura Village Specific Plan Area

APPLICANTS: Kanan Properties West, LLC, and New Rugs and Furniture

CASE NO.: APPC-2024-0001

LOCATION: 5019 Kanan Road

**RECOMMENDATION:** Staff recommended the Planning Commission consider one of the following options: 1) uphold the Community Development Director's decision and reject the Applicant's appeal by resolution, or 2) overturn the Community Development Director's decision and make the findings to allow the Applicant to operate a furniture store under the land use category of "Specialty Store" and/or "Home Decorator's Shop."

Chair Asuncion opened the Public Hearing at 6:39 p.m.

Following presentation of the staff report, and a question and answer period with staff, Chair Asuncion inquired if any Commissioners had any ex parte communications to disclose.

- Commissioner Sharon disclosed that she had visited, but not entered, the location or communicated with anyone.
- Vice Chair Anderson disclosed that she had driven by the location.
- Commissioner Roth disclosed that he had also driven by the location.

Chair Asuncion opened the floor for public testimony. The following person spoke on behalf of the Applicant:

Katie Yablunka, Kanan Properties West, LLP, representing the Applicant  
(*distributed photos*)

There being no public comments or a rebuttal from the Applicant, and following a question and answer period with staff, Chair Asuncion closed the Public Hearing at 7:10 p.m.

Following deliberations, the Planning Commission, by consensus (*Asuncion, Anderson, Roth, Sharon*), determined the path forward would be to uphold the Community Development Director's decision that furniture stores are not an allowable use within the Agoura Village Specific Plan (AVSP), and to allow for the Applicant to submit a new business license application to sell rugs and accessories as a specialty retail store, which is an allowable use in the AVSP.

**ACTION:** Following deliberations, Vice Chair Anderson moved to uphold the Community Development Director's decision and reject the Applicant's appeal by resolution. Commissioner Sharon seconded. The motion carried 4-0, by the following roll call vote:

**AYES:** Chair Asuncion, Vice Chair Anderson, and Commissioners Roth and Sharon.

**NOES:** None.

ABSTAIN: None.

ABSENT: Commissioner Reinhardt.

## **DISCUSSION / ACTION**

### 2. Selection of Planning Commission Chair and Vice Chair for 2024

As Commissioner Reinhardt was absent, it was consensus of the Planning Commission (*Asuncion, Anderson, Roth, Sharon*) to table this item to the next regular meeting where all Commissioner are present.

## **PLANNING COMMISSION / STAFF COMMENTS**

Principal Planner Nesovic announced a public forum, regarding Housing Element Site F, would be held on Saturday, February 3, 2024, from 10:00 a.m. to 12:00 p.m., at the site location on the corner of Colodny Drive and Driver Avenue, and invited everyone to attend.

ACTION: Vice Chair Anderson moved that "*if Commissioner Reinhardt lets us know her reason for absence tonight, that we have an excused absence for Commissioner Reinhardt.*" Seconded by Commissioner Roth. The motion carried 4-0, by the following roll call vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Roth and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Reinhardt.

## **ADJOURNMENT**

At 7:23 p.m., Chair Asuncion announced the next Regular Meeting of the Planning Commission was scheduled for February 15, 2024, at 6:30 p.m., in the Council Chambers of the Civic Center, and adjourned the meeting.

Kimberly M. Rodrigues, MMC  
City Clerk/Recording Secretary