

MINUTES
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, March 21, 2024
6:30 p.m.

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

The Pledge of Allegiance was led by Commissioner Reinhardt.

Present were: Chair Kate Anderson, Commissioner Jessica Reinhardt, and Commissioner Brit Sharon.

Absent was: Vice Chair Morgan Roth,

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

EXCUSED ABSENCE

ACTION: Commissioner Sharon moved to excuse the absence of Vice Chair Roth. Commissioner Reinhardt seconded. The motion carried 3-0, by the following roll call vote:

AYES: Chair Anderson and Commissioners Reinhardt and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Roth.

APPROVAL OF AGENDA

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

AYES: Chair Anderson and Commissioners Reinhardt and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Roth.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

- REQUEST:** APPROVAL OF 1) A CONDITIONAL USE PERMIT FOR ON-SALE ALCOHOLIC BEVERAGE CONSUMPTION WITHIN A FAST CASUAL RESTAURANT, AND 2) TO MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

APPLICANT: Rojelio Aguirre Fernandez

CASE NO: CUP-2023-0019

LOCATION: 5879 Kanan Road (AIN 2051-005-002)

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

ZONING DESIGNATION: CS-MU-AH (Commercial Shopping Center – Mixed Use – Affordable Housing Overlay)

GENERAL PLAN DESIGNATION: CS-MU (Commercial Shopping Center – Mixed Use)

RECOMMENDATION: Staff recommended the Planning Commission approve, Conditional Use Permit, Case No. CUP-2023-0019, subject to conditions, based on the findings of the Resolution.

Chair Anderson opened the Public Hearing at 6:34 p.m.

Following presentation of the staff report, and a question and answer period with staff, Chair Anderson inquired if any Commissioners had any ex parte communications to disclose. There were no ex parte communications.

The following person spoke on behalf of the Applicant:

Rogelio Aguirre, Applicant, representing Blue Agave Tacos & Beer

There being no public comments or a rebuttal from the Applicant, or any further questions from the Planning Commission, Chair Anderson closed the Public Hearing at 6:45 p.m.

During deliberations, each Planning Commissioner (*Chair Anderson, Commissioner Reinhardt, Commissioner Sharon*) disclosed they could make all the findings to approve the project.

ACTION: Following deliberations, Commissioner Reinhardt moved to adopt **Resolution No. 24-1287**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2023-0019 FOR ON-SALE ALCOHOLIC BEVERAGE CONSUMPTION WITHIN A FAST CASUAL RESTAURANT; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Seconded by Commissioner Sharon. The motion carried 3-0, by the following roll call vote:

AYES: Chair Anderson and Commissioners Reinhardt and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Roth.

2. **REQUEST:** APPROVAL OF 1) A CONDITIONAL USE PERMIT TO OPERATE A BEVERAGE CONTAINERS BUY-BACK FACILITY AND 2) TO MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: CRV Store Only, Inc.

CASE NO: CUP-2023-0023

LOCATION: 5727 Kanan Road (AIN 2051-005-141)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15303 of the CEQA Guidelines.
ZONING DESIGNATION: Commercial Shopping Center – Mixed Use – Affordable Housing (CS-MU-AH)

GENERAL PLAN DESIGNATION: Commercial Shopping Center – Mixed Use (CS-MU)

RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit No. CUP-2023-0023, subject to conditions, based on the findings of the Resolution.

Chair Anderson opened the Public Hearing at 6:49 p.m.

Following presentation of the staff report, and a question and answer period with staff, Chair Anderson inquired if any Commissioners had any ex parte communications to disclose. There were no ex parte communications.

The following person spoke on behalf of the Applicant:

Maria Khachiyani, Applicant, representing CRV Only Store, Inc.

Following distribution of the Agenda Packet, and prior to the Planning Commission Meeting, written correspondence in favor of the project was received from the following person(s), forwarded to the Planning Commission, and made available for public review.

*Rio Aoyama, Agoura Hills
Eric Foubert, Agoura Hills
Tina Kadner
Illene Seigel
Megan Young
Velvet Novak
Jena Albert
Shane Chandler, Agoura Hills
Scott Benjamin
Adrienne A. Thomas
Dmitriy Maygurov
Anne Altman
Rod Seeley
Judy Rifkin, Agoura Hills
Suzanne Appel, Agoura Hills
Jess Thomas, Old Agoura
Bettina Leeney
Steve Guerrero
Scott McIssac, Agoura Hills
Ed and Sonia Rosa
Teri Lamoureux, Agoura Hills
Name not provided
Katerina Kuznetsova
Sayra Boerner
Christina Gand
Robin Kahrs and Tamy Rieder, representing Agoura Animal Care Center
Robert and Allison Blanco,
Carolyn Cass-Barton, Oak Park*

There being no further public comments or a rebuttal from the Applicant, or any further questions from the Planning Commission, Chair Anderson closed the Public Hearing at 7:02 p.m.

During deliberations, each Planning Commissioner (*Chair Anderson, Commissioner Reinhardt, Commissioner Sharon*) disclosed they could make all the findings to approve the project.

ACTION: Following deliberations, Commissioner Sharon moved to adopt **Resolution No. 24-1288**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2023-0023 TO OPERATE A BEVERAGE CONTAINERS BUYBACK FACILITY, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Seconded by Commissioner Reinhardt. The motion carried 3-0, by the following roll call vote:

AYES: Chair Anderson and Commissioners Reinhardt and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Roth.

PLANNING COMMISSION / STAFF COMMENTS

Chair Anderson shared a few words about former Planning Commissioner John Asuncion, who recently passed away, and requested a motion and second to adjourn the meeting in his memory.

ACTION: Commissioner Reinhardt moved to adjourn the meeting in memory of John Asuncion. Seconded by Commissioner Sharon. The motion carried 3-0, by the following roll call vote:

AYES: Chair Anderson and Commissioners Reinhardt and Sharon.

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Roth.

The Planning Commission (*Chair Anderson, Commissioner Reinhardt, Commissioner Sharon*) shared their personal remarks and tributes, regarding John Asuncion, and his many contributions to the community, and extended their sincerest condolences to his family and friends. On his behalf, Chair Anderson read aloud Vice Chair Roth's statement.

ADJOURNMENT

At 7:15 p.m., Chair Anderson announced the next Regular Planning Commission Meeting would be held at 6:30 p.m., on Thursday, April 4, 2024, in the Council Chambers of the Civic Center, and adjourned the meeting in memory of John Asuncion.

Kimberly M. Rodrigues, MMC
City Clerk/Recording Secretary