

AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, June 20, 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 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. 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 Kate Anderson
Vice Chair Morgan Roth
Commissioner Jessica Reinhardt
Commissioner Brit Sharon
Commissioner Bruce Stein

EXCUSED ABSENCE

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 May 16, 2024

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

CONTINUED PUBLIC HEARING

(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: Continued Public Hearing (from February 15, 2024) to Consider an Application for a Site Plan/Architectural Review Permit and Oak Tree Permit (Case Nos. SPR-2022-0020 and OAK-2022-0056) to Construct a New Commercial Office Building

APPLICANT: Robert Schutz for Kor-Ten, LLC

CASE NOS: 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)

CONTINUED PUBLIC HEARING, continued –

RECOMMENDATION: Staff recommends the Planning Commission continue a Public Hearing for a Site Plan/Architectural Review Permit case number SPR-2022-0020 and Oak Tree Permit case number OAK-2022-0056 and direct staff to return with a Resolution based on the decision of the Planning Commission.

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) Approve a Site Plan/Architectural Review Permit to Construct an Addition to an Existing Single-Family Residence, and 2) to Make a Determination of Exemption Under the California Environmental Quality Act (CEQA)

APPLICANT: Bourgault Drafting & Design for Rosen

CASE NO: SPR-2023-0041

LOCATION: 5948 Lake Lindero Drive (AIN 2056-022-012)

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

ZONING DESIGNATION: Single Family Residential (RS-(5)-7,500)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

RECOMMENDATION: Staff recommends the Planning Commission approve Site Plan/Architectural Review Permit Case No. SPR-2023-0041, subject to conditions, based on the findings of the Draft Resolution.

4. **REQUEST:** Consider Approving a Resolution to: 1) Approve a Sign Permit that Permits Three Wall-Mounted Signs for a Commercial Building Located at 5025 Roadside Road and, 2) to Make a Finding of Exemption Under the California Environmental Quality Act (CEQA)

PUBLIC HEARINGS, continued –

APPLICANT: Jami Leaf for Selleck Development Group

CASE NO: SIGN-2024-0087

LOCATION: 5025 Roadside Road (AIN 2061-004-046)

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

ZONING DESIGNATION: Planned Office and Manufacturing District – Freeway Corridor Overlay District (POM-FC)

GENERAL PLAN DESIGNATION: Planned Development District (PD)

RECOMMENDATION: Staff recommends the Planning Commission approve Sign Permit case no. SIGN-2024-0087, based on the findings of the attached Draft Resolution.

5. REQUEST: Consider a Resolution Approving Conditional Use Permit Case No. CUP 2022-0010 and Site Plan/Architectural Review Case No. SPR-2022-0017 to Build a New Single-Family Residence on a Developed Hillside Lot, Approving Oak Tree Permit Case No. OAK-2022-0037 to Encroach into the Protected Zone of One Oak Tree, and Making a Finding of Exemption Under the California Environmental Quality Act (CEQA)

APPLICANT: Elevated Entitlements for Lior and Anat Oren

CASE NOS: CUP-2022-0010, SPR-2022-0017, OAK-2022-0037

LOCATION: 5810 Colodny Drive, AIN 2055-023-046

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

ZONING DESIGNATION: Residential Very Low Density (RV); Old Agoura Design Overlay (OA); Equestrian Overlay District (EQ) “RV-OA-EQ”

GENERAL PLAN DESIGNATION: Residential Very Low Density

PUBLIC HEARINGS, continued –

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit (CUP) Case No. CUP-2022-0010, Site Plan/Architectural Review (SPR) Case No. SPR-2022-0017, and Oak Tree Permit Case No. OAK-2022-0037, subject to conditions, based on the findings of the Draft Resolution.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The Regular Meeting of the Planning Commission for July 4, 2024, has been canceled. The next Regular Planning Commission Meeting will be held at 6:00 p.m., on Wednesday, July 18, 2024, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

The Regular Meeting of the Planning Commission for July 4, 2024, has been canceled. The next Regular Planning Commission Meeting is scheduled for July 18, 2024.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission 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 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 June 20, 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.