

MINUTES
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.

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

The Pledge of Allegiance was led by Commissioner Reinhardt.

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

Also Present were: Community Development Director Denice Thomas, Assistant City Attorney Travis M. Kaya, Principal Planner Robby Nesovic, Associate Planner Valerie Darbouze, Associate Planner Katrina Garcia, Traffic Consultant Laura Forinash (*remote*), Engineering Aide Robert Cortes, 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 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

There were no public comments.

ACTION: Vice Chair Anderson moved to approve Consent Calendar Item Nos. 1-2, as presented. Commissioner Sharon seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

1. Approve Minutes of the Regular Planning Commission Meeting of January 18, 2024
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

PUBLIC HEARINGS

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)

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 recommended 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 Resolution.

Chair Asuncion opened the Public Hearing at 6:37 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 Roth disclosed that he drove by the property.
- Chair Asuncion disclosed that he also drove by the property.

The following person(s) spoke on behalf of the Applicant:

Ramon Baguio, RBCAS, LLC, representing the Applicant
Gerald Tan, Applicant
Roxanne Arcinue, Applicant

There being no public comments or a rebuttal from the Applicant, or any further questions from the Planning Commission, Chair Asuncion closed the Public Hearing at 6:51 p.m.

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

ACTION: Commissioner Reinhardt moved to adopt **Resolution No. 24-1286**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2023-0020, SITE PLAN/ ARCHITECTURAL REVIEW CASE NO. SPR-2023-0031 FOR AN ADDITION TO A SINGLE-FAMILY RESIDENCE AT 5619 COLODNY DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Vice Chair Anderson seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

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)

RECOMMENDATION: Staff recommended 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 Resolution, and make a Determination of Exemption under the California Environmental Quality Act (CEQA).

Chair Asuncion opened the Public Hearing at 6:51 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.

- Each Planning Commissioner disclosed they had visited the site (*Asuncion, Anderson, Reinhardt, Roth, Sharon*).

The following person(s) spoke on behalf of the Applicant:

Juan Garcia, Netarq Architecture, Los Angeles, representing the Applicant

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

*Steve Dioji
Ron Troncatty, Agoura Hills*

The following person(s) submitted written comments in-person at the meeting:

Cicily Rivas, Thousand Oaks
Esmeralda Rivas, Thousand Oaks
Iris Rivas, Thousand Oaks

The following person spoke:

Jaime Hermosa, Santa Barbara, representing Dioji, Inc.

There being no further public comment, Chair Asuncion invited the Applicant to present his rebuttal.

Robert Schutz, Thousand Oaks, Kor-ten, LLC, Applicant

MOTION: Following deliberations, Vice Chair Anderson moved to continue the open Public Hearing for a month to give the Applicant the opportunity to make the design modifications and give both the Applicant and the City time to address the traffic concerns.

ACTION: Following discussion, Vice Chair Anderson revised her motion to continue the open Public Hearing to June 20, 2024. Seconded by Commissioner Roth. The motion carried 3-2, by the following roll call vote:

AYES: Vice Chair Anderson and Commissioners Roth and Sharon.

NOES: Commissioner Reinhardt, Chair Asuncion.

ABSTAIN: None.

ABSENT: None.

DISCUSSION / ACTION

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

There were no public comments.

Chair Asuncion opened the nominations for Chair.

ACTION: Chair Asuncion moved to nominate Vice Chair Anderson as Chair. Commissioner Sharon seconded. There being no further nominations, the motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

Kate Anderson was selected as Chair.

Chair Anderson opened the nominations for Vice Chair.

ACTION: Chair Anderson moved to nominate Commissioner Roth as Vice Chair. Commissioner Reinhardt seconded. There being no further nominations, the motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

Morgan Roth was selected as Vice Chair.

PLANNING COMMISSION / STAFF COMMENTS

Commissioner Asuncion made a few outgoing remarks as Chair, congratulated the incoming Chair and Vice Chair, and invited everyone to attend the opening day ceremonies for Agoura Pony Baseball.

The Planning Commission thanked former Chair Asuncion for his service.

ADJOURNMENT

At 9:35 p.m., Chair Anderson announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., on Thursday, March 7, 2024, in the Council Chambers of the Civic Center, and adjourned the meeting.

Kimberly M. Rodrigues, MMC
City Clerk/Recording Secretary