

*In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, notify the City Clerk's Office, at (818) 597-7303, at least 48 hours prior to the meeting.*

**AGENDA**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, May 6, 2021**  
**6:30 p.m.**

Zoom Meeting URL : <https://zoom.us/>  
Meeting ID: 834 6694 0258  
Meeting Passcode: 886725

**NOTE:** *The health, well-being, and public safety of community members, public officials, and staff is a top priority for the City of Agoura Hills. Therefore, there will NOT be a physical meeting location. The Agoura Hills Planning Commission and City staff will be participating in this meeting via remote video conferencing. In the interest of maintaining appropriate social distancing, members of the public may participate electronically by emailing their public comments or participating live (see section on "Public Participation" below). In-person attendance in the Council Chambers will not be permitted.*

*Due to the ongoing COVID-19 pandemic, and in response to Governor Newsom's State of California Executive Order N-25-20, dated March 12, 2020, and Agoura Hills Resolution No. 20-1926, Ratifying the Director of Emergency Services' Proclamation of the Existence of a Local Emergency, adopted by the Agoura Hills City Council on March 17, 2020, to follow state guidelines on social distancing, all City facilities are closed to the public until further notice.*

**WATCH THE MEETING:**

*This meeting is being conducted utilizing video conferencing and electronic means consistent with the Governor's State of California Executive Order N-29-20, dated March 17, 2020, regarding the COVID-19 pandemic. To access the live Zoom meeting from a PC, Mac, iPad, or Android device, use the above Zoom link (click on "Join a Meeting"), enter the Meeting ID (click on "Join"), and Meeting Passcode (click on "Join Meeting"). When attendees join the Zoom meeting, they are automatically muted and only have the options to view and listen to the live meeting. To watch the live stream or indexed archive of this meeting, go to the City's website at [agourahillscity.org](http://agourahillscity.org) under "Watch Meetings Online" at the top of the webpage. In accordance with Executive Order N-29-20, public attendance in the Council Chambers will not be permitted.*

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

**Option 1: To submit written public comments by email.**

*The public has an opportunity to submit written public comments by email; any comments submitted via text or social media will not be accepted. To ensure the Planning Commission has the opportunity to review and/or consider information prior to the live meeting, **please identify the Agenda item number in the email subject line (e.g., Item No. 1) and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on the meeting date (i.e., Wednesday, May 6, 2021).** Public comments provided via email will be distributed to the Planning Commission prior to the Planning Commission meeting and posted on the City's website (personal contact information will be redacted). Public comments are not read into the record. Please note: any public comments received after 4:00 p.m. on the meeting day will be forwarded, as a courtesy, to the Planning Commission after the meeting and will not be considered as part of their deliberations.*

**Option 2: To provide public comment live at the meeting using Zoom (audio only).**

*During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another speaker. **To provide public comment live at the meeting, access the meeting remotely via Zoom (see link above).** To request to speak during public comment, **please click the "Raise Hand" button on the Zoom toolbar.** Speaker must be present when called to speak; staff will announce the speaker's name, as listed on Zoom, and unmute the microphone to speak (audio only). Prior to speaking, state first and last name and provide city of residence for the record. The microphone will be muted by staff when three (3) minutes have expired.*

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Chair Murtaza Mogri  
Vice Chair Jeremy Wolf  
Commissioner John R. Asuncion  
Commissioner David Horenstein  
Commissioner Penny Sylvester

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENTS**

*(This section is reserved for persons wishing to submit written public comments for items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please enter "Public Comment" in the subject line and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m., on Thursday, May 6, 2021. See "Public Participation" above for full details.)*

## **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. For persons wishing to submit written public comments for items on the Consent Calendar, please enter the Item number (i.e., No. 1) in the subject line and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m., on Wednesday, May 6, 2021. See "Public Participation" above for full details.)*

1. Approve Minutes of the December 3, 2020, Regular Planning Commission Meeting  
STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES
2. Approve Minutes of the January 21, 2021, Regular Planning Commission Meeting  
STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES
3. Approve Minutes of the March 4, 2021, Special Planning Commission Orientation Workshop  
STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES
4. Approve Minutes of the March 18, 2021, Special Planning Commission State Housing Laws Workshop  
STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES
5. Approve Minutes of the Special City Council and Planning Commission Housing Element Workshop of March 30, 2021  
STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

## **NEW PUBLIC HEARING**

*(All interested parties are cordially invited to participate in a Public Hearing either by submitting written public comments by email or participating live via Zoom. To submit written public comments, please include “Public Hearing” in the subject line and email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on Thursday, May 6, 2021, and your comments will be distributed to the Planning Commission prior to the meeting. To provide public comment live at the meeting, access the meeting remotely via Zoom (see link above). To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar. Speaker must be present when called to speak; staff will announce the speaker’s name, as listed on Zoom, and unmute the microphone to speak (audio only). Prior to speaking, state first and last name and provide city of residence for the record. The microphone will be muted by staff when three (3) minutes have expired.)*

6. REQUEST: Request for approval of a second Amendment to a Conditional Use Permit to modify the architectural elements of the approved design of a 2,549-square-foot, two-story, single-family residence with a 577-square-foot attached two-car garage; and to modify the design of the retaining walls, and make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Pouya Payan  
Labyrinth Studio Design, Inc.  
1600 Sawtelle Boulevard, Suite 230  
Los Angeles, CA 90025

CASE NO.: AMND-2021-0001 Amendment  
(Reference Cases: AMND-01521-2018, CUP-01080-2015 & VAR-01081-2015)

LOCATION: 28254 Laura La Plante Drive  
(A.P.N. 2061-017-007)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15301(a) and 15303(e).

ZONING DESIGNATION: RS-(2)-20,000-IH (Residential Single-Family – Indian Hills Design Overlay District)

GENERAL PLAN DESIGNATION: RS - Residential Single-Family

**RECOMMENDATION:** Staff recommends that the Planning Commission approve Amendment Application Case No. AMND-2021-0001, subject to the draft conditions of approval, based on the findings of the attached Draft Resolution.

## **PLANNING COMMISSION / STAFF COMMENTS**

### **ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for May 20, 2021, at 6:30 p.m., in the Council Chamber of the Civic Center located at 30001 Ladyface Court, Agoura Hills, California.

*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 May 6, 2021, 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.*