

MINUTES
REGULAR MEETING – VIDEO CONFERENCE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, June 3, 2021
6:30 p.m.

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

The Pledge of Allegiance was led by Commissioner Asuncion.

Present were: Chair Murtaza Mogri, Vice Chair Jeremy Wolf, and Commissioners John R. Asuncion and Penny Sylvester.

Absent was: Commissioner David Horenstein (*Joined the meeting at 6:40 p.m.*)

Also Present were: Senior Planner Jessica Cleavenger, City Attorney Candice K. Lee, Assistant Planner Katrina Garcia, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Celaya, Executive Assistant Amber Victoria, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

APPROVAL OF AGENDA

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

AYES: Chair Mogri, Vice Chair Wolf, and Commissioners Asuncion and Sylvester.

NOES: None.

ABSENT: Commissioner Horenstein.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

There were no public comments.

ACTION: Commissioner Sylvester moved to approve Consent Calendar Item No. 1, as presented. Commissioner Asuncion seconded. The motion carried 4-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf, and Commissioners Asuncion and Sylvester.

NOES: None.

ABSENT: Commissioner Horenstein.

1. Approve Minutes of the May 20, 2021, Regular Planning Commission Meeting

NEW PUBLIC HEARING – OPEN AND CONTINUE TO JULY 15, 2021

2. REQUEST: Consider amendments to the Article IX (Zoning) of the Agoura Hills Municipal Code to modify regulations pertaining to accessory dwelling units to bring existing regulations into compliance with State law and make a finding of exemption under the California Environmental Quality Act.

APPLICANT: City of Agoura Hills

CASE NO.: Zone Text Amendment ZTA-01732-2020
LOCATION: Citywide

ENVIRONMENTAL
DETERMINATION: Statutorily Exempt per Public Resources Code Section 21080.17

ZONING
DESIGNATION: RV Residential-Very Low Density District, RL Residential-Low Density District, RS Residential-Single-Family District, RM Residential-Medium Density District, RH Residential-High Density District and Equestrian Overlay District

RECOMMENDATION: Staff respectfully requested the Planning Commission open the Public Hearing and continue Case No. ZTA-01732-2020, a Zone Text Amendment to consider amending Article IX (Zoning) of the Agoura Hills Municipal Code for the purpose of bringing existing ADU regulations into compliance with State law, to the regularly scheduled July 15, 2021, Planning Commission Meeting.

Following an announcement by Senior Planner Cleavenger regarding continuing the meeting to July 15, 2021, Chair Mogri opened the Public Hearing at 6:37 p.m.

Commissioner Horenstein joined the meeting at 6:40 p.m.

There being no public speakers, Chair Mogri called for a motion and second to continue the open Public Hearing to July 15, 2021.

MOTION: Commissioner Sylvester moved to continue the open Public Hearing and Case No. ZTA-01732-2020, a Zone Text Amendment to consider amending Article IX (Zoning) of the Agoura Hills Municipal Code for the purpose of bringing the existing ADU regulations into compliance with State law. Vice Chair Wolf seconded.

City Attorney Lee recommended the motion be amended to continue the Public Hearing to a date certain; July 15, 2021, so that the public hearing did not require re-noticing.

ACTION: Commissioner Sylvester moved to amend the motion to include continuing the open Public Hearing to the Regular Meeting of the Planning Commission on July 15, 2021. Vice Chair Wolf seconded. The amended motion carried 5-0, by the following roll call vote:

AYES: Chair Asuncion, Vice Chair Mogri, and Commissioners Anderson, Justice, and Wolf.

NOES: None.

ABSENT: None.

NEW PUBLIC HEARING

3. **REQUEST:** Request for approval of a Site Plan/Architectural Review Permit to add 319 square feet on the second story of an existing two-story, single-family residence with an attached garage.

APPLICANT: Russell Lefferts
6029 Rustling Oaks Dr.
Agoura Hills, CA 91301

CASE NO.: SPR-01830-2020

LOCATION: 6029 Rustling Oaks Dr.
(AIN 2051-008-012)

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

ZONING DESIGNATION: Residential - Single Family District with a maximum density of five units per gross acre and minimum lot size of 7,000 square-feet (RS-(5)-7,000)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

RECOMMENDATION: Staff recommended the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01830-2020, subject to conditions, based on the findings of the attached Draft Resolution.

Following presentation of the staff report, Chair Mogri opened the Public Hearing at 6:54 p.m.

Public Comments were received by email and forwarded to the City Council prior to the meeting by the following person(s):

Shannon Yih, Agoura Hills
Sean Katz, Agoura Hills
Roberta and Ben Morowitz, Agoura Hills

The following person spoke (remote live testimony):

Russell and Keri Lefferts, Applicants

There being no further public speaker, nor a rebuttal from the Applicant, Chair Mogri closed the Public Hearing at 7:02 p.m.

ACTION: Vice Chair Wolf moved to adopt **Resolution No. 21-1255**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN AND ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-01830-2020 FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 6029 RUSTLING OAKS DRIVE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Asuncion seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Asuncion, Vice Chair Mogri, and Commissioners Anderson, Justice, and Wolf.

NOES: None.

ABSENT: None.

PLANNING COMMISSION / STAFF COMMENTS

The Planning Commission expressed their thanks to staff and noted they looked forward to in-person meetings in the future.

Commissioner Sylvester spoke about attending the Effective Leadership in Housing and Development webinar (*hosted by the Institute for Local Government*).

ADJOURNMENT

Chair Mogri announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, June 17, 2021, in the Council Chambers. The meeting will be held by video conference and in-person attendance by the public in the Council Chambers will not be permitted.

ACTION: At 7:10 p.m., Commissioner Asuncion moved to adjourn the meeting. Commissioner Horenstein seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf, and Commissioners Asuncion, Horenstein, and Sylvester.

NOES: None.

ABSENT: None.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk/Recording Secretary