

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 (IN-PERSON AND VIDEO CONFERENCE)**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, July 15, 2021**  
**6:30 p.m.**

Zoom Meeting URL : <https://zoom.us/>  
Meeting ID: 874 6505 0003  
Meeting Passcode: 086415

The Agoura Hills Planning Commission and City staff will be participating in this meeting in-person in the Council Chambers and via remote video conferencing (Zoom). Members of the public also have the opportunity to participate in-person in the Council Chambers (attendees will be required to follow the current State and County public health guidelines) or electronically via Zoom. Refer to "Public Participation" below.

**WATCH THE MEETING (IN-PERSON, VIDEO CONFERENCE, OR ARCHIVED)**

This meeting is being conducted in-person in the Council Chambers and by utilizing video conferencing and electronic means consistent with the Governor's State of California Executive Order N-29-20. To attend the meeting in-person, Council Chambers doors will open to the public at 6:00 p.m. and attendees will be required to follow current State and County public health guidelines. To access the live meeting remotely 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.

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

**Option A: To provide public comment in-person in the Council Chambers.**

Members of the public have the 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 Public Comment Card for each item and submit to the City Clerk prior to the item being announced by the Chair. 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. **Any in-person attendees in the Council Chambers will be required to follow the current State and County public health guidelines.** Please silence all cell phones and other electronic devices during the meeting.

**Public Hearings or cases that involve zoning matters:** Both the Applicant or the Appellant, should they be different parties, are required to submit a Public Comment Card to the City Clerk, prior to the item being announced by the Chair, and will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other testimony is limited to three (3) minutes. 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.

**Option B: To provide public comment by video conference (Zoom)**

**1. If attending the meeting virtually (Zoom), submit written public comments prior to the meeting**  
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 consider information prior to the meeting, please identify the Agenda item number in the email subject line (e.g., Item No. 1) and submit written public comments by email to: [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on the meeting date (i.e., July 14, 2021). Emailed public comments will be distributed to the Planning Commission prior to the meeting and posted on the City's website. Public comments are not read into the record.

## **PUBLIC PARTICIPATION (PUBLIC COMMENT), continued -**

*2. If attending the meeting virtually, live public comments may be received via 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 (unless an Applicant or Appellant – refer to “Option A - Public Hearings” above); 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 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 speak or submit written public comments 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 speak or submit written public comments under this category.)*

1. Approve Minutes of the June 3, 2021, Regular Planning Commission Meeting

## **SITE PLAN / ARCHITECTURAL REVIEW**

*(All interested parties are cordially invited to participate in this item either by speaking or submitting written public comment in-person or, virtually, by speaking live via Zoom or submitting written public comments in advance of the meeting by email. Please refer to “Public Participation – Cases Involving Zoning Matters” above for full details on how to speak or submit written public comments under this category.)*

2. REQUEST: Request for approval of a Site Plan/Architectural Review Permit to add 678 square feet to the first and second story of an existing two-story, single-family residence with an attached garage and to convert 169 square feet of the existing three-car garage into habitable space for a recreation room.

**SITE PLAN / ARCHITECTURAL REVIEW, continued -**

APPLICANT: Joshua Navarrete  
Jay Design  
12455 San Fernando Road, No. 201  
Sylmar, CA 91342

CASE NO: SPR-2021-0004

LOCATION: 5800 Calmfield Avenue  
(AIN 2048-001-005)

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 a minimum lot size of 7,000 square feet (RS-(5)-7,000)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

**RECOMMENDATION:** Staff recommends the Planning Commission approve Site Plan/Architectural Review Case No. SPR-2021-0004, subject to conditions, based on the findings of the attached Draft Resolution.

**NEW PUBLIC HEARINGS**

*(All interested parties are cordially invited to participate in a Public Hearing either by speaking or submitting written public comment in-person or, virtually, by speaking live via Zoom or submitting written public comments in advance of the meeting by email. Please refer to "Public Participation – Public Hearings" above for full details on how to speak or submit written public comments under this category.)*

3. 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: ZOA- 01732-2020

LOCATION: Citywide

**NEW PUBLIC HEARINGS, continued –**

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, CS-MU Commercial Shopping Center- Mixed Use District, OS-R Open Space Restricted District

GENERAL PLAN  
DESIGNATION: Residential Very Low Density, Residential Low Density, Residential Single-Family, Residential Medium Density, Residential-High Density, Commercial Shopping Center-Mixed Use, Open Space-Restricted

**RECOMMENDATION:** Staff recommends the Planning Commission adopt Resolution No. 21-0X (Attachment 1) recommending that the City Council approve Zoning Text Amendment (ZTA)-01732-2020, to update accessory dwelling unit regulations consistent with State law.

4. REQUEST: Request for approval of an Agoura Village Development Permit (AVDP), including an Oak Tree Permit to construct a mixed-use development of 45,235 square feet of retail/restaurant space, 3,765 square feet of office space, a 70,000 square-foot 120-room hotel, a 1,370 square-foot residential community building/clubhouse, and 118 dwelling units for multi-family residential use with associated amenities, parking and landscaping; and request for approval of a Vesting Tentative Tract Map to subdivide a single parcel into seven parcels.

APPLICANT: California Commercial Investment Companies  
4530 E. Thousand Oaks Boulevard, Suite 100  
Westlake Village, CA 91362

CASE NO: AVDP-01161-2015 and VTTM No. 73881

LOCATION: Southeast corner of Kanan and Agoura Roads  
(AIN 2061-031-020)

**NEW PUBLIC HEARINGS, continued –**

ENVIRONMENTAL  
DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15270 of the CEQA Guidelines and Public Resources Code §21080(b)(5), as the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves.

ZONING  
DESIGNATION: Planned Development (PD) (Agoura Village Specific Plan)

GENERAL PLAN  
DESIGNATION: Planned Development (PD) (Agoura Village Specific Plan)

**RECOMMENDATION:** Staff recommends the Planning Commission deny Agoura Village Development Permit AVDP-01161-2015 and VTTM No. 73881 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 August 5, 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 July 15, 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.*