

MINUTES
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.

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

The Pledge of Allegiance was led by Commissioner Sylvester.

Present were: Chair Murtaza Mogri, Vice Chair Jeremy Wolf, and Commissioners David Horenstein and Penny Sylvester.

Absent was: Commissioner John R. Asuncion (*joined the meeting at 7:07 p.m.*).

Also Present were: Community Development Director Denice Thomas, Assistant City Attorney Nick Ghirelli, Assistant Planning Director Allison Cook, Senior Planner Jessica Cleavenger, Associate Planner Valerie Darbouze, Assistant Planner Katrina Garcia, Planning Consultant Joyce Parker-Bozylinski, 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 Horenstein and Sylvester.

NOES: None.

ABSENT: Commissioner Asuncion.

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 Horenstein seconded. The motion carried 4-0, by the following roll call vote:

AYES: Chair Mogri, Vice Chair Wolf, and Commissioners Horenstein and Sylvester.
NOES: None.
ABSENT: Commissioner Asuncion.

1. Approve Minutes of the June 17, 2021, Regular Planning Commission Meeting

SITE PLAN / ARCHITECTURAL REVIEW

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.

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 recommended 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.

Following presentation of the staff report, Chair Mogri opened the Public Hearing at 6:49 p.m.

Public Comments were received by email and forwarded to the Planning Commission prior to the meeting by the following person:

Mary Wiesbrock, Agoura Hills

The following person spoke (remote live testimony):

Joshua Navarrete, Jay Design, Sylmar, representing the Applicant

The following person(s) spoke (in-person in Council Chambers):

Jennifer Barsoum, Agoura Hills, Applicant

Samer Barsoum, Agoura Hills, Applicant

There being no further public speakers, nor a rebuttal from the Applicant, Chair Mogri closed the Public Hearing at 6:54 p.m.

ACTION: Commissioner Horenstein moved to adopt **Resolution No. 21-1257**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN AND ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-2021-0004 FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 5800 CALMFIELD AVENUE AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Sylvester seconded. The motion carried 4-0, by the following roll call vote:

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

NOES: None.

ABSENT: Commissioner Asuncion.

NEW PUBLIC HEARINGS

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

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 recommended 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.

Commissioner Asuncion joined the meeting at this point.

Following presentation of the staff report by Planning Consultant Joyce Parker-Bozylinski, including additions and corrections to the proposed Ordinance, Chair Mogri opened the Public Hearing at 7:31 p.m.

Public Comments were received by email and forwarded to the Planning Commission prior to the meeting by the following person:

Mary Wiesbrock, Agoura Hills

The following person spoke (in-person in Council Chambers):

Heidi Miller, Agoura Hills

There being no further public speakers, Chair Mogri closed the Public Hearing at 7:35 p.m.

ACTION: Commissioner Horenstein moved to adopt **Resolution No. 21-1258;** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A ZONING ORDINANCE AMENDMENT TO AMEND ARTICLE IX (ZONING) TO UPDATE ACCESSORY DWELLING UNIT REGULATIONS CONSISTENT WITH STATE LAW AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CASE NO. ZTA-01732-2020) (CITY OF AGOURA HILLS, APPLICANT).

Commissioner Sylvester 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.

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)

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 recommended the Planning Commission deny Agoura Village Development Permit AVDP-01161-2015 and VTTM No. 73881 based on the findings of the attached Draft Resolution.

Following presentation of the staff report, Chair Mogri opened the Public Hearing at 8:05 p.m.

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

Steve Hess, representing The Agoura Cornell Knoll (STACK)
Mary Wiesbrock, Agoura Hills, representing Save Open Space (SOS)
Alex Villanueva, Sheriff, representing Los Angeles County Sheriff's Department

The following person(s) spoke (in-person in Council Chambers):

Dave Rand, CCI, representing Applicant (*requested additional time*)
Moshe Bryski, Agoura Hills
Mary Ann Rush, Agoura Hills
Steve Hess, Cornell
George Colman, Agoura Hills

The following person(s) spoke (remote live testimony):

Cyrena Nouzille, Agoura Hills
Mary Wiesbrock, Agoura Hills, representing Save Open Space
Carolyn Cass-Barton, Oak Park

There being no further public speakers, nor rebuttal from the Applicant, Chair Mogri closed the Public Hearing at 9:17 p.m.

Chair Mogri disclosed an ex parte communication that he had met with Steve Hess on Friday, prior to the release of the Agenda, and the project was briefly discussed.

ACTION: Commissioner Sylvester moved to adopt **Resolution No. 21-1259**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, DENYING AGOURA VILLAGE DEVELOPMENT PERMIT NO. AVDP-1161-2015 AND VESTING TENTATIVE TRACT MAP NO. 73881 FOR THE DEVELOPMENT OF THE MIXED-USE RESIDENTIAL AND COMMERCIAL AVE PROJECT AT THE SOUTHEAST CORNER OF AGOURA AND KANAN ROADS AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Asuncion 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.

PLANNING COMMISSION / STAFF COMMENTS

The Planning Commission expressed their thanks to staff and appreciation for being able to meet in-person in the Council Chambers.

Chair Mogri spoke about the Delta variant and encouraged everyone to get vaccinated.

ADJOURNMENT

Chair Mogri announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, August 5, 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 9:50 p.m., Commissioner Horenstein moved to adjourn the meeting. Vice Chair Wolf 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