

**MINUTES**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, October 6, 2022**  
**6:30 p.m.**

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

The Pledge of Allegiance was led by Commissioner Horenstein.

Present were: Chair Jeremy Wolf, Commissioner John R. Asuncion, Commissioner David Horenstein, and Commissioner Murtaza Mogri.

Also Present were: Community Development Director Denice Thomas, City Attorney Candice K. Lee, Senior Planner Jessica Cleavenger, Assistant Planner Katrina Garcia, Director of Public Works/City Engineer Jessica Forte, Deputy City Manager Louis Celaya, Management Analyst Amber Victoria, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

**APPROVAL OF AGENDA**

**ACTION:** Commissioner Horenstein moved to approve the Agenda, as presented. Commissioner Asuncion seconded. The motion carried 4-0, by the following roll call vote:

**AYES:** Chair Wolf and Commissioners Asuncion, Horenstein, and Mogri.

**NOES:** None.

**ABSENT:** None.

**SELECTION OF VICE CHAIR FOR REMAINDER OF 2022**

Chair Wolf announced that former Vice Chair Penny Sylvester submitted her resignation to the Planning Commission upon her appointment to fill a City Council vacancy and opened the floor for nominations for a new Vice Chair to serve for the remainder of 2022.

**ACTION:** Commissioner Asuncion moved to nominate Commissioner Mogri as Vice Chair. Commissioner Horenstein seconded. There were no further nominations and, by unanimous consensus, the motion carried 4-0, by the following voice vote:

**AYES:** Chair Wolf and Commissioners Asuncion, Horenstein, and Mogri.

**NOES:** None.

**ABSENT:** None.

**Mutraza Mogri was selected as Vice Chair of the Agoura Hills Planning Commission for the remainder of 2022.**

### **PUBLIC COMMENTS**

There were no public comments.

### **CONSENT CALENDAR**

There were no public comments.

**ACTION:** Vice Chair Mogri 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 Wolf, Vice Chair Mogri, and Commissioners Asuncion and Horenstein.

**NOES:** None.

**ABSENT:** None.

1. Approve Minutes of the Joint General Plan Update Workshop of the Agoura Hills City Council and Planning Commission of May 19, 2022

### **PUBLIC HEARING – PULL ITEM OFF-CALENDAR**

***(This item will be pulled from the Agenda and re-noticed for a future Planning Commission meeting date, no testimony will be taken.)***

2. **REQUEST:** CASE NOS. CUP-01679-2019, SPR-01682-2019, OAK-01680-2019, VAR-01681-2019 1) Approval of a Conditional Use Permit and Site Plan/Architectural Review Permit to Build a New Two-Story Single-Family Residence, with an attached, three-car garage located on a hillside lot, 2) Approval of an Oak Tree Permit to encroach into the dripline of five oak trees, 3) Approval of a Variance to reduce the front yard setback, and 4) to Make a Finding of Exemption under the California Environmental Quality Act (CEQA)

Community Development Director Thomas provided an update; noting that the item will be re-noticed for a future meeting date.

No public testimony was taken.

No action was required or taken by the Planning Commission.

## **PUBLIC HEARING**

3. REQUEST: 1) Approval of a Site Plan and Architectural Review Permit to Construct a Second-Story Addition to an Existing One-Story Single-Family Residence, and 2) to Make a Finding of Exemption under the California Environmental Quality Act (CEQA)

APPLICANT: Fernando Sevilla for Doron Hikry

CASE NO.: SPR-2022-0021

LOCATION: 5464 Softwind Way (AIN 2053-021-002)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.

ZONING DESIGNATION: Residential Single Family – Three units per gross acre maximum density – 10,000 square feet minimum lot size (RS-(3)-10,000)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

**RECOMMENDATION:** Staff recommends the Planning Commission approve Site Plan and Architectural Review permit case number SPR-2022-0021 subject to conditions, based on the findings of the attached Draft Resolution.

Following presentation of the staff report, Chair Wolf opened the Public Hearing at 6:41 p.m.

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

Howard I. Littman, Agoura Hills

The following person spoke (remote live testimony):

Doron Hikry, Agoura Hills, Applicant

There being no further public comments, nor a rebuttal from the Applicant, Chair Wolf closed the Public Hearing at 6:59 p.m.

**ACTION:** Commissioner Horenstein moved to adopt **Resolution No. 22-1273**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN AND ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-2022-0021, TO CONSTRUCT SECOND-STORY ADITIONS TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Asuncion seconded. The motion carried 4-0, by the following roll call vote:

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

**NOES:** None.

**ABSENT:** None.

### **PLANNING COMMISSION / STAFF COMMENTS**

Vice Chair Mogri thanked the Planning Commission for their support in appointing him as Vice Chair.

### **ADJOURNMENT**

Chair Wolf announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, October 20, 2022, in the Council Chambers of the Civic Center. It is anticipated that 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 7:07 p.m., Commissioner Asuncion moved to adjourn the meeting. Vice Chair Mogri seconded. The motion carried 4-0, by the following roll call vote:

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

**NOES:** None.

**ABSENT:** None.

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