

MINUTES
REGULAR MEETING – VIDEO CONFERENCE
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, July 21, 2022
6:30 p.m.

Chair Wolf announced that, due to a medical issue, he would be participating remotely via Zoom and Vice Chair Sylvester would chair the meeting in-person.

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

The Pledge of Allegiance was led by Commissioner Horenstein.

Present were: Chair Jeremy Wolf (remote), Vice Chair Penny Sylvester, Commissioner John R. Asuncion, Commissioner David Horenstein, and Commissioner Murtaza Mogri.

Also Present were: Community Development Director Denice Thomas, City Manager Nathan Hamburger, City Attorney Candice Lee, Assistant City Attorney Nick Ghirelli, Assistant City Attorney Diana Varat, Principal Planner Jessica Cleavenger, Senior Planner Robby Nesovic, Housing Consultant Karen Warner, Traffic Consultant Laura Forinash, EcoTierra Consultant Craig Fajnor, Deputy City Manager Louis Celaya, Administrative Analyst John Treichler, Media Analyst Ericka Diaz, Management Analyst Amber Victoria, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

APPROVAL OF AGENDA

Vice Chair Sylvester announced:

“I would like to inform the public of tonight’s timeline. For the Public Hearing on Item No. 2, the staff presentation will last for approximately one and a half hours. This will be followed by questions from the Commissioners on the staff presentation. We will then take a short break before moving on to public comments.”

ACTION: Commissioner Ascuncion moved to approve the Agenda, as presented. Commissioner Mogri seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

There were no public comments.

ACTION: Commissioner Mogri moved to approve Consent Calendar Item No. 1, as presented. Commissioner Horenstein seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

1. Approve Minutes of the March 3, 2022, Regular Planning Commission Meeting

PUBLIC HEARING

2. **REQUEST:**

Adopt Resolution Recommending that the City Council:

- 1) Approve a Resolution Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Certifying the Subsequent Environmental Impact Report for the General Plan Update, Associated Zone Changes and Map Amendments, Agoura Village Specific Plan Amendments, Ladyface Mountain Specific Plan Amendments, and Agoura Hills Municipal Code Amendments, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program.
- 2) Adopt a Resolution Adopting the General Plan Update, Case Number GPA-2022-0003, Including the Amendments to the Following Elements of the General Plan:
 - a) 2021 – 2029 Housing Element;
 - b) Community Conservation and Development Element;
 - c) Community Safety Element;
 - d) Infrastructure And Community Services Element; and
 - e) Natural Resources Element;
 - f) Amend the General Plan Land Use Diagram (Figure LU-2) to Graphically Depict the General Plan Designations for the Following Housing Sites Inventory Sites:
 - i. AIN: 2053-001-004 – (Site D) from Business Park-Office Retail (BP-OR) to Residential Medium Density (RM);
 - ii. AINS: 2055-005-903 – 904 – (Site F) from Residential Low Density (RL) to RM;

- iii. AINS: 2061-013-001 – 005, 2061-013-024 – 025, and 2061-013-040 – (Site H) from BP-OR to RM;
 - iv. AINS: 2061-010-006, 2061-010-008, and 2061-010-015 – 017 – (Site L) from Commercial Retail Service (CRS) to RM;
 - v. AIN: 2061-004-049 – (Site N) from Planned Office Manufacturing (POM) to RM;
 - vi. AIN: 2051-006-141 – (Site P) from Commercial Services - Mixed Use (CS-MU) with Open Space-Restricted (OS-R) to CS-MU;
 - vii. AINS 2061-009-075 – 076 – (SITE R) FROM CRS TO RM;
 - viii. AINS: 2061-029-001 and 2061-028-005 – 006 – (Site S) from BP-OR to RM; and
 - ix. AIN: 2061-004-022 – (Site T) from POM to RM.
- 3) Adopt an Ordinance Amending the Agoura Hills Municipal Code, Case Number ZOA-2022-0003, to Incorporate Land Use and Zoning Regulations as Follows:
- a) Establish and Implement the Affordable Housing (AH) Overlay District, Including Establishing a Ministerial Process for Approval of Qualifying Affordable Housing Projects;
 - b) Adopt Objective Design and Development Standards, Case Number ZOA-2022-0005;
 - c) Amend the RM Zoning District to Permit Increased Density;
 - d) Amend the RH Zoning District to Permit Increased Density;
 - e) Amend the CS-MU Zoning District to Permit Increased Density;
 - f) Amend the Zoning Map to Graphically Depict the AH Overlay District and Graphically Depict the Zone Changes for the Following Housing Element Sites Inventory Sites:
 - i. AIN: 2061-031-020 – (Site A) from Planned Development (PD) to Planned Development with Affordable Housing (AH) Overlay District;
 - ii. AINS: 2061-032-021 and -022 – (Site B) from PD to PD with AH Overlay District;
 - iii. AINS: 2061-029-005 and -006 – (Site C) from PD to PD with AH Overlay District;
 - iv. AIN: 2053-001-004 – (Site D) from Business Park-Office Retail with Freeway Corridor Overlay (BP-OR-FC) to RM Density with AH Overlay District;
 - v. AIN: 2061-006-056 – (Site E) from PD to PD with AH Overlay District;
 - vi. AINS: 2055-005-904 and 2055-005-903 – (Site F) from RL – 20,000 with Old Agoura Overlay and Equestrian Overlay to RM with AH Overlay District;
 - vii. AIN: 2061-006-044 – (Site G) from PD to PD with AH Overlay District;
 - viii. AINS: 2061-013-024 – 025, 2061-013-001 – 005, 2061-013-036, and 2061-013-039 – 040 – (Site H) from BP-OR with FC Overlay to RM with AH Overlay District;
 - ix. AINS: 2061-029-003 – 004 – (Site I) from PD to PD with AH Overlay District;
 - x. AINS: 2061-006-042 and 2061-006-048 – (Site J) from PD to PD with AH Overlay District;

- xi. AINS: 2061-007-041, 2061-007-051 – 052, and 2061-007-054 – 055 (Site K) from PD to PD with AH Overlay District;
 - xii. AINS: 2061-010-015 – 017, 2061-010-006 – 008 – (Site L) from CRS with FC and OA Overlay to RM with AH Overlay District;
 - xiii. AIN: 2061-033-015 – (Site M) from PD to PD with AH Overlay District;
 - xiv. AIN: 2061-004-049 – (Site N) from POM with FC Overlay to RM with AH Overlay District;
 - xv. AINS: 2053-007-024 – 028 and 2053-007-030 – (Site O) from CS-MU to CS-MU with AH Overlay District;
 - xvi. AIN: 2051-006-141 – (Site P) from CS-MU with OS-R and Drainage (D) Overlay to CS-MU with OS-R and D Overlay and with AH Overlay District;
 - xvii. AIN: 2051-005-002 – (Site Q) from CS-MU to CS-MU with AH Overlay District;
 - xviii. AINS: 2061-009-075 – 076 – (Site R) from CRS with FC and OA Overlay to RM with AH Overlay District;
 - xix. AINS: 2061-029-001, 2061-028-005 – 006 – (Site S) from BP-OR to RM with AH Overlay District; and
 - xx. AIN: 2061-004-022 – (Site T) from POM with Mixed-Use District (MXD) and FC Overlay to RM with AH Overlay District.
- 4) Adopt an Ordinance Amending the Ladyface Mountain Specific Plan, Case Number SPA-2022-0003, to Permit Residential Zoning for the Site Listed on the Housing Sites Inventory (AIN: 2061-033-015 – Site M on the Housing Sites Inventory).
- 5) Adopt an Ordinance Amending the Agoura Village Specific Plan, Case Number SPA-2022-0002 to Permit Residential Zoning for Sites Listed on the Housing Sites Inventory that do not have Residential Zoning (AIN: 2061-006-044 – Site G, AIN: 2061-006-042 – Site J, and AIN: 2061-007-041 – Site K).

APPLICANT: City of Agoura Hills

CASE NOS.: GPA-2022-0003, SPA-2022-002 (AVSP), SPA-2022-003 (LMSP), ZONE-2022-0003, ZOA-2022-0003 & ZOA-2022-0005 (ODS)

LOCATION: Citywide

ENVIRONMENTAL

DETERMINATION: Subsequent Program Environmental Impact Report pursuant to CEQA and per Section 15162 of the CEQA Guidelines

RECOMMENDATION: Staff recommended the Planning Commission approve a resolution, recommending the City Council adopt environmental findings pursuant to the California Environmental Quality Act, certify the Subsequent

Environmental Impact Report for the General Plan Update, adopting a statement of overriding considerations and a mitigation monitoring and reporting program, and adopt the General Plan Update (including the Housing Element), Agoura Village Specific Plan Amendments, Ladyface Mountain Specific Plan Amendments, Agoura Hills Municipal Code Amendments, and the General Plan Map and Zoning Map amendments.

Vice Chair Sylvester opened the Public Hearing at 6:42 p.m. and deferred to staff for presentation of the staff report.

Community Development Director Thomas read the following errata information into the record:

“In an attempt to address recent feedback received from the California Department of Housing and Community Development, supplemental information has been added to the Housing Element. The following information has been added:

- *Page IV-10 has been changed to provide supplemental information regarding mixed use developments in the region that have been approved with a mixture of existing commercial and new residential uses. The section also references the illustrative volume block exercise which graphically depicts Sites O, P, and Q with the unit capacity identified in the Housing Opportunity Sites Inventory;*
- *Page V-18 has been amended to provide clarity. Language from the program narrative has been repeated as part of the 2021 - 2029 Objective;*
- *Page V-20 has been amended to include to clearly state the City will test a sample site from the categories identified in Program 13 - Objective Design and Development Standards.”*

Following the staff presentation, **the Planning Commission recessed at 9:29 p.m. and reconvened at 9:40 p.m.**

Following distribution of the Agenda Packet, and prior to the Planning Commission meeting, written correspondence was received from the following person(s), forwarded to the Planning Commission, and made available for public review.

Steve Hess, Cornell

Rae Greulich, representing PRISSM, Protectors and Residents in the Santa Monica Mountains

Brad Rosenheim, Agoura Hills, representing Agoura Village Owners Association

Michelle Santucci, Oak Park

Lynne Rollo, Oak Park (2)

Alyse Lazar, representing Save Open Space (2)

Shane Fogel

Jess Thomas, Agoura Hills
Mike Simmons, representing PRISSM, Protectors and Residents in the Santa Monica Mountains
Joanne Ventresca
Cristina Lopez

The following person(s) submitted a written public comment in-person:

Sina Mozahari

The following person(s) provided in-person live testimony:

Bob Coutts, Oak Park, representing Save Open Space
Mary Wiesbrock, Agoura Hills, representing Save Open Space (*submitted documents*)
Frances Coutts, Oak Park, representing Save Open Space
James E. Larson, Agoura Hills Space (*submitted documents*)
Cindy Larson, Agoura Hills
Carolyn Cass-Barton, Oak Park
Dan Barton, Oak Park
Ted Snyder, Los Angeles, representing Symphony Development

The following person(s) provided live testimony (via Zoom):

Ning Rosenthal, Oak Park
Lynne Rollo, Oak Park
Janna Orkney, Oak Park
Bill Tucker, representing Whizin Square
Michelle Santucci, Oak Park
Brad Rosenheim, Agoura Hills, representing Agoura Village Owners Association
Marla Axelroad, Oak Park
Cynthia Maxwell, Agoura Hills

Following a question and answer period, and there being no further public testimony, Vice Chair Sylvester closed the Public Hearing at 11:05 p.m.

ACTION: Following deliberations, Commissioner Horenstein moved to adopt **Resolution No. 22-1272**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS CERTIFY THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN UPDATE, ADOPT ENVIRONMENTAL FINDINGS PURSUANT TO CEQA, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM, ADOPT THE GENERAL PLAN UPDATE (CASE NO. GPA-2022-0003), AMEND THE GENERAL PLAN LAND USE DIAGRAM, AMEND THE AGOURA HILLS MUNICIPAL CODE (CASE NO. ZOA-

2022- 0003), AMEND THE ZONING MAP TO DEPICT THE AFFORDABLE HOUSING OVERLAY DISTRICT AND ZONE CHANGES FOR THE HOUSING SITES INVENTORY, AMEND THE LADYFACE MOUNTAIN SPECIFIC PLAN (CASE NO. SPA- 2022-0003), AND AMEND THE AGOURA VILLAGE SPECIFIC PLAN (CASE NO. SPA-2022-0002). Commissioner Mogri seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

Community Development Director Thomas advised everyone that this item would be presented to the City Council at their regularly scheduled meeting at 6:00 p.m. on August 10, 2022, and to submit any questions or comments to her department for staff or City Council consideration.

PLANNING COMMISSION / STAFF COMMENTS

The Planning Commission expressed their get well wishes to Chair Wolf.

Commissioner Murtaza inquired about the process to revisit the shopping centers and Assistant City Attorney Ghirelli shared the various mechanisms to address or discuss any item of interest, whether individually as a Commissioner or as a body (the Planning Commission).

ADJOURNMENT

Vice Chair Sylvester announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, August 4, 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 11:38 p.m., Commissioner Mogri moved to adjourn the meeting. Commissioner Asuncion seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

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