

MINUTES
REGULAR MEETING – (IN-PERSON AND VIDEO CONFERENCE)
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, June 1, 2023
6:30 p.m.

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

The Pledge of Allegiance was led by Commissioner Reinhardt.

APPROVAL OF AGENDA

Chair Asuncion announced:

“I would like to inform the public of tonight’s timeline. For the Public Hearing on Item No. 1, the staff presentation will last for approximately 30-40 minutes. This will be followed by questions from the Planning Commission on the staff presentation and then we will move on to Public Comments. Following Public Comments, the Planning Commission will take a short break.”

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

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Reinhardt, Roth, and Sharon.

NOES: None.

ABSENT: None.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

1. **REQUEST:** Conduct a Public Hearing, adopting a Resolution recommending the City Council adopt an Ordinance amending Article IX (Zoning) and Article X (Subdivisions) of the Agoura Hills Municipal Code to establish a Ministerial Permit Process for qualifying single-family residences, duplexes, and urban lot splits, and to establish objective zoning, design, and subdivision standards consistent with state law enacted by Senate Bill 9.

APPLICANT: City of Agoura Hills

CASE NO.: ZOA-2023-0009

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: Pursuant to Sections 65852.21(j) and 66411.7(n) of the California Government Code, an ordinance adopted to implement the provisions of SB 9 shall not be considered a project under the California Environmental Quality Act (CEQA), and therefore is not subject to CEQA review.

ZONING DESIGNATION: Residential-Single Family District (RS), Residential-Low Density District (RL), and Residential-Very Low Density District.

GENERAL PLAN DESIGNATION: Residential-Single Family District (RS), Residential-Low Density District (RL), and Residential-Very Low Density District.

RECOMMENDATION: Adopt a resolution recommending the City Council adopt an ordinance amending Article IX (zoning) and Article X (subdivisions) of the Agoura Hills Municipal Code to establish a ministerial permit process for qualifying single-family residences, duplexes, and urban lot splits, and to establish objective zoning, design, and subdivision standards consistent with state law enacted by Senate Bill 9.

Chair Asuncion opened the Public Hearing at 6:36 p.m.

During the presentation, staff noted the following correction to Page 15 of the draft Ordinance, as follows:

10900.403. – Standards for urban lot splits

(b) Flag lots. Flag lots shall not be allowed in the RS zoning district, ~~or on lots zoned RL or RV which do not meet the minimum size requirements listed in their underlying zoning district.~~ The “staff” or minimum fifteen-foot access strip portion of a flag lot shall be excluded when calculating the required area of such lots.

Following presentation of the staff report, Chair Asuncion opened the floor for public comment.

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

Ron Troncatty, Old Agoura

Jess Thomas, President, representing Old Agoura Homeowners

The Planning Commission recessed at 7:38 p.m. and reconvened at 7:47 p.m.

There being no further public comments, or questions of staff by the Planning Commission, Chair Asuncion closed the Public Hearing at 7:49 p.m.

ACTION: Commissioner Sharon moved to adopt **Resolution No. 23-1279**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ADOPT AN ORDINANCE AMENDING ARTICLE IX (ZONING) AND ARTICLE X (SUBDIVISIONS) OF THE AGOURA HILLS MUNICIPAL CODE TO ESTABLISH A MINISTERIAL PERMIT PROCESS FOR QUALIFYING SINGLE-FAMILY RESIDENCES, DUPLEXES, AND URBAN LOT SPLITS, AND TO ESTABLISH OBJECTIVE ZONING, DESIGN, AND SUBDIVISION STANDARDS CONSISTENT WITH STATE LAW ENACTED BY SENATE BILL 9, as presented in the Agenda packet without the proposed staff amendment. Vice Chair Anderson seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Asuncion, Vice Chair Anderson, and Commissioners Reinhardt, Roth, and Sharon.

NOES: None.

ABSENT: None.

PLANNING COMMISSION / STAFF COMMENTS

Commissioner Sharon wished everyone a Happy Pride Month.

Chair Asuncion commended the Planning Commission

ADJOURNMENT

Chair Asuncion announced the next Regular Meeting of the Planning Commission would be held at 6:30 p.m., Thursday, June 15, 2023, in the Council Chambers of the Civic Center. It is anticipated that members of the public will have the opportunity to participate in-person in the Council Chambers or by remote video conferencing (Zoom).

ACTION: At 8:08 p.m., Councilmember Roth moved to adjourn the meeting. Councilmember Reinhardt seconded. The motion carried 5-0, by the following roll call vote:

AYES: Chair Asuncion, Vice Chair Anderson and Commissioners Reinhardt, Roth, and Sharon.

NOES: None.

ABSENT: None.

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