

**AGENDA**  
**REGULAR MEETING**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, September 5, 2024**  
**6:30 p.m.**

*Please silence all cell phones and other electronic devices during the meeting.*

**ATTEND OR WATCH THE MEETING**

*For in-person attendance, Council Chamber doors will open to the public at 6:00 p.m. To watch the live stream or archive of this meeting on YouTube, enter “Agoura Hills Planning Commission” and click on the date of the meeting. To watch the live stream or archive of this meeting on the City’s website, go to [agourahillscity.org](http://agourahillscity.org) and click on the “Watch Meetings Online” button.*

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

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

*Members of the public have an 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 Speaker’s Card for each item and submit to the Recording Secretary prior to the public comment portion of the item. 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 by the Recording Secretary.*

**Option B: To submit written public comments prior to the meeting**

*Members of the public have an opportunity to submit email correspondence on any item listed on the Agenda **by sending an email to: [comments@agourahillscity.org](mailto:comments@agourahillscity.org). All public correspondence received by 4:00 p.m. on the meeting date will be provided to the Planning Commission prior to the meeting.** Public comments are not read into the record. Any public comments received after 4:00 p.m. on the meeting day will not be considered as part of the Planning Commission’s deliberations or entered into the official record, but will be provided to the Planning Commission the next day.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chair Kate Anderson  
Vice Chair Morgan Roth  
Commissioner Jessica Reinhardt  
Commissioner Brit Sharon  
Commissioner Bruce Stein

**EXCUSED ABSENCE**

**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 submit written public comments or speak 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 submit written public comments or speak under this category.**)*

1. Approve Minutes of the Regular Planning Commission Meeting of April 4, 2024

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

2. Approve Minutes of the Regular Planning Commission Meeting of June 20, 2024

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

3. Approve Minutes of the Regular Planning Commission Meeting of July 18, 2024

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

## **PUBLIC HEARING**

*(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. **Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.** 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.)*

4. REQUEST: 1) APPROVE A SITE PLAN/ARCHITECTURAL REVIEW PERMIT TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 2,525 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH A 670 SQUARE-FOOT ATTACHED GARAGE AND POOL/SPA, AND 2) TO MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: Roy Maor

CASE NOS: SPR-2022-0029

LOCATION: 28415 Waring Place (AIN-2055-004-029)

**PUBLIC HEARING, continued –**

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15303 (New Construction or Conversion of Small Structures) and §15332 (In-fill Development) of the CEQA Guidelines.

ZONING DESIGNATION: RS-(3)-10,000-OA-EQ (Single-Family Residential – Old Agoura and Equestrian Overlay Districts)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

RECOMMENDATION: Staff recommends the Planning Commission approve Site Plan/Architectural Review Permit Case No. SPR-2022-0029, subject to conditions, based on the findings of the attached Draft Resolution.

**PLANNING COMMISSION / STAFF COMMENTS**

**ADJOURNMENT**

The next Regular Planning Commission Meeting will be held at 6:30 p.m., on Thursday, September 19, 2024, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a Planning Commission meeting or other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*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 September 5, 2024, 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.*