

**MINUTES**  
**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.**

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

The Pledge of Allegiance was led by Commissioner Stein.

Present were: Chair Kate Anderson, Vice Chair Morgan Roth, Commissioner Jessica Reinhardt, and Commissioner Bruce Stein.

Absent was: Commissioner Brit Sharon.

Also Present were: Community Development Director Denice Thomas, Assistant City Attorney Travis M. Kaya, Principal Planner Robby Nesovic, Associate Planner Katrina Garcia, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

**EXCUSED ABSENCE**

ACTION: Vice Chair Roth moved to excuse the absence of Commissioner Sharon. Commissioner Reinhardt seconded. The motion carried 4-0, by the following roll call vote:

AYES: Chair Anderson, Vice Chair Roth and Commissioners Reinhardt and Stein.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

**APPROVAL OF AGENDA**

ACTION: Vice Chair Roth moved to approve the Agenda, as presented. Commissioner Reinhardt seconded. The motion carried 4-0, by the following roll call vote:

AYES: Chair Anderson, Vice Chair Roth and Commissioners Reinhardt and Stein.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

**PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR**

There were no public comments.

**ACTION:** Commissioner Reinhardt moved to approve Consent Calendar Item Nos. 1-3, as presented. Commissioner Stein seconded. The motion carried 4-0, by the following roll call vote:

**AYES:** Chair Anderson, Vice Chair Roth and Commissioners Reinhardt and Stein.

**NOES:** None.

**ABSTAIN:** None.

**ABSENT:** Commissioner Sharon.

1. Approve Minutes of the Regular Planning Commission Meeting of April 4, 2024
2. Approve Minutes of the Regular Planning Commission Meeting of June 20, 2024
3. Approve Minutes of the Regular Planning Commission Meeting of July 18, 2024

**PUBLIC HEARING**

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)

**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.

Chair Anderson opened the Public Hearing at 6:33 p.m.

During the presentation, Associate Planner Garcia noted the following addition to the Conditions of Approval, as follows:

**14. If any work including, digging, grading, excavation, or construction is proposed to occur during nesting bird season (January 1 to September 15), the applicant or representative shall submit a nesting bird survey, performed by a qualified biologist, to the City, seven days prior to such work. If any bird species protected by the Migratory Bird Treaty Reform Act of 2004 is observed on/in the vicinity of the project site, the project shall be delayed until the conclusion of nesting bird season.**

Following presentation of the staff report, and a question and answer period with staff, Chair Anderson inquired if any Commissioners had any ex parte communications to disclose.

- Chair Anderson disclosed she had visited the site.
- Vice Chair Roth disclosed he had driven past the site.
- Commissioner Stein disclosed he had visited the site.
- Commissioner Reinhardt disclosed she had driven past the site.

Chair Anderson opened the floor for public testimony. The following person(s) spoke:

Luke Tarr, Apel Design, Malibu, representing the Applicant  
Roy Maor, Applicant  
Tony Wertenbruch, Agoura Hills  
Jeff Aviezer, Agoura Hills

There being no further public comments, Chair Anderson invited the Applicant to present his rebuttal.

Luke Tarr, Apel Design, Malibu, representing the Applicant

There being no further questions from the Planning Commission, Chair Anderson closed the Public Hearing at 6:53 p.m.

During deliberations, each Planning Commissioner (*Anderson, Roth, Reinhardt, and Stein*) disclosed they could make all the findings to approve the project.

ACTION: Following deliberations, Vice Chair Roth moved to adopt **Resolution No. 24-1297**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-2022-0029 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND TO CONSTRUCT A NEW 2,524-SQUARE-FOOT ONE-STORY-SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 670-SQUARE-FOOT GARAGE, AND POOL/SPA LOCATED AT 28415 WARING PLACE AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, as amended. Seconded by Commissioner Reinhardt. The motion carried 4-0, by the following roll call vote:

AYES: Chair Anderson, Vice Chair Roth and Commissioners Reinhardt and Stein.

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

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

There were no comments.

### **ADJOURNMENT**

At 6:59 p.m., Chair Anderson announced the next Regular Meeting of the Planning Commission was scheduled for Thursday, September 19, 2024, at 6:30 p.m., in the Council Chambers of the Civic Center, and adjourned the meeting.

Kimberly M. Rodrigues, MMC  
City Clerk/Recording Secretary