



**AGENDA  
REGULAR MEETING  
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, December 18, 2025  
6:00 PM**

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

**ATTEND OR WATCH THE MEETING**

For in-person attendance, the Council Chambers will open to the public at 5:30 p.m. To watch the live stream or archived meeting, search "Agoura Hills Planning Commission" on [YouTube](#) and select the meeting by date, or visit [agourahillscity.gov](#) and click the dark green "View Current Agenda(s) or Live/Archived Meetings" button at the top of the page.

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

**Option A: To provide public comments 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 Agency 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 Agency Secretary.

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

Members of the public have an opportunity to submit written correspondence on any item listed on the Agenda. To ensure the Planning Commission has the opportunity to review and/or consider information prior to the meeting, please identify the Agenda item number or topic in the email subject line and **submit written public comments to: [comments@agourahillscity.gov](mailto:comments@agourahillscity.gov) on or before 4:00 p.m. on the meeting date.** Public comments are not read into the record by the Agency Secretary. Please note: any public comments received after the deadline may not be considered as part of the Planning Commission's deliberations nor entered into the official record. However, members of the public may participate by attending the meeting to submit or make their comments in person.

CALL TO ORDER

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PLEDGE OF ALLEGIANCE

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ROLL CALL

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Chair Morgan Roth  
Vice Chair Jessica Reinhardt  
Commissioner Meril Platzer  
Commissioner Brit Sharon  
Commissioner Bruce Stein

## EXCUSED ABSENCE

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## APPROVAL OF AGENDA

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## PUBLIC COMMENTS

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

## CONSENT CALENDAR

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

1. Approve Minutes of the Regular Planning Commission Meeting of October 16, 2025

RECOMMENDATION: Approve the Minutes, as presented.

2. Approve Planning Commission 2026 Meeting Schedule

RECOMMENDATION : Approve the Planning Commission 2026 Meeting Schedule, as presented.

## PUBLIC HEARINGS

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(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.)

3. Conduct a Continued Open Public Hearing to Consider the Adoption of a Resolution to Approve Conditional Use Permit No. PZ-2025-111-CUP to Allow for On-Site Consumption of Alcoholic Beverages for Both Type 41 and 47 ABC Licenses at an Existing Restaurant, Pool Cabana, and Event Space (Continued from December 4, 2025)

RECOMMENDATION: Consider adopting a resolution approving Conditional Use Permit No. PZ-2025-111-CUP to Allow for On-Site Consumption of Alcoholic Beverages for Both Type 41 and Type 47 ABC Licenses at an Existing Restaurant, Pool Cabana, and Event Space, and Make a Determination of Exemption under the California Environmental Quality Act.

4. Conduct a Public Hearing to Consider the Adoption of a Resolution Recommending that the City Council Approve Entitlements and Legislative Changes for a New Senior Residential Care Facility

RECOMMENDATION: Consider adopting a resolution recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration, making findings pursuant to the California Environmental Quality Act; and adopt a Mitigation Monitoring Program for the Chesebro Senior Care Project; approving a General Plan Amendment Case No. GPA-2022-0004 to change the land use designation from BP-OR to CRS; a Zone Change Case No. ZONE-2021-0001 to change the zone from BP-OR-OA-FC to CRS-FC and amend the City's Zoning Map and exhibits under the Old Agoura Overlay of the Agoura Hills Municipal Code accordingly; a Tentative Parcel Map No. 083345 Case No. PMAP-2021-0001 to merge lots 13-19 in block 1 of Tract No. 8451; a Conditional Use Permit Case No. CUP-2021-0003, Site Plan/Architectural Review Permit Case No. SPR-2021-0006, and an Oak Tree Permit Case No. OAK-2021-0007 to develop a new two-story, 76-unit, residential senior care facility located on the northwest corner of Agoura Rd and Chesebro Rd (lots 13-19, block 1, Tract No. 8451).

## PLANNING COMMISSION / STAFF COMMENTS

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### ADJOURNMENT

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The next Regular Planning Commission Meeting will be held at 6:00 p.m., on January 1, 2026, 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 City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting. Copies of staff reports or other written documentation, relating to each item of business described in this Agenda, are posted to the City's website at [agourahillscity.gov](http://agourahillscity.gov) and are on file in the office of City Clerk Kimberly M. Rodrigues, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301. The telecast of the Thursday, December 18, 2025, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers 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.*

Date Posted: December 17, 2025