



**AGENDA  
REGULAR MEETING  
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301

**Thursday, January 15, 2026**

**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, visit the City's website at [agourahillscity.gov](http://agourahillscity.gov) and click the dark green "Watch Meetings" button under Quick Links or search "Agoura Hills Planning Commission" on [YouTube](https://www.youtube.com) and select the meeting by date.*

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

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

*Members of the public may 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 may submit written comments on any item listed on the Agenda. To ensure the Planning Commission has time to review and/or consider information prior to the meeting, please include the item number or topic in the subject line and [email\\_comments@agourahillscity.gov](mailto:email_comments@agourahillscity.gov) by **4:00 p.m. on the meeting date**. Public comments are not read into the record by the City. Any comments submitted after the deadline may not be considered during the Planning Commission's deliberations or included in the official record. However, the public may attend the meeting to make or submit written 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 December 4, 2025

RECOMMENDATION: Approve the Minutes, as presented.

2. Adopt Resolution No. 25-1313 related to a Project located on Lots 13-19 in Block 1 of Tract No. 8451 (Case Nos. GPA-2022-0004, ZONE-2021-0001, PMAP-2021-0001, CUP-2021-0003, SPR-2021-0006 and OAK-2021-0007)

RECOMMENDATION: Adopt Resolution 25-1313; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DENY GENERAL PLAN AMENDMENT CASE NO. GPA-20220004 TO CHANGE THE LAND USE DESIGNATION FROM BP-OR TO CRS; DENY ZONE CHANGE CASE NO. ZONE-2021-0001 TO REMOVE THE OLD AGOURA OVERLAY AND CHANGE THE ZONE FROM BP-OROA-FC TO CRS-FC; DENY TENTATIVE PARCEL MAP NO. 083345 CASE NO. PMAP-2021-0001 TO MERGE LOTS 13-19 IN BLOCK 1 OF TRACT NO. 8451; AND DENY CONDITIONAL USE PERMIT CASE NO. CUP2021-0003, SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-2021-0006, AND OAK TREE PERMIT CASE NO. OAK-2021-0007 FOR A NEW TWO-STORY, 76-UNIT RESIDENTIAL SENIOR CARE FACILITY LOCATED ON THE NORTHWEST CORNER OF AGOURA ROAD AND CHESEBRO ROAD (LOTS 13-19, BLOCK 1, TRACT NO. 8451), AND FIND THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## DISCUSSION / ACTION

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(This section is reserved for persons wishing to address items listed under Discussion / Action. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)

3. Selection of Planning Commission Chair and Vice Chair for 2026

RECOMMENDATION: Appoint a Chair and Vice Chair to serve in 2026.

## 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 February 5, 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, January 15, 2026, 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: January 8, 2026*



**REPORT TO PLANNING COMMISSION**

**DATE:** JANUARY 15, 2026  
**TO:** HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR  
**BY:** KIMBERLY RODRIGUES, CITY CLERK  
**SUBJECT:** APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF DECEMBER 4, 2025

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**RECOMMENDATION**

Approve the Minutes, as presented.

**Attachments**

[PC Minutes 120425.pdf](#)

**MINUTES**  
**REGULAR MEETING**  
**AGOURA HILLS PLANNING COMMISSION**  
Civic Center - Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Thursday, December 4, 2025**  
**6:00 PM**

The Planning Commission meeting was called to order at 6:00 p.m. by Chair Roth.

The Pledge of Allegiance was led by Vice Chair Reinhardt.

Present were: Chair Morgan Roth, Vice Chair Jessica Reinhardt, Commissioner Meril Platzer, and Commissioner Bruce Stein.

Absent was: Commissioner Brit Sharon.

Also Present were: Assistant Planning Director Robby Nesovic, Assistant City Attorney Travis Kaya, Associate Planner Katrina Garcia, Associate Planner Eric Wang, Executive Assistant Michele Hubbs, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

**EXCUSED ABSENCE**

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

**APPROVAL OF AGENDA**

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

### **PUBLIC COMMENTS**

No public comments were received.

### **CONSENT CALENDAR**

No public comments were received.

ACTION: Commissioner Stein moved to approve Consent Calendar Item No. 1, as presented. Vice Chair Reinhardt seconded. The motion carried 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

1. Approve Minutes of the Regular Planning Commission Meeting of August 21, 2025

### **PUBLIC HEARING**

2. Conduct a 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

Chair Roth opened the Public Hearing at 6:04 p.m.

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

- Vice Chair Reinhardt disclosed she had driven by the property.
- Chair Morgan disclosed he had played golf at the property and attended one of the events.

Chair Roth opened the floor for public testimony.

The following person spoke:

Robby McDonald, General Manager of Lake Lindero Golf Course,  
representing the Applicant

Following a question-and-answer period and further discussion regarding the findings, Assistant Planning Director Nesovic recommended continuing the Public Hearing to the next regular meeting to allow staff to meet with the Applicant and “*adjust the findings.*”

Assistant City Attorney Kaya recommended that the motion be “*to leave the Public Hearing open and continue it to the next meeting in two weeks.*”

Chair Roth asked the Applicant if they were open to continue the item to the next meeting; the Applicant was in concurrence with the continuance.

**ACTION:** Chair Roth moved to continue the open Public Hearing to December 18, 2025. Vice Chair Reinhardt seconded. The motion carried 4-0, by the following roll call vote:

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

**NOES:** None.

**ABSTAIN:** None.

**ABSENT:** Sharon.

3. Conduct a Public Hearing to Consider the Adoption of a Resolution Approving Agoura Village Development Permit Case No. AVDP-2023-0005 to Permit Outdoor Dining Areas in the Whizin Market

Chair Roth opened the Public Hearing at 6:46 p.m.

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

There being no ex parte communications, Chair Roth invited the Applicant to speak.

The following person(s) spoke:

Bill Tucker, Applicant  
Cory Antila, representing the Applicant

Following a question-and-answer period with the Applicant, Chair Roth opened the floor for public testimony.

Marc Hernandez, Calabasas, representing SunRose  
Matt McGee, Westlake Village

There being no further public comments, Chair Roth invited the Applicant to present their rebuttal.

The following person spoke:

Bill Tucker, Applicant

Following a question-and-answer period from the Planning Commission, Chair Roth closed the Public Hearing at 7:40 p.m.

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

Chair Roth called for a motion and second to adopt a resolution approving Agoura Village Development Permit Case No. AVDP-2023-0005, including an Outdoor Dining Permit, to establish outdoor dining areas and valet service for multiple restaurants and shops at the Whizin Market Square and make a Determination of Exemption under the California Environmental Quality Act.

**ACTION:** Following deliberations, Commissioner Stein moved to approve the staff recommendation and to adopt **Resolution No. 25-1309**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING AGOURA VILLAGE DEVELOPMENT PERMIT CASE NO. AVDP-2023-0005, INCLUDING AN OUTDOOR DINING PERMIT, TO ESTABLISH OUTDOOR DINING AREAS AND VALET SERVICE FOR MULTIPLE RESTAURANTS AND SHOPS AT THE WHIZIN MARKET SQUARE; AND MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Vice Chair Reinhardt seconded. The motion carried 4-0, by the following roll call vote:

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

**NOES:** None.

**ABSTAIN:** None.

**ABSENT:** Commissioner Sharon.

4. Conduct a Public Hearing to Consider the Adoption of a Resolution Approving Agoura Village Development Permit Case No. AVDP-2025-0007

Chair Roth opened the Public Hearing at 7:49 p.m.

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

There being no ex parte communications, Chair Roth invited the Applicant to speak.

The following person spoke:

Robert Matola, Simi Valley, Applicant

There being no public comments, rebuttal from the Applicant, or any further questions from the Planning Commission, Chair Roth closed the Public Hearing at 9:04 p.m.

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

Chair Roth called for a motion and second to adopt a resolution approving Agoura Village Development Permit Case No. AVDP-2025-0007 to rebuild a fire damaged restaurant at 29008 Agoura Road and to renovate the existing shopping center at 29020 Agoura Road and make a Determination of Exemption under the California Environmental Quality Act.

**ACTION:** Following deliberations, Vice Chair Reinhardt moved to approve the staff recommendation and to adopt **Resolution No. 25-1310**: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING AGOURA VILLAGE DEVELOPMENT PERMIT CASE NO. AVDP-2025-0007 TO REBUILD A FIRE DAMAGED RESTAURANT AND ADD OUTDOOR DINING, PARKING SPACES AND LANDSCAPING AT 29008 AGOURA ROAD AND TO RENOVATE THE EXISTING SHOPPING CENTER AT 29020 AGOURA ROAD, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Stein seconded. The motion carried 4-0, by the following roll call vote:

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

**NOES:** None.

ABSTAIN: None.

ABSENT: Commissioner Sharon.

5. Conduct a Public Hearing to Consider the Adoption of a Resolution Approving Conditional Use Permit Case No. PZ-2025-27-CUP for the Operation of a Dance Studio and Café

Chair Roth opened the Public Hearing at 9:13 p.m.

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

There being no ex parte communications, Chair Roth invited the Applicant to speak.

The following person(s) spoke:

Sepi Maleki, Monkey House Architects, representing the Applicant  
Lieya Hanelin, Applicant

There being no public comments, rebuttal from the Applicant, or any further questions from the Planning Commission, Chair Roth closed the Public Hearing at 9:36 p.m.

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

Chair Roth called for a motion and second to adopt a resolution approving Major Outdoor Dining Permit and Conditional Use Permit to allow a dance studio, café and outdoor dining area within an existing shopping center at 29020 Agoura Road and make a Determination of Exemption under the California Environmental Quality Act.

**ACTION:** Following deliberations, Commissioner Stein moved to approve the staff recommendation and to adopt **Resolution No. 25-1311**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING A MAJOR OUTDOOR DINING PERMIT AND CONDITIONAL USE PERMIT TO ALLOW A DANCE STUDIO, CAFE AND OUTDOOR DINING AREA WITHIN AN EXISTING SHOPPING CENTER AT 29020 AGOURA ROAD AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Commissioner Platzer seconded. The motion carried 4-0, by the following roll call vote:

AYES: Chair Roth, Vice Chair Reinhardt, and Commissioners  
Platzer and Stein.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Commissioner Sharon.

### **COMMISSION, STAFF COMMENTS**

Commissioner Stein stated he was happy to see all the new improvements being made to the City and pleased to be a part of the approval process for what he called “*another beginning for Agoura Hills.*”

Vice Chair Reinhardt wished everyone a happy holiday season.

### **ADJOURNMENT**

At 9:43 p.m., Chair Roth announced the next Regular Meeting of the Planning Commission was scheduled for Thursday, December 18, 2025, at 6:00 p.m., in the Council Chambers of the Civic Center, and adjourned the meeting.

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



## REPORT TO PLANNING COMMISSION

**DATE:** JANUARY 15, 2026

**TO:** HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR

**BY:** KATRINA GARCIA, ASSOCIATE PLANNER

**SUBJECT:** ADOPT RESOLUTION NO. 25-1313 RELATED TO A PROJECT LOCATED ON LOTS 13-19 IN BLOCK 1 OF TRACT NO. 8451 (CASE NOS. GPA-2022-0004, ZONE-2021-0001, PMAP-2021-0001, CUP-2021-0003, SPR-2021-0006 AND OAK-2021-0007)

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At its regularly scheduled meeting on December 18, 2025, the Planning Commission conducted a public hearing to consider the applicant's request for the Commission to recommend that the City Council adopt the Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (IS/MND and MMP), approve a General Plan Amendment, Zone Change, Tentative Parcel Map, Conditional Use Permit (CUP), Site Plan/Architectural Review Permit (SPR), and Oak Tree Permit, to be able to construct a new residential senior care facility on vacant land ("Project").

During the public hearing the Planning Commission received staff's presentation, the applicant's presentation, and public testimony. Following the close of public comment, the Commission deliberated and was tasked to consider each request separately (i.e. IS/MND, General Plan Amendment, Zone Change, Tentative Parcel Map, CUP, SPR, and Oak Tree Permit). Ultimately, the Commission voted 4-1 to deny the General Plan Amendment, which resulted in recommending denial of the Project, as a whole, including the Zone Change, and all discretionary entitlements.

The Planning Commission directed staff to prepare a Resolution recommending that the City Council deny the Project and to return the Resolution to the Planning Commission for consideration at a regularly scheduled Planning Commission meeting. Resolution No. 25-1313 is attached and reflects the findings the Planning Commission was not able to make, in support of its recommendation.

### FISCAL IMPACT

There is no additional fiscal impact to the City Council 2025-26 adopted Budget because the applicant has paid all application fees (Account No. P1-010-0000-3410-00) to fund staff and consultants' time. Deposit fees are placed into a trust account (Account No. 0010-0000-2105-00).

### RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 25-1313, recommending the City Council deny the Project.

**Attachments**

[PC Resolution 25-1313.pdf](#)

## RESOLUTION NO. 25-1313

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL DENY GENERAL PLAN AMENDMENT CASE NO. GPA-2022-0004 TO CHANGE THE LAND USE DESIGNATION FROM BP-OR TO CRS; DENY ZONE CHANGE CASE NO. ZONE-2021-0001 TO REMOVE THE OLD AGOURA OVERLAY AND CHANGE THE ZONE FROM BP-OR-OA-FC TO CRS-FC; DENY TENTATIVE PARCEL MAP NO. 083345 CASE NO. PMAP-2021-0001 TO MERGE LOTS 13-19 IN BLOCK 1 OF TRACT NO. 8451; AND DENY CONDITIONAL USE PERMIT CASE NO. CUP-2021-0003, SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-2021-0006, AND OAK TREE PERMIT CASE NO. OAK-2021-0007 FOR A NEW TWO-STORY, 76-UNIT RESIDENTIAL SENIOR CARE FACILITY LOCATED ON THE NORTHWEST CORNER OF AGOURA ROAD AND CHESEBRO ROAD (LOTS 13-19, BLOCK 1, TRACT NO. 8451), AND FIND THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

**Section 1.** An application was duly filed by Cory Anttila, on behalf of the property owner, Agoura Medical Partners, LLC, for the real property located at the northwest corner of Agoura Road and Chesebro Road (Assessor's Identification Numbers 2061-012-012, -014, -015, -018, -047, -048, and -049; Lots 13 through 19, Block 1, Tract No. 8451), requesting approval of a Conditional Use Permit, Site Plan/Architectural Review Permit, and Oak Tree Permit to construct a new two-story, 76-unit residential senior care facility, a Tentative Parcel Map to merge seven lots, a General Plan Amendment to change the land use designation from Business Park–Office Retail (BP-OR) to Community Retail Service (CRS) and a Zone Change to change the zone from BP-OR-OA-FC to CRS-FC (the "Project").

**Section 2.** The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held on December 18, 2025, at 6:00 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid hearing was duly given and published by state law.

**Section 3.** During the public hearing, interested parties had an opportunity to, and did testify either in support of, or in opposition to, the Project.

**Section 4.** Evidence both written and oral, including the staff report and supporting documentation, was duly presented to, and considered by the Planning Commission at the aforesaid public hearing.

**Section 5.** General Plan Amendment. Pursuant to Section 9821 of Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC), the Planning Commission

recommends that the City Council deny the General Plan Amendment because redesignation of the parcels from BP-OR to CRS is not appropriate given that the CRS designation would accommodate a broad range of primary uses that are not compatible with the surrounding commercial uses.

**Section 6.** Zone Change. Pursuant to Section 9672.5 of the Agoura Hills Municipal Code, the Planning Commission recommends that the City Council deny the Zone Change for the reasons set forth below:

1. The proposed Zone Change is necessary for the Project to achieve consistency with the allowable uses established in the AHMC, as senior care facilities are not allowed within the Old Agoura Commercial Center. Rezoning the property from Business Park-Office Retail within the Old Agoura and Freeway Corridor Overlay Districts (BP-OR-OA-FC) to Commercial Retail/Service within the Freeway Corridor Overlay District (CRS-FC) would require an amendment to the Zoning Map (Exhibit C) and would remove the site from the OA Commercial Center and subsequently the lighting district, as depicted in Exhibit D.
2. Since the Planning Commission is recommending denial of the proposed General Plan Amendment, rezoning of the property from BP-OR-OA-FC to CRS-FC, and amending the Zoning Map accordingly, would make the property inconsistent with the existing BP-OR General Plan Land Use Designation. The proposed Zone Change is therefore not consistent with the objectives of the AHMC or the General Plan.

**Section 7.** Tentative Map. Pursuant to Section 10414 of Article X (Subdivisions) of the Agoura Hills Municipal Code, the Planning Commission recommends that the City Council deny the Tentative Map, and finds that:

1. Since the Planning Commission is recommending denial of the General Plan Amendment and Zone Change, the proposed tentative map is inconsistent with the General Plan as it shows the General Plan Land Use Designation as CRS-FC.
2. The site is not physically suitable for the proposed density. Denial of the General Plan Amendment and Zone Change would result in a development that does not meet the required setbacks of the BP-OR zoning district. For this reason, the site would not be suitable for the proposed density.

**Section 8.** Conditional Use Permit. Pursuant to Section 9673.2.E of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code (AHMC), the Planning Commission recommends that the City Council deny the Conditional Use Permit, and finds that:

1. The Planning Commission is recommending denial of the proposed General Plan Amendment and Zone Change. Senior care facilities are not allowed within the Old Agoura Commercial District, and therefore, the proposed use is not consistent with the intent and purpose of the AHMC or the goals and objectives of the General Plan.

2. The Project is not compatible with the surrounding properties. Without the approval of a General Plan amendment and zone change, the building and site design elements do not comport with the City's Architectural Design Standards and Guidelines (ADS&G) or the AHMC because the proposed development would not meet the required setbacks of the BP-OR zoning district.
3. The proposed use would not comply with all applicable provisions of AHMC Article IX. The Planning Commission is recommending denial of the proposed General Plan amendment and zone change. Senior care facilities are not allowed within the Old Agoura Commercial District and the Project would not meet the setbacks of the BP-OR zoning district. Therefore, the proposed use would not comply with all applicable provisions of the AHMC.
4. The proposed use would be in violation of applicable provisions of the AHMC or of federal, state, or local law. The Planning Commission is recommending denial of the proposed General Plan Amendment and Zone Change. Senior care facilities are not allowed within the Old Agoura Commercial District and the Project would not meet the setbacks of the BP-OR zoning district, therefore, the proposed use would be in violation of the AHMC and local requirements.

**Section 9.** Site Plan Review. Pursuant to Section 9677.5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code, the Planning Commission finds that:

- A. The Project is not consistent with the objectives and provisions of the Zoning Ordinance and with the purposes of the land use district in which it is located. The Planning Commission is recommending denial of the proposed General Plan Amendment and Zone Change. Senior care facilities are not allowed within the Old Agoura Commercial District, and therefore, the proposed use is not consistent with the intent and purpose of the AHMC or the goals and objectives of the General Plan.
- B. The Project does not comply with all applicable provisions of Chapter 6. The Planning Commission is recommending denial of the proposed General Plan Amendment and Zone Change. Senior care facilities are not allowed within the Old Agoura Commercial District, and therefore, the proposed use is not consistent with the intent and purpose of the AHMC or the goals and objectives of the General Plan.
- C. The Project is not consistent with the City's General Plan. The Planning Commission is recommending denial of the proposed General Plan Amendment, and the Project does not comply with the setback requirements of the BP-OR zoning district or the goals and objectives of Subarea 11 (Old Agoura Commercial District), as senior care facilities are not an allowed use within the subarea.
- D. The Project would not preserve and enhance the particular character and assets of the surrounding area and its harmonious development. The Project does not meet the setbacks of the BP-OR zoning district, and therefore would

not preserve and enhance the character of the land use district in which it is located.

**Section 10.** Architectural Review. Pursuant to Section 9677.7.G of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code, the Planning Commission finds that:

1. The Project is not consistent with the General Plan and the ADS&G adopted by the City Council. The Planning Commission is recommending denial of the proposed General Plan Amendment and Zone Change. Senior care facilities are not allowed within the Old Agoura Commercial District, and therefore, the proposed use is not consistent with the General Plan or the ADS&G.
2. The design of the Project is not in keeping with the character of the surrounding neighborhood and is detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. Without the approval of the General Plan amendment and zone change, the Project is not consistent with the allowable uses in the Old Agoura Commercial Overlay or the setbacks of the BP-OR zoning district.
3. The Project does not comply with all applicable requirements of the district in which it is located and all other applicable requirements. The Planning Commission is recommending denial of the proposed General Plan Amendment and Zone change. Senior care facilities are not allowed within the Old Agoura Commercial District, and the Project does not meet the setbacks of the BP-OR zoning district, therefore, the Project does not comply with all applicable requirements.

**Section 11.** Oak Tree Permit. Pursuant to Section 9657.5.C.3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code, the Planning Commission finds that it would not be necessary to encroach into the protected zone of an oak tree if the Project were to be denied. The Planning Commission recommends denial of the Project, and therefore also recommends denial of the Oak Tree Permit.

**Section 12.** California Environmental Quality Act (CEQA). The Planning Commission is recommending denial of the Project. If the Project is denied by the City Council, the Project would be exempt from environmental review pursuant to Public Resources Code section 21080(b)(5) and 14 Cal. Code Regs. (CEQA Guidelines) section 15270, as the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves.

**Section 13.** Based on the findings set forth above, the Planning Commission hereby recommends that the City Council deny the Project, including General Plan Amendment Case No. GPA-2022-0004, Zone Change Case No. ZONE-2021-0001, Tentative Parcel Map No. 083345 (Case No. PMAP-2021-0001), Conditional Use Permit Case No. CUP-2021-0003, Site Plan/Architectural Review Permit Case No. SPR-2021-0006, and Oak Tree Permit Case No. OAK-2021-0007, with respect to the property described above.

**PASSED, APPROVED, ADOPTED** this 15th day of January, 2026, by the following vote to wit:

AYES:        (  
NOES:        (  
ABSENT:     (  
ABSTAIN:    (  
              )

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Morgan Roth, Chair

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Robby Nesovic, Secretary



## **REPORT TO PLANNING COMMISSION**

**DATE:** JANUARY 15, 2026  
**TO:** HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION  
**FROM:** ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR  
**BY:** KIMBERLY RODRIGUES, CITY CLERK  
**SUBJECT:** SELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR 2026

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In accordance with the Planning Commission's bylaws and established procedures, the Commission annually nominates and appoints a Chair and Vice Chair to serve a one-year term.

The Chair presides over meetings and represents the Commission as required, while the Vice Chair serves in the absence of the Chair.

### **FISCAL IMPACT**

There is no fiscal impact to the City 2025-26 and 2026-27 Adopted Budget.

### **RECOMMENDATION**

The Planning Commission appoint a Chair and Vice Chair to serve in 2026.