



**AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION**

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

Thursday, March 5, 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 and click the dark green "Watch Meetings" button under Quick Links or search "Agoura Hills Planning Commission" on **YouTube** 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 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

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Jessica Reinhardt
Vice Chair Brit Sharon
Commissioner Meril Platzer
Commissioner Morgan Roth
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 speak or submit written public comments 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 speak or submit written public comments under this category.)

1. Approve Minutes of the Regular Planning Commission Meeting of January 15, 2026
RECOMMENDATION: Approve the Minutes, as presented.

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.)

2. Conduct a Public Hearing to Consider Adopting a Resolution Recommending the City Council Adopt an Ordinance Amending Regulations Related to Accessory Equipment in Residential and Commercial Zones and Uses Subject to Director's Review and Approval in Residential Zones, and to Make a Determination of Exemption Under the California Environmental Quality Act
RECOMMENDATION: Adopt a resolution recommending the City Council adopt an ordinance amending Sections 9132.[1], 9222.3, 9222.4, and 9606.1 of Article IX (Zoning) of the Agoura Hills Municipal Code to clarify specific ground and wall mounted equipment requirements and to amend uses subject to Director's review and approval in residential zoning districts, and make a determination of exemption under the California Environmental Quality Act (CEQA).

DISCUSSION / ACTION

(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.)

ADJOURNMENT

The next Regular Planning Commission Meeting will be held at 6:00 p.m., on March 19, 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 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, March 5, 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: February 25, 2026



REPORT TO PLANNING COMMISSION

DATE: MARCH 5, 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 JANUARY 15, 2026

RECOMMENDATION

Approve the Minutes, as presented.

Attachments

[PC Minutes 011526.pdf](#)

MINUTES
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, January 15, 2026
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, Commissioner Brit Sharon, and Commissioner Bruce Stein.

Also Present were: Interim Community Development Director Ray Taylor, Assistant Planning Director Robby Nesovic, Assistant City Attorney Travis Kaya, Principal Planner Angela Georgeff, Executive Assistant Michele Hubbs, and City Clerk/Recording Secretary Kimberly M. Rodrigues.

EXCUSED ABSENCE

There were no excused absences.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PUBLIC COMMENTS

No public comments were received.

CONSENT CALENDAR

The following person(s) spoke on Consent Calendar Item No. 2:

David Freedman, Agoura
Terry Ahern, Agoura

ACTION: Vice Chair Reinhardt moved to approve Consent Calendar Item Nos. 1-2, as presented. Commissioner Sharon seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

1. Approve Minutes of the Regular Planning Commission Meeting of December 4, 2025
2. 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-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-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. 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

DISCUSSION / ACTION

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

No public comments were received.

Chair Roth opened the nominations for Chair.

ACTION: Chair Roth moved to nominate Vice Chair Reinhardt as Chair. Commissioner Stein seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

Jessica Reinhardt was selected as Chair.

Chair Reinhardt opened the nominations for Vice Chair.

ACTION: Chair Reinhardt moved to nominate Commissioner Sharon as Vice Chair. seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

Brit Sharon was selected as Vice Chair.

COMMISSION, STAFF COMMENTS

Assistant Planning Director Nesovic congratulated the outgoing and incoming Planning Commission Chairs and Vice Chairs.

Commissioner Stein thanked former Chair Roth, congratulated incoming Chair Reinhardt, and wished everyone a Happy New Year.

Former Chair Roth thanked the Commission for their support, congratulated Chair Reinhardt on her nomination, and wished everyone a Happy New Year.

ADJOURNMENT

At 6:13 p.m., Chair Reinhardt announced the next Regular Meeting of the Planning Commission was scheduled for Thursday, February 5, 2026, 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: MARCH 5, 2026
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR
BY: ERIC WANG, ASSOCIATE PLANNER

SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING REGULATIONS RELATED TO ACCESSORY EQUIPMENT IN RESIDENTIAL AND COMMERCIAL ZONES AND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES, AND TO MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT City of Agoura Hills
CASE NO: PZ-2025-121-ZOA
LOCATION: Citywide
ENVIRONMENTAL DETERMINATION: Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense)
ZONING DESIGNATION Citywide
GENERAL PLAN DESIGNATION: Citywide

RECOMMENDATION: Adopt a resolution recommending the City Council adopt a Zoning Ordinance Amendment amending Sections 9120.17, 9132.[1], 9222.3, 9222.4, and 9606.1 of Article IX (Zoning) of the Agoura Hills Municipal Code to clarify specific ground and wall mounted equipment requirements and to amend uses subject to Director's review and approval in residential zones and make a determination of exemption under the California Environmental Quality Act (CEQA).

BACKGROUND/DISCUSSION

The Request before the Planning Commission is to consider adoption of a resolution recommending the City Council adopt Ordinance No. 26-XXX (Case No. PZ-2025-121-ZOA) to amend Sections (§) 9120.17, 9132.[1], 9606.1, 9222.3, 9222.4, and 9606.1 of the Agoura Hills Municipal Code (AHMC) to clarify specific accessory equipment requirements and to amend uses subject to the Director's review and approval in residential zones.

Over the last few years, staff has noticed several provisions within the City's zoning regulations that are either inconsistent with the City's climate action goals or put undue burden on single-family homeowners. This fiscal year, the City Council directed staff to amend specific provisions within the Zoning Ordinance pertaining to residential and commercial accessory equipment such as water heaters, energy storage systems, and generators and to provide flexibility to property owners in the placement and screening of the forementioned equipment.

The Land Use/Economic Development Committee ("LUEDC") reviewed the Draft Zoning Ordinance Amendment on December 15, 2025, and provided feedback on items to consider concerning accessory equipment standards and uses within the RV District. The Draft Zoning Ordinance Amendment presented in this report reflects LUEDC's recommendations and also makes other minor language amendments. The purpose of this item is to discuss and receive feedback from the Planning Commission on the language in the Draft Ordinance. For specific changes to AHMC Article IX, please see the Draft Ordinance (Attachment 1).

Numerous technological advances in the last few decades have made certain wall-mounted equipment more common and more efficient, such as certain types of water heaters, generators, and energy storage systems. As currently written, AHMC § 9132.[1](G) disallows exterior wall-mounted equipment (including photovoltaic equipment) in residential zones. Further, AHMC § 9606.1, which sets standards for accessory equipment and structures, is unclear when addressing newer ground and wall-mounted equipment. Therefore, amendments are needed to promote more efficient equipment, and to provide clarity to members of the public on what is allowed. To address this, staff is proposing to amend AHMC §§ 9606.1 and 9132.[1](G) to clarify permitted types of ground mounted and wall mounted equipment.

Proposed AHMC revisions concerning wall and ground-mounted equipment standards would not affect the staff review process or design requirements related to photovoltaics in practice as current State regulations, including California Civil Code (CIV) § 714, preempt local control for specific types of energy-efficient equipment. The Zoning Ordinance Amendment will likely increase the use of other efficient wall-mounted equipment such as tankless water heaters. There will be no impacts to health, safety, or general welfare as existing standards would insure wall-mounted equipment would not impede adequate emergency access. The new language would also ensure any equipment is appropriately screened from public view and ensure that their operation would not create nuisances. Further, because of the increased flexibility for mechanical equipment placements (i.e. HVAC units), owners would be encouraged to relocate existing equipment to more appropriate areas rather than replacing in-place, thereby encouraging more orderly development.

With this code update, staff is also taking the opportunity to address certain allowed uses within the RV Zoning District. Currently, commercial riding academies and stables are allowed by Director's review (AHMC § 9222.3). This is a less restrictive permit type than a Conditional Use Permit. Given the traffic, circulation, and evacuation considerations associated with commercial riding academies and stables within a residential zone with many privately maintained streets, a Conditional Use Permit would be warranted for these types of commercial operations. This use is proposed to be moved to AHMC § 9222.4 (Conditional Uses) to require a Conditional Use Permit.

Lastly, "private recreation clubs" are also listed as an allowed use in the RV District under AHMC § 9222.3 (Director's review). The AHMC defines private recreation club in § 9120.17 as follows:

"An association of persons who are bona fide members, paying regular dues, and organized to provide recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise."

In reviewing this definition, it is clear that "private recreation club" is meant to define a homeowner's association that collects dues and provides recreational opportunities but is not a commercial enterprise. Homeowner's associations are allowed and existing in all zoning districts without any permit as they do not, in and of themselves, involve the use of land for a particular use or activity. For this reason, listing "private recreation club" in the RV District is not necessary and staff is proposing to remove it entirely, including the definition of "private recreation club" as provided in AHMC § 9210.17 ("R").

LEGISLATIVE PROCESS

The City Council is the final decision-making body for amendments to the Zoning Ordinance. To initiate a Zoning Ordinance amendment, the Planning Commission must hold at least one public hearing. Within 21 days of closing the public hearing, the Planning Commission shall determine whether the amendment is consistent with the objectives of Article IX and the General Plan. Based on the determination, the Planning Commission may either recommend the City Council adopt the amendment, adopt the amendment in modified form, or reject the amendment.

ENVIRONMENTAL REVIEW

The Project is exempt from CEQA requirements pursuant to State CEQA Guidelines Section 15061(b)(3), as CEQA applies only to projects which have the potential for causing a significant effect on the environment. As a Municipal Code text amendment, there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revision to the Municipal Code is exempt from further review under CEQA. Individual proposed projects that include wall or ground mounted equipment would be subject to individual CEQA review when necessary.

FINDINGS

The Project, if approved, would be consistent with the objectives of AHMC Article IX, the City's General Plan, and the Climate Action and Adaptation Plan (CAAP). The Ordinance is consistent with Goal LU-7 (Livable and Quality Neighborhoods), which calls for a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents. Proposed changes to accessory equipment regulations will encourage residents and businesses to implement high-efficiency equipment, such as tankless water heaters and energy storage systems while staying consistent with current nuisance abatement measures like noise barrier requirements for specific equipment. Likewise, proposed changes to RV District regulations would further Goal LU-7 by promoting services that support the needs of District residents while also ensuring specific uses are operated in a responsible manner that preserves health, safety, and wellbeing of residents.

FISCAL IMPACT

The City's Fiscal Year 2025-26 Budget will not be impacted by the Zoning Ordinance Amendment as it will be completed using staffing resources anticipated in the 2025-26 Budget.

RECOMMENDATION

Staff respectfully recommends the Planning Commission adopt a resolution recommending the City Council adopt a Zoning Ordinance Amendment amending Sections 9120.17, 9132.[1], 9222.3, 9222.4, and 9606.1 of Article IX (Zoning) of the Agoura Hills Municipal Code to clarify specific ground and wall mounted equipment requirements and to amend uses subject to the Director's review and approval in residential zones, and make a determination of exemption under the California Environmental Quality Act (CEQA).

Attachments

[1. Draft Resolution.pdf](#)

[1A. Draft Ordinance.pdf](#)

RESOLUTION NO. 26-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTIONS 9120.17, 9132.[1], 9222.3, 9222.4, and 9606.1 OF ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE TO CLARIFY SPECIFIC GROUND AND WALL MOUNTED EQUIPMENT REQUIREMENTS AND TO AMEND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES AND MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City of Agoura Hills proposes to adopt an ordinance amending Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC) to clarify specific ground and wall mounted equipment requirements in residential and commercial zones, and uses subject to Director's review and approval in residential zones ("Ordinance").

WHEREAS, the Planning Commission of the City of Agoura Hills considered the Ordinance at a public hearing held on March 5, 2026, at 6:00 p.m. Notice of the time, date, and means of participation in, and purpose of the aforementioned hearing was duly given and published as required by State law.

WHEREAS, evidence, both written and oral, was duly presented to and considered by the Planning Commission of the City of Agoura Hills at the foresaid public hearing.

WHEREAS, after the close of the public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City Staff, the staff report, the recommendations, and all other pertinent documents and associated actions regarding the proposed ordinance amendment.

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

Section 1. The facts set forth in the recitals of this Resolution are true and correct.

Section 2. Consistency with the General Plan. The Ordinance is consistent with the City General Plan; specifically, General Plan Goal LU-7 (Livable and Quality Neighborhoods), which calls for neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents. The changes to AHMC Sections 9606.1 and 9132.[1] that regulate accessory equipment are consistent with State law and City goals. The Ordinance amends these

sections to ensure that high-efficiency equipment, such as tankless water heaters and energy storage systems, are encouraged while requiring adequate sound barriers for noise-generating equipment, consistent with the City's Climate Action and Adaptation Plan (CAAP). The changes to AHMC Sections 9222.3 and 9222.4 that regulate uses subject to Director's review and approval are also consistent with State law and City goals. Requiring Planning Commission approval for riding academies and stables is a higher level of review than a Director approval, which would help to ensure that the goals and objectives of the General Plan are met. The changes to AHMC Sections 9120.17 and 9222.3 that regulate private recreations clubs are also consistent with City Goals. Removing private recreation clubs as a listed use within the Residential – Very low density (RV) zoning district would further consistency with the General Plan as the use itself is allowed in every other residential zone, promotes services that support the needs of their residents, and is not considered in and of itself as a use of land for a particular use or activity. Therefore, the regulation of "private recreation clubs" is considered burdensome and inapplicable and removal would promote the general welfare. The Ordinance amends these sections to ensure that said use is operated in a responsible manner that preserves the health, safety, and wellbeing of residents. Overall, the Ordinance will result in the AHMC further adhering with the General Plan and CAAP.

Section 3. Consistency with the Zoning Ordinance. Pursuant to AHMC § 9672.5, the Planning Commission finds that the Ordinance is consistent with the objectives of Zoning Ordinance found in Article IX of the AHMC. As stated in AHMC § 9103, Zoning Ordinance Objective E seeks to lessen congestion on the streets, secure safety from fire, panic and other dangers, and promote the health and general welfare. The Ordinance amends AHMC Sections 9606.1 and 9132.[1] to encourage high-efficiency equipment while requiring adequate protection from potential related nuisances such as noise. As mentioned, revisions to these sections are consistent with the City's CAAP, which promotes the general welfare. The Ordinance amends AHMC Sections 9222.3 and 9222.4, requiring Planning Commission approval for riding academies ensuring that such uses are reviewed and appropriately developed with consideration for congestion, safe neighborhood evacuation, and adequate parking. Further, the Ordinance amends AHMC Sections 9120.17 and 9222.3, removing the mention of "private recreation clubs", resulting in the promotion of the general welfare by reducing burdensome and unnecessary regulation for a use that is allowed in all other residential zoning district, and one that does not require land for its particular use or activity that promotes the general welfare by supporting the needs of its residents.

Section 4. California Environmental Quality Act. Adoption of this Ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that the Ordinance will not have a significant effect on the environment. The Ordinance will make several clarifications to the Zoning Code in regard to equipment to reflect current Planning policies. Additionally, the removal of an allowable use from a residential zoning district

has no possibility of having a physical impact on the environment. Further, as a Municipal Code text amendment, there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revision to the Municipal Code is exempt from further review under CEQA. Individual proposed projects that include wall or ground mounted equipment would be subject to individual CEQA review when necessary.

Section 5. Based on the aforementioned findings, the Planning Commission hereby recommends the City Council adopt an ordinance of the City Council of the City of Agoura Hills, California, amending the Agoura Hills Municipal Code to update regulations related to equipment in residential and commercial zones, and uses subject to director's review and approval in residential zones, and making a determination of exemption under the California Environmental Quality Act attached hereto as "Exhibit A".

Section 6. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, AND ADOPTED, this 5th day of March, 2026, by the following vote to wit:

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

Jessica Reinhardt, Chairperson

ATTEST:

Robby Nesovic, Secretary

Exhibit A
Draft Ordinance

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS MUNICIPAL CODE TO AMEND REGULATIONS RELATED TO EQUIPMENT IN RESIDENTIAL AND COMMERCIAL ZONES AND USES SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL IN RESIDENTIAL ZONES AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, in certain instances the City's existing regulations pertaining to allowable uses and equipment in residential and commercial zones do not account for current land use practices or the most current and efficient equipment on the market.

WHEREAS, the existence of outdated regulations related to land uses and equipment is a detriment to the property owners, citizens, and businesses within the community, because the City does not allow some desirable, low impact uses and equipment commonly seen in other similarly situated communities, or makes it more challenging for those uses to come into the City.

WHEREAS, it is the desire of the City Council to reduce permitting barriers for local homeowners and businesses in instances where those barriers do not serve the purpose of environmental protection or public health, safety and welfare.

WHEREAS, the proposed ordinance would amend Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC) to clarify specific ground and wall mounted equipment requirements in residential and commercial zones, and uses subject to Director's review and approval in residential zones.

WHEREAS, the Planning Commission held a duly noticed public hearing on March 5, 2026, at which time it received staff reports, public testimony, and other evidence in the record. Upon close of the hearing, the Commission adopted Resolution No. 26-_____ recommending City Council adoption of the Ordinance.

WHEREAS, the City Council held a duly noticed public hearing on _____, at which it received staff reports, public testimony, and other evidence in the record regarding the proposed Ordinance.

NOW, THEREFORE, the City Council of the City of Agoura Hills, California, hereby ordains as follows:

Section 1. The facts set forth in the recitals of this Ordinance are true and correct.

Section 2. Consistency with the General Plan. This Ordinance is consistent with General Plan Goal LU-7 (Livable and Quality Neighborhoods), which calls for neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents. The proposed changes to equipment regulations will ensure that high-efficiency equipment, such as tankless water heaters and energy storage systems, are encouraged while requiring adequate sound barriers for noise-generating equipment, consistent with current requirements.

Section 3. Zoning Code Amendment. Section 9132.[1] (Evaluation of design) of Part 4 (General Development Standards) of Chapter 1 (Introduction) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

“9132.[1] – Evaluation of design

All development shall satisfy the following design criteria:

- A. Exterior materials and colors shall harmonize with and compliment the surrounding natural and man-made environment. Where appropriate, dominant exterior colors shall reflect a natural earthtone theme. More brilliant exterior colors shall not be employed in a manner which detracts from the visual continuity of a structure and its surrounding environs. Exterior treatments characterized by an overly bright, shiny, reflective or artificial appearance shall not be permitted.
- B. The architectural expression shall be carried out throughout the project.
- C. The landscaping shall compliment the proposed architecture and shall consist of native materials wherever possible.
- D. The proposed traffic circulation shall be compatible with the proposed development and not adversely impact the neighborhood in which it is located.
- E. All new development shall be adequately buffered from existing development.
- F. Height of structures shall be in relationship to the height of the pad, size and shape of the structure and the proposed setbacks.
- G. Except as allowed by Section 9606.1, no equipment in residentially zoned property shall be mounted, affixed or otherwise attached to a pitched roof, including a hip or gable roof, or to an exterior wall of a building, excluding windows. For the purpose of this section, "equipment" shall be defined as being all materials, fittings, devices, appliances and apparatus systems used for heating, air conditioning and ventilation of the residential units, excluding natural or mechanical attic ventilation systems approved by the director of planning and community development. "Equipment" shall also be defined as being all collector tanks, circulators, pump systems and apparatus other than flat-plate collectors used in connection with solar collecting systems. Equipment may be placed on a flat roof only if the equipment is entirely

screened from view from public or private right-of-way by a mansard or parapet roof element and located entirely below the top of such roof elements. The method of screening shall be architecturally integrated and blend with the building design in terms of material, color, shape and size. If such screening is not possible due to elevation or topographic constraints, the equipment shall be placed on the ground and subject to the provisions of section 9606.1 of this article.”

Section 4. Zoning Code Amendment. Section 9606.1 (Accessory structures and equipment location and type permitted) of Division 6 (Accessory Structures) of Part 1 (In General) of Chapter 6 (Regulatory Provisions) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

“9606.1 – Accessory structures and equipment location and type permitted.

The following accessory structures and equipment may project into the required yard subject to the following limitations:

- A. Ground mounted equipment such as pool equipment, air conditioners and built-in barbecues, provided that the equipment shall not be located closer than five (5) feet to the side property line and three (3) feet to the rear or street side property line. Notwithstanding any other provision in this Article, no ground mounted equipment shall be allowed within the required front yard setback. All ground mounted equipment established in the permissible portion of the front yard shall be visibly screened from the public right-of-way. Noise-generating equipment, such as ground mounted pool and air conditioning equipment must be screened by a solid wall or sound insulated fence on all sides, except in cases where the equipment is located next to a dwelling, in which case the equipment must be screened on the three (3) sides not adjacent to the dwelling. Screening requirements for noise generating equipment may be waived if the director determines that typical equipment operation would not exceed exterior noise standards as set forth in Section 9656.2.
- B. Rain conductors, spouts, utility service risers, and shutoff valves may project a maximum distance of one (1) foot into any required yard.
- C. Awnings or canopies may project a maximum distance of three (3) feet into the required interior side yard and five (5) feet into the required front, rear and street side yard, provided:
 1. That such awnings or canopies are not closer than three (3) feet into any lot line;
 2. That such awnings or canopies have no vertical ground support within such yard; and

3. That such awnings or canopies extend only over the windows or doors to be protected, and for not more than one (1) foot on either side thereof.
- D. Water heaters, water softeners and gas or electric meters, including service conduits and pipes, enclosed or in the open, may project a maximum distance of two and one-half (2½) feet into a required interior side or rear yard, provided that such structures or equipment are not closer than three (3) feet to any lot line. Wall mounted tankless water heaters may project into a required side, interior, or rear yard, provided that such equipment is not closer than three (3) feet to any lot line. Gas meters, if enclosed or adequately screened from view by a structure permitted in the yard, may project a maximum distance of two and one-half (2½) feet into a required front or corner side yard, provided that such equipment is not closer than three (3) feet to any lot or highway line.
 - E. Wall and window mounted air conditioners, coolers, and fans may be used in any required yard, provided that such equipment is not closer than three (3) feet to any lot line.
 - F. Guard railings or fences for safety protection around depressed ramps may be placed in any yard provided such railing or fence does not exceed a height of three and one-half (3½) feet.
 - G. Driveways, walkways, patio slabs and other areas constructed of concrete, asphalt or similar materials and wooden decks may be used in any required yard provided that such structures do not exceed one (1) foot above ground level. Decks over one (1) foot high shall be regulated by section 9605.6. This provision shall not exclude the use of the steps providing access between areas of different elevation on the same property.
 - H. Storage sheds, including pre-fabricated units, that are used solely for the lawful and safe storage of personal property and which have less than one hundred twenty (120) square feet of projected roof area, are permissible in side or rear yards only, provided that a minimum unobstructed access of three (3) feet is provided between the shed and the property lines, have no foundation or plumbing or electrical service of any kind and do not exceed seven and one-half (7.5) feet in exterior height as measured from the ground to the top of the roof. Such sheds shall be placed behind any fence in the side yard setback area to minimize their visibility from the sidewalk or public right-of-way. If no fence exists in the side yard setback area, then the shed shall be located so as to minimize the visibility of the shed from the public right-of-way and must be at least fifteen (15) feet behind the front of the building. A maximum of three (3) such sheds shall be allowed on any one lot.
 - I. Wall and ground mounted energy generation and storage systems, including batteries and generators, may be placed in any side or rear yard, provided that such facilities are not closer than three (3) feet to any lot line. Any proposed generator over five (5) feet in height, placed within a required side yard, and utilizing an internal combustion engine (ICE) must be screened by a solid wall or sound insulating fence on all sides, except in cases where the

equipment is located next to a dwelling, in which case the equipment must be screened on the three (3) sides not adjacent to the dwelling, to mitigate noise impacts to adjacent properties.

- J. All other ground mounted equipment may be placed in any rear yard, provided such equipment is no closer than five (5) feet to any lot line and would not create a public nuisance pursuant to section 5605 of this code.

Section 5. Zoning Code Amendment. Section 9222.3 (Uses subject to director's review and approval) of Chapter 2 (Residential Land Use Districts) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

"9222.3 - Uses subject to director's review and approval.

Subject to the provisions of chapter 6, the following uses may be permitted subject to the approval of the director:

- A. Access to a lawfully permitted use in another land use district;
- B. Stands for the display and sale of any agricultural products lawfully produced on said lot;
- C. Private equestrian and hiking trails;
- ~~D. Private recreation clubs;~~
- ~~E. Riding academies and stables;~~
- D. ~~F.~~ Temporary structures such as model homes, real estate sales offices, construction trailers and mobile homes used as residence during construction of a project when a valid building permit is in force;
- E. ~~G.~~ Temporary storage of materials and construction equipment related to a city public works project;
- F. ~~H.~~ Retaining walls two (2) feet or higher in height containing fill located within a required setback or within fifty (50) feet of an existing residence subject to the issuance of a site plan architectural review permit. This section shall apply only to retaining walls that face an abutting property;
- G. ~~I.~~ Day care for children, large family day care home, subject to the issuance of a large family day care permit pursuant to the provisions of section 9285;
- H. ~~J.~~ Motion picture filming not exceeding seven (7) consecutive days."

Section 6. Zoning Code Amendment. Section 9222.4 (Conditional uses) of Chapter 2 (Residential Land Use Districts) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to read as follows, with deleted language shown in ~~strikeout~~ and new language shown in underline:

“9222.4 – Conditional Uses.

The following uses may be permitted subject to a conditional use permit:

- A. Arboretum and horticultural gardens;
- B. Campgrounds, picnic areas, trails with overnight camping;
- C. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- D. Community care facilities, large.
- E. ~~D.~~ Convents and monasteries;
- F. ~~E.~~ Reserved;
- G. ~~F.~~ Day nursery, children;
- H. ~~G.~~ Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- I. ~~H.~~ Grange halls;
- J. ~~I.~~ Guest ranches;
- K. ~~J.~~ Health retreats;
- L. ~~K.~~ Homes for aged person, small group care;
- M. ~~L.~~ Homes for children, special boarding;
- N. ~~M.~~ Institutions for aged persons, private;
- O. ~~N.~~ Institutions for children, private;
- P. ~~O.~~ Lighted tennis courts;
- Q. ~~P.~~ Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home;
- R. Riding academies and stables.
- Q. ~~Community care facilities, large.”~~

Section 7. Zoning Code Amendment. Section 9120.17 (“R”) of Part 3 (Definitions) of Chapter 1 (Introduction) of Article IX (Zoning) of the Agoura Hills Municipal Code is hereby amended to delete the definition of “*Recreation club, private.*”

Section 8. California Environmental Quality Act (CEQA). This Ordinance is exempt from environmental review pursuant to section 15061(b)(3) of the CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that the Ordinance will not have a significant effect on the environment. The Ordinance will make several clarifications to the Zoning Code in regard to equipment to reflect current Planning

policies. Additionally, the removal of an allowable use from a residential zoning district has no possibility of having a physical impact on the environment. Further, as a Municipal Code text amendment, there is no possibility that the proposed action may result in a significant effect on the environment, and the proposed revision to the Municipal Code is exempt from further review under CEQA. Individual proposed projects that include wall or ground mounted equipment would be subject to individual CEQA review when necessary.

Section 9. Severability Clause. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstances, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, phrase hereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 10. Effective Date. This Ordinance shall take effect thirty (30) days after passage.

Section 11. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2026, by the following vote to wit.

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

Jeremy Wolf, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney

DRAFT