



**AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION**

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

Thursday, August 21, 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 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

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Morgan Roth
Vice Chair Jessica Reinhardt
Commissioner Meril Platzer
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 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 May 1, 2025

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 a Request to 1) Approve a List of Prohibited Land Uses for the Commercial Parcels (Parcels 3, 4, 5, 6, 7, & 8) within Tract 53752 (“Shops at Oak Creek”), and Amending Planning Commission Resolution No. 771 and 2) Make a Determination of Exemption under the California Environmental Quality Act (CEQA)

RECOMMENDATION: Based on the foregoing analysis, staff recommends the Planning Commission 1) approve an amendment to the list of prohibited land uses for the commercial parcels (Parcels 3, 4, 5, 6, 7, & 8) within Tract 53752, and amend Planning Commission Resolution No. 771; and 2) make a determination of exemption under the CEQA.

3. Conduct a Public Hearing to consider the Adoption of a Resolution Finding that the Vacation of a Sewer Easement Located at 29045 Agoura Road is in Conformity with the Agoura Hills General Plan

RECOMMENDATION: Staff recommends the Planning Commission adopt a resolution finding that the vacation of a sewer easement located at 29045 Agoura Road is in conformity with the Agoura Hills General Plan.

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 September 4, 2025, 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, August 21, 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: August 15, 2025



REPORT TO PLANNING COMMISSION

DATE: AUGUST 21, 2025
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR
BY: KIMBERLY RODRIGUES, CITY CLERK
SUBJECT: APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 1, 2025

RECOMMENDATION: Approve the minutes, as presented.

Attachments

[Minutes PC 050125.pdf](#)

MINUTES
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, May 1, 2025
6:30 p.m.

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

The Pledge of Allegiance was led by Commissioner Sharon.

Present were: Chair Morgan Roth, Commissioner Meril Platzer,
Commissioner Brit Sharon, and Commissioner Bruce Stein.

Absent was: Vice Chair Jessica Reinhardt.

Also Present were: Community Development Director Denice Thomas, Assistant
City Attorney Travis M. Kaya, Principal Planner Robby Nesovic,
Deputy City Manager Louis Celaya, Management Analyst
Amber Victoria, Traffic Engineer Consultant Matt Stewart, and
Executive Assistant/Recording Secretary Michele Hubbs.

EXCUSED ABSENCE

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Reinhardt.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Reinhardt.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

There were no public comments.

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

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

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Reinhardt.

1. Approve Minutes of the Regular Planning Commission Meeting of April 9, 2025

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

PUBLIC HEARING

2. **REQUEST:** CONSIDER ADOPTING A PLANNING COMMISSION RESOLUTION RECOMMENDING THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ADOPT A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE TABLE OF CONTENTS AND THE SAFETY ELEMENT (CHAPTER 5 (COMMUNITY SAFETY)) WITH THE UPDATED MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, THE ADOPTED EVACUATION PLAN, AND AN UPDATED EVACUATION ANALYSIS AND MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: City of Agoura Hills

CASE NOS: GPA-2024-007

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15262 (Feasibility and Planning Studies), §15269 (Emergency Projects), §15301 (Existing Facilities) and §15061(b)(3) (“Common Sense”) pursuant to the California Environmental Quality Act Guidelines

RECOMMENDATION: Staff recommended the Planning Commission adopt a resolution recommending approval of an amendment to the General Plan Table of Contents and the Safety Element (Chapter 5 (Community Safety)) with the updated Multi-Jurisdictional Hazard Mitigation Plan, the adopted Evacuation Plan, and an updated evacuation analysis and make a determination of exemption under the California Environmental Quality Act.

Chair Roth opened the Public Hearing at 6:35 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.

- Commissioner Stein disclosed that he had spoken with staff.
- Chair Roth disclosed that he had spoken with staff.

Chair Roth opened the floor for public testimony.

Following distribution of the Agenda Packet, and prior to the Planning Commission Meeting, written correspondence was received from the following person(s), forwarded to the Planning Commission, and made available for public review.

Steven and Jessica Nimoy

Marcia Castonguay

Patricia Aloï

Ron Troncatty, representing Old Agoura Homeowners Association

Cory Jaki

Rami Brosh

Ellie Hawkinson, Old Agoura

Michelle Santucci, Oak Park

Jess Thomas, Old Agoura, representing the Old Agoura Homeowners

*Jason Sanders and Sabrina Venskus, Attorneys at Law representing
Protectors and Residents in the Santa Monica Mountains (PRISMM)*

Jackie Lacombe

Mary Wiesbrock, Agoura Hills, representing Save Open Space

The following person(s) spoke:

Mary Wiesbrock, Agoura Hills, representing Save Open Space

Carolyn Cass-Barton, Oak Park

Jackie Lacombe, Agoura Hills

Michelle Santucci, Oak Park

Janna Orkney, Oak Park

There being no further public comments or questions from the Planning Commission, Chair Roth closed the Public Hearing at 8:40 p.m.

During deliberations, Commissioner Stein disclosed he could make all the findings, Commissioner Platzer raised concerns about evacuation traffic and recommended continuing the matter to gather community input, Commissioner Sharon suggested the implementation of different evacuation scenarios, including a mid-day option, for City Council review, and Chair Roth stated that he could make all the findings and suggested an amendment be included.

Commissioner Sharon started to make a motion and deferred to Assistant City Attorney Kaya for further discussion.

Assistant City Attorney Kaya suggested the Planning Commission provide their items of interest for consideration and then take a brief recess for staff to prepare an amendment for review and approval.

Following further discussion, Assistant City Attorney Kaya clarified that Planning Commission consensus was to include an analysis of a mid-day scenario, also covering schools and large businesses, and, secondly, incorporating a communication strategy that includes coordination with school districts and neighboring jurisdictions.

Chair Roth called for a motion and second to take a brief recess.

ACTION: Commissioner Sharon made a motion for the Planning Commission to take a ten-minute recess. Commissioner Stein seconded. The motion carried 4-0, by the following roll call vote:

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

The Planning Commission recessed at 9:25 p.m. and reconvened at 9:45 p.m.

Following the recess, staff and legal counsel suggested the resolution be amended to include the addition of the following: 1) incorporate an emergency scenario involving the evacuation of residences, large business, and schools at mid-day on a non-holiday weekday; and 2) address public safety communication strategies that include cooperation between the City, school districts and neighboring jurisdictions.

ACTION: Following further discussion, Commissioner Sharon, moved to approve the staff recommendation, as amended, and adopt **Resolution No. 25-1300**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS

RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ADOPT A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE TABLE OF CONTENTS AND THE SAFETY ELEMENT (CHAPTER 5 (COMMUNITY SAFETY)) WITH THE UPDATED MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, THE ADOPTED EVACUATION PLAN, AND THE UPDATED EVACUATION ANALYSIS (CASE NO. GPA-2024-007) AND MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Seconded by Commissioner Sharon. The motion carried 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Reinhardt.

Commissioner Platzer expressed hesitancy about her vote, and following the Assistant City Attorney's advisement, the roll call vote was subsequently retaken

FINAL ACTION: Following deliberations, Commissioner Sharon, moved to approve the staff recommendation, as amended, and adopt **Resolution No. 25-1300**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ADOPT A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE TABLE OF CONTENTS AND THE SAFETY ELEMENT (CHAPTER 5 (COMMUNITY SAFETY)) WITH THE UPDATED MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, THE ADOPTED EVACUATION PLAN, AND THE UPDATED EVACUATION ANALYSIS (CASE NO. GPA-2024-007) AND MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Seconded by Commissioner Sharon. The motion carried 3-0, by the following roll call vote:

AYES: Chair Roth and Commissioners Sharon and Stein.

NOES: None.

ABSTAIN: Platzer.

ABSENT: Vice Chair Reinhardt.

3. REQUEST: CONSIDER RESOLUTIONS APPROVING CONDITIONAL USE PERMIT (CUP) CASE NO. CUP-2024-0032 FOR THE DEVELOPMENT OF APPROXIMATELY 0.82 MILES OF TRAILS IN THE OPEN SPACE LOCATED SOUTH AND WEST OF THE

AGOURA HILLS RECREATION AND EVENT CENTER,
CONSISTING OF A 0.45-MILE LOOP TRAIL, A 0.14-
MILE ATTACHED OVERLOOK TRAIL, AND A
SEPARATE 0.23-MILE OVERLOOK TRAIL; AND
ADOPTING THE PROJECT FINAL INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING PROGRAM

APPLICANT:	City of Agoura Hills
CASE NOS:	CUP-2024-0032
LOCATION:	Southwest of the Agoura Hills Recreation and Event Center (AIN Nos. 2061-002-905, 2061-005-915, and 2061-002-908)
ENVIRONMENTAL DETERMINATION:	Initial Study/Mitigated Negative Declaration (IS/MND)
ZONING DESIGNATION:	PD (Ladyface Mountain Specific Plan – Business Park and Open Space Districts)
GENERAL PLAN DESIGNATION:	PD (Ladyface Mountain Specific Plan)
<u>RECOMMENDATION:</u>	Staff recommended the Planning Commission adopt two resolutions: 1) Approving CUP-2024-0032; and 2) Adopting the Project Final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program.

Chair Roth opened the Public Hearing at 9:53 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.

- Commissioner Stein disclosed that he had spoken with staff.

Chair Roth opened the floor for public testimony.

There being no public comments or any further questions from the Planning Commission, Chair Roth closed the Public Hearing at 10:12 p.m.

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

ACTION: Following deliberations, Commissioner Stein, moved to adopt **Resolution No. 25-1301**; A RESOLUTION OF THE PLANNING

COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2024-0032 FOR THE DEVELOPMENT OF APPROXIMATELY 0.82 MILES OF TRAILS IN THE OPEN SPACE LOCATED SOUTH AND WEST OF THE AGOURA HILLS RECREATION AND EVENT CENTER, CONSISTING OF A 0.45-MILE LOOP TRAIL, A 0.14-MILE ATTACHED OVERLOOK TRAIL, AND A SEPARATE 0.23-MILE OVERLOOK TRAIL. Seconded by Commissioner Sharon. The motion carried 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: Vice Chair Reinhardt.

DISCUSSION / ACTION

4. Discussion Regarding Amending the Agoura Hills Municipal Code to Change the Planning Commission Start Time from 6:30 P.M. to 6:00 P.M.

Following presentation of the staff report, and a question-and-answer period with staff, Chair Roth opened the floor for public comments.

There were no public comments.

The Planning Commission provided feedback; no formal action was required on this item.

PLANNING COMMISSION / STAFF COMMENTS

There were no comments.

ADJOURNMENT

At 10:20 p.m., Chair Roth announced the next Regular Meeting of the Planning Commission was scheduled for Thursday, May 15, 2025, at 6:30 p.m., in the Council Chambers of the Civic Center, and adjourned the meeting.

Michele Hubbs, Executive Assistant/Recording Secretary (in attendance)
Amber Victoria, Management Analyst/Recording Secretary (in attendance)
Minutes prepared by Kimberly M. Rodrigues, MMC, City Clerk/Recording Secretary



REPORT TO PLANNING COMMISSION

DATE: AUGUST 21, 2025
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR
BY: KATRINA GARCIA, ASSOCIATE PLANNER
SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO 1) APPROVE A LIST OF PROHIBITED LAND USES FOR THE COMMERCIAL PARCELS (PARCELS 3, 4, 5, 6, 7, & 8) WITHIN TRACT 53752 ("SHOPS AT OAK CREEK"), AND AMENDING PLANNING COMMISSION RESOLUTION NO. 771 AND 2) MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

APPLICANT: Chacko C. Jacob and Arvind Pal for Oak Supreme, LLC
CASE NO: CUP-2025-0034
LOCATION: Tract 53752 (Parcels 3, 4, 5, 6, 7, 8)
ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per § 15061(b)(3) ("Common Sense" Exemption) of the CEQA Guidelines.
ZONING DESIGNATION: CRS-FC (Commercial Retail Service – Freeway Corridor Overlay)
GENERAL PLAN DESIGNATION: CRS
RECOMMENDATION: Staff recommends the Planning Commission adopt a Resolution 1) Approving an amendment to the list of prohibited land uses for the commercial parcels (parcels 3, 4, 5, 6, 7, & 8) within tract 53752, and amending Planning Commission Resolution No. 771 and 2) making a determination of exemption under the CEQA.

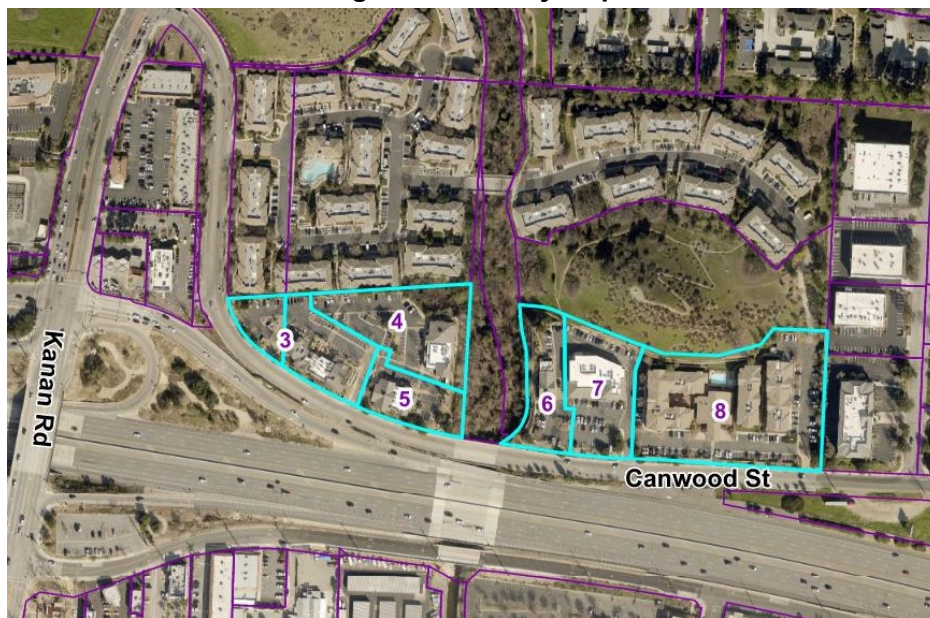
PROJECT BACKGROUND AND DESCRIPTION

On June 12, 2002 the City Council adopted Resolution Number (No.) 02-1245, that approved the development of residential units and commercial buildings on tract 53752 of what is now referred to as “Shops at Oak Creek,” and depicted in *Figure 1 – Vicinity Map*. The development was conditioned (Condition No. 74 of Resolution 02-1245, Attachment 2) to have a list of prohibited uses that would be approved by the Planning Commission and then recorded with the Los Angeles County Recorder’s office. As a result, the Planning Commission adopted resolution No. 771 in 2004 that approved a list of prohibited uses within the development, which was subsequently recorded under Instrument No. 04-1241720.

On December 7, 2017, staff brought Resolution No. 17-1204 (Attachment 3) to the Planning Commission to amend Resolution No. 771 (Attachment 4) and remove “Veterinarian/animal hospital” as a prohibited use, which would otherwise be allowed in the CRS zone with an approved Conditional Use Permit (CUP). As part of the amendment, staff also made recommendations to remove the following uses:

- Alcohol, on-sale establishment
- Massage establishment
- Physical fitness club/studio
- Print shop
- Veterinarian/animal hospital

Figure 1 - Vicinity Map



The City recently received a request from Oak Supreme, LLC, owner of lots 4 and 5 (see *Figure 1*), to amend Resolution No. 771, once again, and remove additional uses from the prohibited use list. *Table 1 – Proposed for Removal* lists the uses the property owner is requesting to be removed, along with corresponding notes that reflect its current applicability in the CRS zoning district.

Table I - Proposed for Removal	
Land Use	CRS Applicability
Addressing and mailing service	Incidental to a permitted retail use
Church/temple	Subject to a CUP
Convenience store (neighborhood market allowed)	Permitted by-right

Grooming service, such as poodle grooming	Permitted by-right
Locksmith/key and lock	Permitted by-right
Mail order business, retail outlet	Permitted by-right
Studio: voice, music	Permitted by-right
Studio: dance	Permitted by-right
Studio: martial arts, gymnastics	Permitted by-right

Legislative Review

The Planning Commission of the City of Agoura Hills adopted a resolution in 2017 that approved a prohibited use list for tract 53752. Any changes to the approved list warrants discretionary-level approval by the Planning Commission to amend the Resolution, as conditioned by the City Council under Resolution No. 02-1245.

STAFF ANALYSIS

The existing commercial site is located north of Canwood St. and east of Kanan Rd. It is composed of seven separate parcels. Parcels 3, 4, and 5 contains three existing commercial buildings with a mix of restaurant, retail and service uses. Parcel 6, located east of the creek, contains an existing restaurant building. Parcel 7 contains a Trader Joes, and Parcel 8 contains Homewood Suites (hotel). The site is located adjacent to multi-family residential units to the north and the 101 Ventura Freeway to the south.

The entire commercial site (Parcels 3-8) is zoned CRS-FC. While the City's commercial use table (AHMC § 9312.2) exists to dictate the allowed uses in each commercial zone, the City Council conditioned the development as follows:

The uses allowed on the property shall include general retail, restaurants, and offices. The prohibited uses shall include but not be limited to stand alone uses such as auto service stations, car washes, auto repair, outdoor recreation and uses involving outdoor storage or display. The intent of this condition shall be to encourage the development of an integrated pedestrian oriented commercial center with uses that complement one another. Prior to issuance of building permits, the applicant shall submit a list of prohibited uses on the CRS zoned property for review and approval by the Planning Commission. Once approved by the Planning Commission, the applicant shall record a legally binding covenant approved by the City Attorney that restricts the types of land uses allowed on the CRS property.

The site was conditioned to restrict certain uses that are typically allowed in the CRS zone, as they conflicted with the pedestrian-focused commercial vision of this site. However, these restrictions have left much of the shopping center vacant over the years. The property owner believes that by allowing the uses listed in *Table I*, it could attract a wider range of tenants. Regularly reviewing permitted and prohibited uses can reveal new business opportunities as technology, practices, and lifestyles evolve, encouraging innovation and growth.

ENVIRONMENTAL REVIEW

The Project has been reviewed pursuant to the CEQA and has been determined to be exempt from the CEQA Guidelines per California Code of Regulations (CCR) § 15061(b)(3) (“Common Sense Exemption”). Projects that have the ability to impact the environment are reviewed pursuant to CEQA. This section of CEQA applies because it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment, as the Project consists of an amendment to a previously adopted resolution that modifies the list of prohibited uses for a specific site. Furthermore, the amendment does not propose or authorize any physical development or construction activity. The uses proposed for removal from the prohibited use list are already allowed in the underlying zoning district, either by-right or conditionally, and does not expand allowable land uses beyond what is contemplated by the Zoning Ordinance. Therefore, no significant environmental impacts are expected from this Project.

FISCAL IMPACT

There are no fiscal impacts to the City Council adopted 2025-26 budget as all applicable fees were paid by the applicant during the Project submittal. The fees collected cover the full cost of staff’s review of the proposal.

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution 1) Approving an amendment to the list of prohibited land uses for the commercial parcels (parcels 3, 4, 5, 6, 7, & 8) within tract 53752, and amending Planning Commission Resolution No. 771 and 2) making a determination of exemption under the CEQA.

Attachments

[Attachment 1. Draft Resolution with Exhibit A.pdf](#)

[Attachment 2. City Council Resolution No. 02-1245.pdf](#)

[Attachment 3. Planning Commission Resolution 17-1204.pdf](#)

[Attachment 4. Planning Commission Resolution 771.pdf](#)

ATTACHMENT 1

DRAFT RESOLUTION WITH EXHIBIT "A"

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING AN AMENDMENT TO THE LIST OF PROHIBITED LAND USES FOR THE COMMERCIAL PARCELS (PARCELS 3, 4, 5, 6, 7, & 8) WITHIN TRACT 53752, AND AMENDING PLANNING COMMISSION RESOLUTION NO. 771 AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

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

SECTION 1. Findings.

A. On June 12, 2002, the City Council approved Resolution Number (No.) 02-1245 approving Conditional Use Permit (CUP) Case No. 01-CUP-009 and Oak Tree Permit No. 01-OTP-03, for the development of multi-family residential dwelling units and commercial buildings and said Resolution included Condition of Approval No. 74 which required the applicant to submit and the Planning Commission to approve a list of prohibited uses on the CRS zone property (Tract No. 53752); and

B. On March 4, 2004, the Planning Commission adopted Resolution No. 771 approving a list of prohibited uses with respect to the Property described herein; and

C. On December 7, 2017, the Planning Commission adopted Resolution No. 17-1204 to amend the list of prohibited uses with respect to the Property described herein; and

D. On February 27, 2025 an application was duly filed by Chacko C. Jacob and Arvind Pal for Oak Supreme LLC, with respect to the real property located at 28941 through 29145 Canwood Street (Assessor's Identification Numbers 2048-011-049, 2048-011-073, 2048-011-074, 2048-011-075, 2048-011-076, and 2048-011-077, referred to herein as "Property") requesting approval to further amend the list of prohibited uses in Planning Commission Resolution No. 771 for the commercial parcels within Tract 53752 (Parcel Nos. 3, 4, 5, 6, and 8) (the "Amendment").

E. A public meeting on the Amendment was duly held on August 21, 2025, at 6:00 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place, and purpose of the aforesaid was duly given, and

F. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public meeting; and

G. The Amendment has been reviewed pursuant to CEQA and has been determined to be exempt from the CEQA Guidelines per California Code of Regulations Section 15061(b)(3) (“Common Sense Exemption”) because there is no possibility the Amendment would have a significant effect on the environment. The Amendment is only an administrative change proposing to remove uses from a prohibited use list for the Property which would result in allowing uses that are already permitted by-right or conditionally permitted in the zoning district in which the Property is located. As such, no significant environmental impacts are expected from this Amendment, and

H. The proposed Amendment is consistent with General Plan Land Use Goal LU-14 as it creates opportunities for new businesses that will continue to engage and enhance pedestrian activity, serve nearby residents and create employment opportunities through a diversity of uses such as retail, office, restaurant, entertainment, and

I. The proposed Amendment is consistent with Article IX of the Agoura Hills Municipal Code (Zoning) because the Commercial Retail/Service District (CRS) already permits these uses by right or with a conditional use permit and the Amendment encourages a diversity of general commercial, retail and service uses that provide for the needs of the residents of the City and the surrounding area, and

J. The proposed Amendment does not conflict with any specified prohibited uses under the Freeway Corridor (FC) Overlay District.

SECTION 2. CEQA. Pursuant to CEQA Guidelines Section 15061(b)(3), the Planning Commission hereby finds and determines that the Amendment is exempt from CEQA because there is no possibility the Amendment would have a significant effect on the environment. The Amendment is only an administrative change proposing to remove uses from a prohibited use list for the Property which would result in allowing uses that are already permitted by-right or conditionally permitted in the zoning district in which the Property is located. As such, no significant environmental impacts are expected from this Amendment.

SECTION 3. Based on the aforementioned findings, the Planning Commission hereby rescinds Resolution No. 17-1204 and amends Planning Commission Resolution No. 771 by amending and adopting the list of prohibited uses included in attached **Exhibit “A”** for Tract No. 53752, with respect to the Property described herein.

SECTION 4. Pursuant to Condition No. 74 of City Council Resolution No. 02-1245, the applicant/property owner shall: 1) amend the Covenants, Conditions, and Restrictions (CC&Rs) for Tract No. 53752 to include the amended list of prohibited uses set forth in **Exhibit “A”**; 2) submit the draft amendment to the CC&Rs to the City for review and approval prior to recordation; 3) after City review and approval, record said amendment to the CC&Rs with the Los Angeles County Recorder’s office; 4) and provide a copy of the recorded amendment to the CC&Rs to the City’s Community Development Department within 60 days of recordation.

SECTION 5. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 21st day of August 2025, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Morgan Roth, Chairperson

ATTEST:

Denice Thomas, Secretary

EXHIBIT "A"

AMENDED LIST OF PROHIBITED LAND USES (ATTACHED)

EXHIBIT A

Land uses not included in the commercial use table of the Agoura Hills Municipal Code Zoning Ordinance (Article IX, § 9312) for the Commercial Retail Service (CRS) Zone are prohibited on Parcel Nos. 3, 4, 5, 6, 7, and 8 of Tract Map 53752. In addition, all land uses listed below and all land uses that are prohibited in the Freeway Corridor (FC) Overlay Zone are prohibited on Parcel Nos. 3, 4, 5, 6, 7 and 8 of Tract Map 53752.

Prohibited Uses:

- Alarm and warning systems sales and services
- Alcohol, off-sale establishments
- Ambulance service
- Appliance store
- Appliance repair shop
- Arcade, electronic, mechanical, video games or internet arcade
- Armored car service
- Auto sales; new and used
- Auto rental or lease agency
- Auto wholesaler, office only
- Auto, minor service, repair, replacement
- Auto storage, antique
- Auto parts and accessory store
- Auto wash, self service or automatic

- Bar/tavern
- Blue printing service
- Boat sale, rent, service
- Boat parts and accessories store
- Bookstore, adult
- Building trades contractor's office
- Building trades service yard
- Building material and lumber sales

- Cabinet shop
- Child care center
- Circus
- Coin operated dispense, collection of vending machines
- Cold storage food locker

- Dance hall, ballroom, discotheque
- Drafting service, including incidental white-printing
- Dressmaker
- Drive-in restaurant
- Drive-in dairy, excluding creamery

- Drive-in food market
- Driving school

- Equipment rental agency
- Emergency shelters

- Flea market
- Floor covering, drapery or upholstery store
- Food market ancillary to service station
- Fortune telling
- Funeral establishment
- Furniture cleaning, refinishing or reupholstery shop

- Garden equipment and tool sales
- Gardening/landscaping service yard and workshop
- Gardening/landscaping supply store
- Grinding/sharpening service
- Gun shop/gunsmith

- Hay, seed, and grain store
- Hotel, restaurant equipment sales

- Interior decorator's service yard and workshop

- Janitor service

- Labor union center
- Laboratory, medical, dental or optical
- Laundromat, self-service
- Laundry or cleaning agency, retail (dry cleaning allowed)
- Laundry or cleaning pickup station
- Laundry or cleaning plant, wholesale facility
- Lawn mower engine and garden power tool repair
- Library
- Liquor store
- Live entertainment, adult
- Live theater, adult
- Lodge/fraternal hall
- Lumber and building material sales

- Machine shop
- Messenger service
- Military surplus store
- Motion picture theater, adult

- Motorcycle, sports cycles, trail bikes, jet skis, snowmobile and moped sales and rent, service, repair and dismantling
- Nursery, plants
- Ornamental rock sales and related storage
- Photographic processing plant, wholesale facility
- Portable swimming pool supply sales
- Power tool sales, repair
- Psychiatric facility, outpatient
- Recreation facility, outdoor
- Recreation vehicles storage
- Recycling center
- Residence of a caretaker, proprietor or owner or a permitted use
- Residential care facility for the elderly
- School, business
- School, modeling, acting
- School, college and university
- School, trade
- School, self defense, judo, boxing, gymnastics
- School, vocational
- Taxicab service and storage facility
- Taxidermist
- Telephone answering service
- Tobacco shop
- Tool reconditioning
- Towing service, office only
- Tree service
- Truck sale or rent
- Wholesale store

END

ATTACHMENT 2

CITY COUNCIL RESOLUTION NO. 02-1245

RESOLUTION NO. 1245

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF AGOURA HILLS APPROVING
CONDITIONAL USE PERMIT NO. 01-CUP-009
AND OAK TREE PERMIT NO. 01-OTP-03, MAKING FINDINGS
REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT
AND A STATEMENT OF OVERRIDING CONSIDERATIONS

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by J. h. Snyder Company with respect to real property located on a portion of property located on the north side of Canwood Street east of Kanan Road (Assessor's Parcel Map Nos. 2048-011-008, 009, 010, 033, 036, 037 and 902 and 2048-007-001 and 002) requesting approval of a Conditional Use Permit to construct 336 multiple family units, two office buildings with a combined total of 85,000 square feet of building area and three restaurants with a combined total of 21,500 square feet of building area and 2,200 square feet of outdoor patio area. An Oak Tree Permit was filed to remove eleven (11) oak trees and to encroach within the protected zone of ten (10) oak trees. A public hearing was duly held on June 6, 2002 by the Planning Commission of the City of Agoura Hills who after considering the request recommended approval to the City Council. On June 12, 2002 the City Council held a public hearing on the request. The public hearing was held at 6:30 p.m. in the City Council Chambers of City Hall. Notice of the time, date, place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section 3. The City Council, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance, finds as follows:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the zoning district in which the use is located. The multiple family units are consistent with the RH-CD-FC zoning designation on the property and the proposed commercial center is consistent with the CRS-CD zoning designation. The proposed project provides for the preservation of the two knolls and Medea Creek as permanently protected open space.

B. The proposed uses, as conditioned, are compatible with the surrounding properties. The preservation of the two knolls and Medea Creek will help foster and enhance local identity and sense of place. These two knolls will also act as natural buffers for the residential project from the surrounding properties. The commercial project is located adjacent to Canwood Street consistent with the existing

development pattern in the area. The proposed public walkways will provide for coordinated linkages to the surrounding properties.

C. The proposed use, as conditioned, and the condition in which it will be maintained will not be detrimental to the public health, safety, or general welfare. The project will be developed in full compliance with all Building Code and Grading Ordinance requirements, and geotechnical studies have concluded the project can be safely developed with mitigation measures. All the mitigation measures identified in the Mitigation Monitoring and Reporting Program, which was developed as part of the project EIR will be made conditions of approval for the project.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The proposed lot sizes meet the minimum standards of the zone and the lots are clustered in a preferred manner to preserve open space amenities, as called for in the Cluster Development Overlay and Open Space Zone.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Condominiums are located to the north of the property, a low scale business park is located to the east, and Canwood Street borders the property on the west and south. The future development of the commercial lots, including building design and location, will be subject to the approval of separate Conditional Use Permits.

F. The proposed uses, as conditioned, are consistent with the goals, objectives and policies of the General Plan. The project will help address the community's housing needs, as called for in the Land Use and Housing Elements of the General Plan as well as preserve open space as called for in the Open Space Element of the General Plan. The commercial project will be consistent with the Land Use Element, which calls for the development of vacant freeway parcels with commercial uses, which capitalize on their freeway access and visibility.

Section 5. In accordance with the California Environmental Quality Act, the City has prepared an Addendum to the previously-certified Final Environmental Impact Report ("FEIR") State Clearinghouse Number 2000111155 for this project. Although changes to the proposed project following the certification of the FEIR created the need for some minor changes and/or additions to the FEIR, none of the conditions set forth in CEQA Guidelines Section 15162 calling for the preparation of a subsequent or supplemental EIR have occurred.

Section 6. The Final EIR consists of the Draft EIR, comments and recommendations received regarding the Draft EIR and the City's responses thereto, the list of persons and agencies consulted, the Addendum to the Final EIR and any other information added to the Final EIR by the City Council. The Final EIR and the documents that make up the record of this proceeding are on file with the City's Custodian of Records, the City Clerk, at City Hall, 30001 Ladyface Court, Agoura Hills.

The City Council has considered the FEIR and all relevant evidence in reaching its decision on this matter.

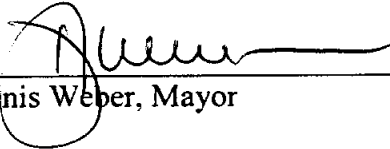
Section 7. On April 24, 2002 the City Council adopted Resolution No. 02-1237, certifying the FEIR, adopting findings and facts in support of findings as required by CEQA, adopting a Statement of Overriding Considerations and adopting a mitigation monitoring program for the project. Resolution No. 02-1237 was adopted as part of the City Council's approval of the legislative changes necessary to facilitate the project. The City Council hereby finds that the findings set forth in that resolution as well as the Statement of Overriding Considerations apply to the FEIR as amended by the addendum and apply to the project and all its associated entitlement approvals. The mitigation measures identified in the FEIR are incorporated as conditions of approval of the project. Resolution No. 02-1237 and each of the findings set forth in that resolution are hereby incorporated by reference as if made again and set forth fully herein. In addition to the benefits of the project identified in Resolution No. 02-1237 as overriding considerations, the City Council further finds that the following additional benefits of the project would, individually or collectively, outweigh the environmental risks of the project:

- a. The Development Agreement for the project provides for construction of necessary improvements to Canwood Street substantially at the Applicant's expense.
- b. The Applicant has voluntarily agreed to remove unsightly billboards from the project site.
- c. The Applicant will contribute approximately \$1.5 million to the City's inclusionary housing fund.

Section 8. Based upon the aforementioned findings, the City Council approves Conditional Use Permit No. 01-CUP-009 and Oak Tree Permit 01-OTP-003 with respect to property described in Section 1 hereof, subject to the attached Conditions of Approval. Code of Civil Procedure Section 1094.6 governs the time within which legal challenge, if any, to this approval must be brought.

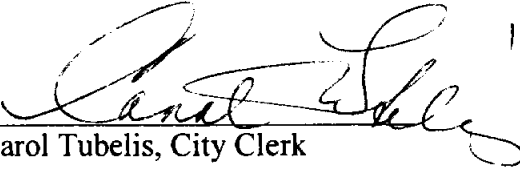
PASSED, APPROVED and ADOPTED this 12th day of June 2002, by the following vote to wit:

AYES: (5) Weber, Reinhardt, Corridori, Kuperberg, Rishoff
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)



Denis Weber, Mayor

ATTEST:



Carol Tubelis
Carol Tubelis, City Clerk

CONDITIONS OF APPROVAL (Case Nos. 01-CUP-009 and 01-OTP-003)

1. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved exhibits:
3. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
4. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
5. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth in the Conditional Use Permit or on the approved Tract Map.
6. This permit is valid for the term of the Development Agreement approved as part of the project.
7. Conditions of Tentative Tract Map No. 53752 shall apply to this permit.

OAK TREE AND LANDSCAPING CONDITIONS

Oak Trees

9. The applicant is permitted to remove the following nine (9) trees for the project: Tree Numbers 18, 19, 20, 25, 27, 32, 33, 38, and 66. The applicant is also permitted to remove the following four (4) oak trees for Canwood Street improvements: 34, 61, 62 and 63.
10. To mitigate the removal of the subject trees, the applicant shall plant one hundred seventy-three (173") of diameters of new oak trees on the site. The new trees shall include at least nine (9) thirty-six inch (36") box size trees and eighteen (18) twenty-four inch (24") box size trees. The City Oak Tree Consultant shall approve the final size and species distribution. These trees shall be maintained in perpetuity. Any tree that dies shall immediately be replaced with another oak tree with a size, species and location acceptable to the City Oak Tree Consultant.

11. To mitigate the loss of the oak resources/habitat from the site, the applicant shall pay the City a mitigation fee of \$96,710 (based on the removal of 9 trees for the project) prior to removal of the trees. This fee shall be used to fund oak tree program(s) throughout the City at the discretion of the City Council, Planning Commission, and/or staff.
12. The applicant is permitted to encroach within the protected zone of the following twelve (12) trees to construct the project as approved: Tree Numbers 6, 9, 11, 13, 17, 21, 23, 28, 29, 37, 64, and 67.
13. Prior to approval of the grading plan, the applicant shall modify the grading and site plans to further reduce the subject removals and encroachments to the satisfaction of the City Oak Tree Consultant and the Director. Such modifications may include the addition of retaining walls. If additional oak trees are saved, the mitigation requirements shall be reduced accordingly.
14. The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree.
15. Prior to the start of construction, all oak trees to be preserved shall be fenced with chain link fencing at the edge of the protected zone or the approved work limits to the extent possible in accordance with the Oak Tree Preservation and Protection Guidelines.
16. No pruning of live wood is permitted without written authorization from the Director.
17. All approved excavation performed within the protected zone of any oak tree shall be performed with hand tools under the direction of the applicant's oak tree consultant.
18. No construction materials, debris or vehicles shall be stored within the protected zone of any oak tree at any time.
19. Unless specifically approved by the City, no planting or irrigation shall be placed within the protected zone of any oak tree.
20. At the completion of construction, the applicant shall place three inches (3") of approved mulch throughout the dripline of each oak tree.
21. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the City. The certification shall describe all work performed and whether such work was performed in accordance with the above permit conditions.

Landscape

22. The applicant shall submit three (3) sets of detailed Landscape Plans prepared by a licensed landscape architect, to be reviewed and approved by the City Landscape Consultant and the Director prior to the issuance of any permits. The applicant shall pay all applicable plan review fees at the time of submission. The plans shall comply with

the submittal requirements contained in Section 9658.2 of the Zoning Code and shall address the following conditions:

23. Each section of the site shall be shall be landscaped in accordance with the criteria specified for each zone in the Zoning Code.
24. A minimum of fifteen percent (15%) of each parking lot shall be landscaped.
25. The plans shall prominently display the following notes:
 - a) All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - b) Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
 - c) The landscape plans shall comply with all requirements of the Water Efficient Landscape Ordinance (Ordinance Number 92-220), including the submittal of a complete Landscape Documentation Package.
 - d) All landscaping shall be installed with a fully automatic irrigation system.
26. The applicant shall use reclaimed water for irrigation unless otherwise specified by the Las Virgenes Municipal Water District.
27. If reclaimed water is not presently available, the applicant shall install a dual-water irrigation system that can be converted to reclaimed water unless otherwise specified by the Las Virgenes Municipal Water District.
28. The applicant shall demonstrate that the proposed parking lot tree configuration will create fifty-percent (50%) canopy coverage within fifteen (15) years of installation.
29. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
30. All landscaping shall be maintained in accordance with the approved plans in perpetuity.
31. All planters shall have a minimum inside width of at least four feet (4').
32. The plant palette shall include native plant material, as required in the Freeway Corridor Overlay District design criteria.
33. Additional trees shall be added to further screen the buildings and increase parking lot shading where possible, to the satisfaction of the Director.
34. Substitutions are required for any plant material that is not considered compatible with Sunset Zone 18 as listed in the most current edition of the Sunset Western Garden Book.

- 35. Where feasible, undulating berming with a minimum elevation variation of thirty inches (30") shall be provided along all public right-of-ways.
- 36. Parking lot landscaping shall meet all of the design standards listed under Section 9654.3 of the Zoning Code.

PUBIC WORKS CONDITIONS

General

- 37. All improvement plans, including, but not limited to, grading, and striping/signage plans, for the entire project must be submitted as one package. This package must also include all supporting studies. All improvement plan sheets shall be 24" x 36" and must have the City's standard signature blocks and be legibly drawn to ensure proper reproduction and adequate record keeping. All lettering on plans shall be a minimum of 80 CL (.08 inch) in size to ensure proper reproduction and microfilming. All original plans shall be drawn in ink. All plans shall be prepared and signed by a California State Registered Civil Engineer.
- 38. For construction within public right-of-way, an encroachment permit is required in accordance with Agoura Hills Municipal Code. All required applicable fees, securities, and insurance must be posted prior to issuance of the encroachment permit
- 39. The applicant shall obtain and pay all costs of acquiring any off-site real property and easements required in connection with this project prior to issuance of a grading permit.
- 40. The applicant shall enter into a construction agreement with the City, and shall post the necessary improvement securities for all construction work within the public right-of-way, public/utility easements, and for all on-site grading.
- 41. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Department of Public Works prior to scheduling the project's final inspection.
- 42. All block walls and retaining walls shall be limited to six feet in height unless a Variance is approved to exceed the height of six feet.

Grading

- 43. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code as modified.
- 44. A site paving/drainage/grading plan shall be submitted for review and acceptance by the City Engineer. The plans, among other details, shall show existing and proposed contours, proposed utilities, existing and proposed easements, storm water facilities and facilities for the handicapped. The grading plan shall be accompanied by a Soils Report prepared in accordance with the Agoura Hills Guidelines for geotechnical/geological

reports. Prior to the issuance of a grading permit the following must be satisfied; the grading plan has been reviewed and accepted by the City Engineer, the applicable plan check, inspection and permit fees have been paid and the grading security has been posted.

45. For any grading operations during the period November 1 and April 1, of each year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.
46. All off-site work shall require written permission from the affected property owner prior to beginning said work.
47. The applicant shall submit to the City Engineer for review and approval the haul route for fill material.

Drainage

48. A drainage study shall be prepared by a California State Registered Civil Engineer for the review and acceptance by the City Engineer. Hydraulic design shall conform to the current Hydraulic Design Manual of Los Angeles County. Flows shall remain in their historical drainage pattern so as not to impact neighboring properties.
49. Drainage improvements on private property shall be continually maintained, repaired, and replaced by the property owner. The applicant shall obtain appropriate permits from regulating agencies prior to drainage improvements within Medea Creek.
50. The applicant shall design and construct storm drain improvements within Canwood Street to collect stormwater runoff and convey it to Medea Creek. All storm drain improvements shall be reviewed and approved by the City Engineer and Los Angeles County Public Works. Prior to acceptance of the improvements, the applicant shall have all Canwood Street storm drain improvements transferred to Los Angeles County Public Works for maintenance.
51. This project has been identified to be in the Special Flood Hazard Area (SFHA) as delineated on the Federal Insurance Rate Map (FIRM). The applicant shall comply with all FEMA regulations and the City's Municipal Code. The applicant shall provide engineering data (which may include HEC-2 or HEC-RAS analysis) to establish the base flood elevation and show the cumulative effects of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point.
52. A Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) shall be obtained from FEMA and submitted to the City Engineer prior to issuance of a grading permit within the floodplain. A Letter of Map Revision (LOMR) shall be obtained by the applicant from FEMA prior to the issuance of a Certificate of Occupancy of any building within the existing floodplain.

53. Prior to the issuance of a grading permit, the applicant shall submit a Standard Urban Storm Water Mitigation Plan (SUSWMP) that shall be subject to approval by the City Engineer. The applicant shall incorporate the Standard Urban Storm Water Mitigation Plan for commercial projects as outlined in the Model Program for Stormwater Management within the County of Los Angeles. This will require detention and treatment of the first 0.75 inches of surface runoff during a rainstorm.
54. The SUSWMP shall identify pollutant sources, and shall include design and recommend construction and implementation of stormwater pollution prevention measures in order to reduce pollutants and erosion in storm water discharges from the construction site during the construction period and after construction as required.

Streets/Traffic

55. The applicant shall pay the Arterial Street System Development Fee specified in the City of Agoura Hills Municipal Code. The estimated fee of \$1,469,872 is based on 336 residential units, two office buildings with a total of 80,000 square feet, and three restaurants with a total of 24,000 square feet. Actual fees will be determined at the time of building permit issuance.
56. The applicant shall design and construct the realigned Canwood Street improvements from the easterly boundary of the project to Kanan Road. Said improvements shall include asphalt, concrete curb, gutter, sidewalk, street lights, landscaping, and all pavement markings. The design of the roadway improvements shall be reviewed and approved by the City Engineer.
57. The applicant shall design and construct a new signal at Kanan Road and the realigned Canwood Street. The design shall be reviewed and approved by the City Engineer, Los Angeles County Public works, and if necessary, Caltrans. The design shall include the modification to the existing median on Kanan Road to include a left turn pocket for southbound Kanan Road.
58. The applicant shall design and construct new bridge improvements for the widening of the Canwood Street bridge over Medea Creek. Said design shall be reviewed and approved by the City Engineer. The applicant shall pay for consultant plan checking and if necessary separate inspection of the bridge.
59. The City Engineer shall determine and approve any phasing of the Canwood Street improvements upon written request from the applicant.
60. The fire department access roadway along the easterly project boundary shall be designed and paved in accordance to Los Angeles County Fire Department requirements.

61. Prior to the issuance of a grading permit, the applicant shall design traffic improvements for the Driver/Chesebro Road intersection. The plans shall be reviewed and approved by the City Engineer. Improvements shall include the widening of Driver Avenue to accommodate a separate westbound left turn lane for vehicles turning south onto Chesebro Road. This will include among other things the construction of curb/gutter/sidewalk, signage, striping, and handicap ramps along the southerly side of Driver. In addition, the westerly side of the intersection along Driver Avenue shall be restriped/widened in order to line up the travel lanes. Said improvements shall be fully constructed and accepted prior to issuance of a certificate of occupancy for any building
62. Prior to the issuance of a grading permit, the applicant shall design traffic improvements at Palo Comado Drive/101 Freeway (north side). Improvements shall include the restriping of Palo Comado Drive to accommodate a separate southbound right turn lane for vehicles turning onto the northbound 101 Freeway. Said improvements shall be fully constructed and accepted prior to issuance of a certificate of occupancy for any building.
63. All walls adjacent to public right-of-way shall be located entirely on private property.

Utilities

64. The applicant shall design, coordinate, and relocate all existing overhead utilities along Canwood Street between Kanan Road to the easterly project boundaries.
65. The applicant shall relocate those underground facilities such as water and sewer to coordinate and align with the construction of the relocated Canwood Street. Said utility relocation shall be coordinated with the purveying utility company.
66. Water facilities shall be designed and constructed by the applicant in accordance with the standards of Las Virgenes Municipal Water District (LVMWD). Prior to issuance of a building permit, the applicant shall provide documentation from LVMWD that all improvement requirements have been met and all fees have been paid.
67. Sewer facility plans shall be designed and constructed by the applicant. The applicant shall provide evidence that all connection fees have been paid prior to issuance of a building permit. Sewer facilities shall be reviewed and approved by the City Engineer, Los Angeles County Public Works, and Las Virgenes Municipal Water District.

FIRE DEPARTMENT CONDITIONS

68. All the buildings shall have interior fire sprinklers installed. The sprinkler systems shall comply with NFPA 13, including the residential units. This is an upgrade from the NFPA 13R standard. It was agreed upon by the developer in lieu of providing fire department access to within 150 ft. of the buildings.

69. The secondary egress on the east side of the project shall remain. There are too many units for a single means of ingress/egress. Section 902.2.1 of the Fire Code allows the Fire Department to require more than one access road due to traffic congestion, terrain, etc.
70. Fire hydrant locations and water flow will be determined during building permit plan check.

SPECIAL PLANNING CONDITIONS

71. The future development of the commercial lots, including building design and location, shall be subject to the approval of separate Conditional Use Permits by the Planning Commission.
72. The final design of all proposed retaining wall systems located on the site shall be submitted to the Planning Commission for review and approval prior to the issuance of a grading permit.
73. If any significant changes as determined by the Director of Planning and Community Development are proposed in the number or location of the proposed retaining walls, including the elimination or substitution of the proposed greenwall system, an amendment to the CUP permit shall be approved by the Planning Commission
74. The uses allowed on the property shall include general retail, restaurants and offices. The prohibited uses shall include but not be limited to stand alone uses such as auto service stations, car washes, auto repair, outdoor recreation and uses involving outdoor storage or display. The intent of this condition shall be to encourage the development of an integrated pedestrian oriented commercial center with uses that complement one another. Prior to issuance of building permits, the applicant shall submit a list of prohibited uses on the CRS zoned property for review and approval by the Planning Commission. Once approved by the Planning Commission, the applicant shall record a legally binding covenant approved by the City Attorney that restricts the types of land uses allowed on the CRS zone property.
75. Prior to recordation of a Final Map, the applicant shall record a legally binding reciprocal parking and access covenant approved by the City Attorney, on the five commercial lots.
76. Prior to recordation of the Final Map, the applicant shall record a deed restriction approved by the City Attorney that extinguishes any development rights on all three open space lots including the lot shown as Parcel 8 on the Tentative Tract map located at the intersection of Kanan Road and Canwood Street.
77. The applicant must file and receive approval from the Director of Planning and Community Development and the Public Works Director of a construction phasing

schedule including improvements to Canwood Street prior to the issuance of any building permits.

78. A pre-construction conference shall be held prior to the issuance of a grading permit with all construction personnel involved with the grading operations. This conference shall review procedures for the preservation of the two knolls, Medea Creek and the oak trees that will remain on site as well as details of the haul route proposed for the project. A procedure shall be established to handle any complaints received from the surrounding property owners or residents of the City during the grading and construction operations. Applicant shall deposit funds with the City necessary to cover costs of the City hiring a monitor.
79. The applicant shall provide all the items listed as part of the Step 2 density increase including: 1) a contribution covering two-thirds the cost of development of a designated city park, 2) active solar and other energy conservation facilities, in excess of the Building Code requirements, in the individual units, 3) swimming pools and recreation facilities; 4) upgraded paving materials, 5) entry features, 6) at least 75 percent of all trees provided must be specimen plant materials at least 24 inch box in size, 7) a two-thirds increase in the required contribution to the city transportation improvement fund and 8) children's play areas of sufficient size to meet the needs of the ultimate number of children expected to reside in the development.
80. The applicant shall submit a detailed proposal for all pedestrian access shown on the Landscape and Site Plan prior to issuance of a grading permit. The plan shall include pedestrian elements such as enhanced paving, arbors, trellises, etc. The east/west pedestrian access shown in the parking lot on the Landscape Plan between Medea Creek and Building E shall be relocated from the four foot wide landscape planter to the front of the lot. Said plan shall be subject to review and approval by the Director of Planning and Community Development.
81. The design of the proposed drop structures in Medea Creek shall be approved by the Director of Planning and Community Development prior to issuance of a grading permit for the project. The drop structures shall be designed to complement the natural environment of the creek.
82. A total of 100,800 square feet of group useable open space is required for the residential project. The applicant shall submit a detailed design for each area shown as group open space on the landscape plan for review and approval of the Director of Planning and Community Development prior to issuance of any building permits. The group open space areas shown on the east side of Medea Creek shall be designed as private parks with an array of amenities such as a hiking and jogging path, par course equipment, picnic areas and benches, tot lots, play equipment, picnic barbecue areas, etc.). Full pedestrian access shall be provided to the entire area including the area shown as landscape slopes on the Landscape Plan at the base of the eastern knoll.

83. An interim landscape and irrigation plan for the CRS zoned property shall be submitted for review and approval by the Director of Planning and Community Development. The interim landscape plan shall include a plan to screen the retaining walls adjacent to the CRS zoned property utilizing vines, shrubs and trees.
84. All roof top equipment shall be screened from public view from the adjacent roadways and surrounding properties to the satisfaction of the Director of Planning and Community Development.
85. Prior to issuance of a building permit, the applicant shall provide location and construction details for all mailboxes proposed for the residential project for approval by the Director of Planning and Community Development. The mailboxes must be designed consistent with the architectural style of the buildings.
86. Prior to issuance of a building permit, the applicant shall provide locations and construction details for all transformer locations proposed for the project for approval by the Director of Planning and Community Development.
87. There shall be no lockable gates to the parking garages as some of the required guest parking spaces is located with the garages. Signage, approved by the Director of Planning and Community Development shall be installed outside of each underground garage in the residential project that notified guests that guest parking is available under the building.
88. The proposed Sign Program shall comply with the City's Sign Ordinance.
89. Final parking lot light fixtures and pedestrian lighting shall be subject to approval of the Director of Planning and Community Development.
90. The project shall comply with Section 9659 of the Zoning Ordinance regarding the provision of public art.
91. The applicant shall pay an affordable housing in lieu fee of \$4,541 for each unit. Based on 336 units, the fee shall be \$1,525,776. In addition, the applicant shall pay an administrative fee of 10% of the total in lieu fee. This fee shall be paid in full before a certificate of occupancy is issued for any unit in the apartment project.
92. The design of the proposed sidewalk, landscaping and wall along the new northerly extension of Canwood Street shall be subject to review and approval by the Director of Planning and Community Development, the City's Landscape Consultant and the Director of Public Works. The design shall include a meandering sidewalk with contoured landscape areas on each side of the walkway. The wall design shall be decorative and incorporate pilaster and others to breakup the length and mass of the wall.

93. The applicant shall work with the City and the Los Angeles County Fire Department (FD) to design the FD drive areas located between the residential buildings with a permeable landscape material.
94. The Fire Department access road at the east property line shall be constructed of semi-permeable surface acceptable to the Fire Department.
95. All adopted mitigation measures identified in the Environmental Impact Report and attached Mitigation Monitoring and Reporting Program shall apply to this permit. The applicant shall pay for all mitigation review and monitoring completed by outside consultants such as the City Arborist, city approved biologist or other consultants needed to ensure compliance with the MMRP as determined by the Director of Planning and Community Development.

END

ATTACHMENT 3

PLANNING COMMISSION RESOLUTION NO. 17-1204

RESOLUTION NO. 17-1204

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING PLANNING COMMISSION RESOLUTION NO. 771 AND APPROVING A LIST OF PROHIBITED LAND USES FOR THE COMMERCIAL PARCELS (PARCEL NOS. 3, 4, 5, 6, AND 7) WITHIN TRACT 53752 (THE SHOPS AT OAK CREEK); AND MAKING A DETERMINATION OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

WHEREAS, the City of Agoura Hills duly filed an application with respect to the property located at 28941 through 29145 Canwood Street (Assessor's Parcel Numbers 2048-011-049, 2048-011-073, 2048-011-074, 2048-011-075, 2048-011-076, and 2048-011-077, referred to herein as the "Property") requesting to amend the list of prohibited land uses in Planning Commission Resolution No. 771 for the commercial parcels within Tract 53752 (Parcel Nos. 3, 4, 5, 6, and 7). A public meeting was duly held on December 7, 2017, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date and place and purpose of the aforesaid was duly given; and

WHEREAS, evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public meeting; and

WHEREAS, Condition No. 74 of City Council Resolution No. 02-1245, requires the Planning Commission to approve a list of prohibited commercial land uses for Tract No. 53752; and

WHEREAS, the commercial zoned parcels within Tract Map 53752 were created with the goal of providing an integrated pedestrian center that includes a mix of land uses that would sustain viable development; and

WHEREAS, on March 4, 2004, the Planning Commission adopted Resolution No. 771 and a list of prohibited uses with respect to property described in Section 1 hereof; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), as amended, the CEQA Guidelines promulgated thereunder, and the City's local CEQA Guidelines, Planning Department staff has preliminarily determined that the Resolution amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") the CEQA Guidelines, and the City's local CEQA Guidelines, per Section

15061(b)(3), because the existing uses of the property were permitted or conditionally permitted. The proposed amendment to the prohibited uses of the property does not have the potential for causing a significant effect on the environment. The Planning Commission has reviewed staff's determination of exemption, and based on its own independent judgment, concurs with staff's determination of exemption.

NOW, THEREFORE, BE IT RESOLVED, based on the aforementioned findings, the Planning Commission hereby amends Resolution No. 771 and adopts the list of prohibited uses included in attached Exhibit "A" for Tract No. 53752, with respect to property described in Section 1 hereof. The property owner shall record the adopted land use restrictions through a legally binding covenant approved by the City Attorney. The covenant shall be recorded in the Covenants, Conditions and Restrictions (CC&Rs) for the tract.

PASSED, APPROVED and ADOPTED this 7th day of December, 2017, by the following vote to wit:

AYES:	(3)	Zacuto, Asuncion, O'Meara
NOES:	(0)	
ABSTAIN:	(0)	
ABSENT:	(2)	Anderson, Justice



Curtis Zacuto, Chairperson

ATTEST:



Doug Hooper, Secretary

EXHIBIT "A"

Land uses not included in the commercial use table of the Agoura Hills Zoning Ordinance (Section 9312) for the Commercial Retail Service (CRS) Zone are prohibited on Parcel Nos. 3, 4, 5, 6, 7 and 8 of Tract Map 53752. In addition, all land uses listed below and all land uses that are prohibited in the Freeway Corridor (FC) Overlay zone are prohibited on Parcel Nos. 3, 4, 5, 6, 7 and 8 of Tract Map 53752.

Prohibited Uses:

Addressing and mailing service
Alarm and warning systems sales and services
Alcohol, off-sale establishments
Ambulance service
Appliance store
Appliance repair shop
Arcade, electronic, mechanical, video games or internet arcade
Armored car service
Auto sales; new and used
Auto rental or lease agency
Auto wholesaler, office only
Auto, minor service, repair, replacement
Auto storage, antique
Auto parts and accessory store
Auto wash, self service or automatic

Bar/tavern
Blue printing service
Boat sale, rent, service
Boat parts and accessories store
Bookstore, adult
Building trades contractor's office
Building trades service yard
Building material and lumber sales

Cabinet shop
Child care center
Church/temple
Circus
Coin operated dispense, collection of vending machines
Cold storage food locker
Convenience store (neighborhood market allowed)

Dance hall, ballroom, discotheque
Drafting service, including incidental white-printing
Dressmaker
Drive-in restaurant
Drive-in dairy, excluding creamery

Drive-in food market
Driving school

Equipment rental agency
Emergency shelters

Flea market
Floor covering, drapery or upholstery store
Food market ancillary to service station
Fortune telling
Funeral establishment
Furniture cleaning, refinishing or reupholstery shop

Garden equipment and tool sales
Gardening/landscaping service yard and workshop
Gardening/landscaping supply store
Grinding/sharpening service
Grooming service, such as poodle grooming
Gun shop/gunsmith

Hay, seed, and grain store
Hotel, restaurant equipment sales

Interior decorator's service yard and workshop

Janitor service

Labor union center
Laboratory, medical, dental or optical
Laundromat, self-service
Laundry or cleaning agency, retail (dry cleaning allowed)
Laundry or cleaning pickup station
Laundry or cleaning plant, wholesale facility
Lawn mower engine and garden power tool repair
Library
Liquor store
Live entertainment, adult
Live theater, adult
Locksmith/key and lock
Lodge/fraternal hall
Lumber and building material sales

Machine shop
Mail order business, retail outlet

Messenger service

Military surplus store

Motion picture theater, adult

Motorcycle, sports cycles, trail bikes, jet skis,
snowmobile and moped sales and rent, service,
repair and dismantling

Nursery, plants

Ornamental rock sales and related storage

Photographic processing plant, wholesale facility

Portable swimming pool supply sales

Power tool sales, repair

Psychiatric facility, outpatient

Recreation facility, outdoor

Recreation vehicles storage

Recycling center

Residence of a caretaker, proprietor or owner or a permitted use

Residential care facility for the elderly

School, business

School, modeling, acting

School, college and university

School, trade

School, self defense, judo, boxing, gymnastics

School, vocational

Studio, voice, music

Studio, dance

Studio: martial arts, gymnastics

Taxicab service and storage facility

Taxidermist

Telephone answering service

Tobacco shop

Tool reconditioning

Towing service, office only

Tree service

Truck sale or rent

Wholesale store

END

ATTACHMENT 4

PLANNING COMMISSION RESOLUTION NO. 771

RESOLUTION NO. 771

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING A LIST OF PROHIBITED LAND USES
FOR THE COMMERCIAL PARCELS (PARCEL NOS. 3, 4, 5, 6, 7 and 8)
WITHIN TRACT 53752

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

WHEREAS, an application was duly filed by SL Agoura Hills, LLC with respect to the property located on the north side of Canwood Street, east of Kanan Road (Assessor's Parcel Numbers 2048-011-008, 009, 010, 033, 036, 037) requesting approval of list of prohibited land uses for the commercial parcels within Tract 53752 (Parcel Nos. 3, 4, 5, 6, 7 and 8). A public meeting was duly held on March 4, 2004, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and notice of time, date and place and purpose of the aforesaid was duly given.

WHEREAS, evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public meeting.

WHEREAS, Condition No. 74 of City Council Resolution No. 02-1245, requires the Planning Commission to approve a list of prohibited commercial land uses for Tract No. 53752.

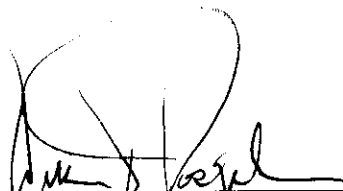
WHEREAS, the commercial zoned parcels within Tract Map 53752 were created with the goal of providing an integrated pedestrian center that includes a mix of land uses that would sustain viable development.

Based on the aforementioned findings, the Planning Commission hereby adopts the list of prohibited uses included in attached Exhibit "A" for Tract No. 53752, with respect to property described in Section 1 hereof. The Planning Commission hereby authorizes the Director of Planning & Community Development to use his discretion in allowing uses that are not specifically listed in Exhibit "A." The principles used to determine appropriate use are to be based on whether or not the proposed use would conflict with the pedestrian-oriented environment of the tract and whether or not it is one of the following five categories of inappropriate uses: 1) automotive, 2) outdoor display and sales, 3) educational, 4) commercial-manufacturing, and 5) dispatch. Any administrative decision by the Director may be appealed to the Planning Commission. Also, the Director or the property owner may refer a request for any specific use to the Planning Commission.

Resolution No. 771
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PASSED, APPROVED and ADOPTED this 4th day of March, 2004, by the following vote to wit:

AYES: Koehler, Ramuno, Rishoff, Schwarz, Zacuto
NOES: None
ABSTAIN: None
ABSENT: None



William D. Koehler, Chairperson

ATTEST:



Mike Kamino, Secretary

EXHIBIT "A"

Land uses not included in the commercial use table of the Agoura Hills Zoning Ordinance (Section 9312) for the Commercial Retail Service (CRS) Zone are prohibited on Parcel Nos. 3, 4, 5, 6, 7 and 8 of Tract Map 53752. In addition, all land uses listed below and all land uses that are prohibited in the Freeway Corridor (FC) Overlay zone are prohibited on Parcel Nos. 3, 4, 5, 6, 7 and 8 of Tract Map 53752.

Prohibited Uses:

Addressing and mailing service
Alarm and warning systems sales and services
Alcohol, off-sale establishments
Alcohol, on-sale establishments
Ambulance service
Animal hospital/veterinarian
Appliance store
Arcade, electronic, mechanical or video games
Armored car service
Auto sales; new and used
Auto rental or lease agency
Auto wholesaler, office only
Auto, minor service, repair, replacement
Auto storage, antique
Auto parts and accessory store
Auto wash, self service or automatic

Bar/tavern
Blue printing/Photostatting service
Boat sale, rent, service
Boat parts and accessories store
Bookstore, adult
Building trades contractor's office
Building trades service yard
Building material and lumber sales
Business school

Cabinet shop
Carnival
Child care center
Church
Circus
Coin operated dispense, collection of vending machines
Cold storage food locker
Convenience store (neighborhood market allowed)

Dance hall, ballroom, discotheque

Drafting service, including incidental white-printing
Dressmaker
Drive-in café
Drive-in dairy, excluding creamery
Drive-in food market
Driving school

Emergency shelters

Flea market
Floor covering, drapery or upholstery store
Food market ancillary to service station
Fortune telling
Funeral establishment
Furniture cleaning, refinishing or reupholstery shop

Garden equipment and tool sales
Gardening/landscaping service yard and workshop
Gardening/landscaping supply store
Grinding/sharpening service
Grooming service, such as poodle grooming
Gun shop/gunsmith

Hay, seed, and grain store
Hotel, restaurant equipment sales

Interior decorator's service yard and workshop

Janitor service

Labor union temple
Laboratory, medical, dental or optical
Laundromat, self-service
Laundry or cleaning agency, retail (dry cleaning allowed)
Laundry or cleaning pickup station
Laundry or cleaning plant, wholesale facility
Lawn mower engine and garden power tool repair
Library
Liquor store
Live entertainment, adult
Live theater, adult
Locksmith/key and lock
Lodge/fraternal hall
Lumber and building material sales

Machine shop
Mail order business, retail outlet
Massage parlor
Messenger service
Military surplus store
Motion picture theater, adult
Motorcycle, sports cycles, trail bikes, jet skis,
snowmobile and moped sales and rent, service,
repair and dismantling

Nursery, plants

Ornamental rock sales and related storage

Photographic processing plant, wholesale facility
Physical fitness studio
Power tool sales, repair
Print shop
Psychiatric facility, outpatient
Public auction or flea market, temporary

Recreation facility, outdoor
Recreation vehicles storage
Recycling center
Residence of a caretaker, proprietor or owner or a permitted use
Residential care facility for the elderly

School, business
School, charm, culture
School, college and university
School, trade
School, self-defense, judo, boxing, gymnastics
School, vocational
Studio, voice, music, gymnastics
Studio, dance
Swimming pool, spa - sales and service

Taxicab service and storage facility
Taxidermist
Telephone answering service
Tool reconditioning
Towing service, office only
Tree service
Truck sale or rent

Exhibit "A"
Page 4

Veterinarian/animal hospital

Wholesale store

END



REPORT TO PLANNING COMMISSION

DATE: AUGUST 21, 2025
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR
BY: ROBBY NESOVIC, PRINCIPAL PLANNER
SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF A RESOLUTION FINDING THAT THE VACATION OF A SEWER EASEMENT LOCATED AT 29045 AGOURA ROAD IS IN CONFORMITY WITH THE AGOURA HILLS GENERAL PLAN

APPLICANT: Greystar

LOCATION: 29045 Agoura Road

ENVIRONMENTAL DETERMINATION: Exempt per §15061(b)(3) of the CEQA Guidelines

ZONING DESIGNATION: PD-AHO; Planned Development (Agoura Village Specific Plan) with an Affordable Housing Overlay

GENERAL PLAN DESIGNATION: Planned Development (PD)

RECOMMENDATION: Staff recommends the Planning Commission adopt a resolution finding that the vacation of a sewer easement located at 29045 Agoura Road is in conformity with the Agoura Hills General Plan.

PROJECT BACKGROUND AND DESCRIPTION

On December 13, 1989, the City Council accepted an easement for sanitary sewer purposes in conjunction with the Mann Theater Project at 29045 Agoura Road, which is now known as the Regency Center. The conditions of approval for the Mann Theater Project required the applicant to construct a mainline sewer extension to serve the project and future development east of Cornell Road. The easement was recorded in the official records of Los Angeles County on February 6, 1990, as Instrument No. 90-205619.

After the recordation of Instrument No. 90-205619, the developments east of Cornell Road have instead tied into the sewer trunk line that runs along Agoura Road, including the Whizin Market Square, which is the property immediately to the east of 29045 Agoura Road. Therefore, for the last 36 years, the sewer line associated with the easement has only served 29045 Agoura Road and the sewer line does not extend beyond the property. The easement does not have the potential to serve other public facilities or properties in the future, and is therefore considered excess, pursuant to Streets and Highways Code Section 8333(c).

STAFF ANALYSIS AND FINDINGS

California Government Code Section 65402 provides that no property shall be vacated or abandoned or otherwise disposed of unless a determination and finding is made that the proposed disposal, vacation or abandonment of the property is in conformity with the General Plan.

The proposed vacation of the City's sewer easement at 29045 Agoura Road is in conformity with the Agoura Hills General Plan as that section of sewer serves only the property at 29045 Agoura Road and is not necessary for the City's current or future plans for providing sewer services to the public. The properties to the east of 29045 Agoura Road, which the sewer easement was originally created to serve, are now serviced by the sewer trunk line along Agoura Road. Since the vacation of the sewer easement at 29045 Agoura Road will not impact the City's ability to maintain the adequacy of its sewer system, the proposed vacation is in conformity with General Plan Goal U-2 and Policy U-2.1 (Sufficient Service), which aims to maintain the adequacy of the City's sewer system.

ENVIRONMENTAL REVIEW

The Planning Commission hereby recommends that the City Council of the City of Agoura Hills find and determine, based on its own independent judgment, that the proposed vacation is exempt pursuant to CEQA Guidelines §15061(b)(3), because vacating the sewer easement would have no possibility of causing a significant effect on the environment (common sense exemption). The proposed street vacation does not approve any development project nor does it either directly or indirectly disturb the physical environment. Therefore, no environmental review is required pursuant to CEQA.

FISCAL IMPACT

There is no fiscal impact to the City's 2025-26 Budget as all required fees have been paid by the applicant to cover staff's time spent processing the application.

RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution finding that the vacation of a sewer easement located at 29045 Agoura Road is in conformity with the Agoura Hills General Plan.

Attachments

[PC Resolution - Sewer Easement Vacation.pdf](#)

RESOLUTION NO. 25-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, FINDING THAT THE VACATION OF A SEWER EASEMENT LOCATED AT 29045 AGOURA ROAD IS IN CONFORMITY WITH THE AGOURA HILLS GENERAL PLAN

WHEREAS, on December 13, 1989, the City Council accepted an easement for sanitary sewer purposes in conjunction with the Mann Theater Project at 29045 Agoura Road, which is now known as the Regency Center. The conditions of approval for the Mann Theater Project required the applicant to construct a mainline sewer extension to serve the project and future development east of Cornell Road. The easement was recorded in the official records of Los Angeles County on February 06, 1990, as Instrument No. 90-205619;

WHEREAS, after the recordation of Instrument No. 90-205619, the developments east of Cornell Road have instead tied into the sewer trunk line that runs along Agoura Road, including the Whizin Market Square, which is the property immediately to the east of 29045 Agoura Road. Therefore, for the last 36 years, the sewer line associated with the easement has served only 29045 Agoura Road and the sewer line does not extend beyond the property;

WHEREAS, the sewer line easement at 29045 Agoura Road is no longer necessary since the sewer line has not served other public facilities or properties for its 36 years of existence, does not have the potential to serve other public facilities or properties in the future, and is therefore considered excess, pursuant to Streets and Highways Code Section 8333(c);

WHEREAS, the proposed vacation would be conducted under the summary vacation procedures set forth in Sections 8330 through 8336 of the California Streets & Highways Code;

WHEREAS, California Government Code Section 65402 provides that no property shall be vacated or abandoned or otherwise disposed of unless a determination and finding is made that the proposed disposal, vacation or abandonment of the property is in conformity with the General Plan;

WHEREAS, pursuant to Government Code Section 65402, prior to the City Council's approval of the proposed vacation of a public easement, the Planning Commission must report to the City Council whether the proposed vacation is in conformity with the City's adopted General Plan; and

WHEREAS, this Resolution serves as the report required under Government Code Section 65402(a).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, 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. The proposed vacation of the City's sewer easement at 29045 Agoura Road is in conformity with the Agoura Hills General Plan as that section of sewer serves only the property at 29045 Agoura Road and is not necessary for the City's current or future plans for providing sewer services to the public. The properties to the east of 29045 Agoura Road, which the sewer easement was originally created to serve, are now serviced by the sewer trunk line along Agoura Road. Since the vacation of the sewer easement at 29045 Agoura Road will not impact the City's ability to maintain the adequacy of its sewer system, the proposed vacation is in conformity with General Plan Goal U-2 and Policy U-2.1 (Sufficient Service), which aims to maintain the adequacy of the City's sewer system.

Section 3. The Planning Commission hereby recommends that the City Council of the City of Agoura Hills find and determine, based on its own independent judgment, that the proposed vacation is exempt pursuant to CEQA Guidelines §15061(b)(3), because vacating the sewer easement would have no possibility of causing a significant effect on the environment (common sense exemption). The proposed street vacation does not approve any development project nor does it either directly or indirectly disturb the physical environment. Therefore, no environmental review is required pursuant to CEQA.

Section 4. The Planning Commission of the City of Agoura Hills considered the easement vacation at a duly noticed public meeting held on August 21, 2025, at 6:00 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California.

Section 5. 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 meeting.

Section 6. Based on the aforementioned findings, the Planning Commission hereby determines that the vacation of the sanitary sewer easement labeled as Instrument No. 90-205619 in the official records of Los Angeles County is in conformity with the Agoura Hills General Plan. The Planning Commission hereby directs the Community Development Director to forward to the City Council a copy of this Resolution containing the Planning Commission's report as to conformity with the General Plan within forty (40) days of the date of this Resolution.

Section 7. 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 Resolution of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 21st day of August 2025, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Morgan Roth, Chairperson

ATTEST:

Denice Thomas, Secretary