



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: February 5, 2015

TO: Planning Commission

APPLICANT: APB Properties, LLC
5000 North Parkway Calabasas, Suite 100
Calabasas, CA 91302

CASE NO.: 15-ABAN-001

LOCATION: Vendell Place – North of Agoura Road and West of Liberty Canyon Road.

REQUEST: Request for the Planning Commission to find the proposed street vacation of Vendell Place to be in conformance with the General Plan.

ENVIRONMENTAL ANALYSIS: The request is not subject to the requirements of the California Environmental Quality Act.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion determining the proposed street vacation to be consistent with the General Plan, based on the findings of the draft resolution.

I. BACKGROUND, DESCRIPTION AND ANALYSIS

On May 1, 2008, the Planning Commission approved Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397 allowing for the development of a new 9,658 square-foot, one-story office building, and a 20,002 square-foot, two story-story office building on a partially developed site located at the north west corner of Agoura Road and Liberty Canyon Road. The project was appealed to, and upheld by, the City Council on August 3, 2008. The Planning Commission granted an extension of the project on March 15, 2012. The Planning Director also granted an extension of one year, as allowed per the municipal code. Included with the project's conditions was the requirement for the City to vacate the

remaining portion of Vendell Place right-of-way west of the property. An exhibit of the area to be vacated is attached to this report for the commission's review.

Vendell Place has not been used for a number of years since the parcels can be accessed from Agoura Road, and this vacation will not impact transit service, bike lanes, or pedestrian path circulation. This vacation will not impact the level of service. This proposed segment of right-of-way fronts 5 parcels on the south side of Caltrans' right-of-way.

Pursuant to the project's conditions of approval, the applicant has filed an application for the street vacation. Prior to the City Council taking action on the request to vacate the remaining portion of Vendell Place right-of-way, the Planning Commission must determine whether the vacation of this public land would be in conformance with the General Plan Mobility Plan. Staff finds that the remaining portion of Vendell Place right-of-way proposed to be vacated is not an essential part of the transportation network within the City. Should the street vacation be approved by City Council, as proposed, Agoura Road would continue to serve as a balanced roadway system that provides adequate accessibility to existing and future land uses and parcels that front Vendell Place. The proposal would be in conformance with the Mobility Plan of the City' General Plan in that sufficient roadway right-of-way will exist after the vacations to provide for the necessary lanes of travel. Staff finds that the proposal to vacate the remaining portion of Vendell Place right-of-way would be in conformance with the General Plan.

II. RECOMMENDATION

Staff recommends that the Planning Commission adopt a motion to approve the draft Resolution, setting forth its findings of fact and recommendation to the City Council relative to the vacation of the remaining portion Vendell Place right-of-way.

III. ATTACHMENTS

- Draft Resolution
- Street Vacation Legal Description (Exhibit A)
- Street Vacation Exhibit (Exhibit B)

Prepared by: Robert Cortes, Engineering Aide

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS REPORTING ON CONFORMITY WITH THE GENERAL PLAN SETTING FORTH ITS FINDINGS OF FACT AND RECOMMENDATION TO THE CITY COUNCIL FOR THE VACATION OF VENDELL PLACE IN THE CITY OF AGOURA HILLS (CASE NO. 15-ABAN-001)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the City of Agoura Hills received an application from APB Properties, LLC requesting approval of the vacation of the westerly portion of Vendell Place. The vacation request is associated with application Case Nos. 15-ABAN-001 and 06-SPR-009 to construct two office buildings on the northwest corner Agoura Road and Liberty Canyon Road.

WHEREAS, portions of right-of-way proposed to be vacated are those portions of the following street designated on the map attached hereto as Exhibit B and incorporated herein by reference. Any portion of the foregoing streets not designated on the attached maps is not proposed for vacation and will remain as City public right-of-way.

WHEREAS, the Planning Commission considered the application for the Planning Commission's recommendation to the City Council at a public hearing held at 6:30 p.m. on February 5, 2015, in the Council Chambers of the Agoura Hills Civic Center, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid was duly given.

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

WHEREAS, the Planning Commission of the City of Agoura Hills is responsible for reporting its findings on and recommendations for a transportation and traffic circulation system for the City of Agoura Hills; and

WHEREAS, the portion of Vendell Place, as shown in Exhibit B, are not an essential part of the transportation network within the City of Agoura Hills, and Agoura Road would continue to serve as balanced roadway systems that would provide for adequate accessibility to existing and future land uses; and

WHEREAS, the Planning Commission of the City of Agoura Hills does hereby resolve as follows:

Section 1: Pursuant to Government Code Section 65402 and Streets & Highways Code Section 8313, the Planning Commission held a duly-noticed public hearing regarding the conformity of the proposed vacation to the General Plan.

Section 2: After receiving evidence, both written and oral, regarding the conformity of the proposed street vacation with the General Plan, the Planning Commission hereby finds that the proposed vacation of a portion of right-of-way specified above and on Exhibit B conforms to the General Plan for the reasons stated in the staff report. The City Engineer is to forward a copy of this recommendation to the City Council forthwith.

PASSED, APPROVED AND ADOPTED this 5th day of February, 2015, by the following vote to wit:

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

Michael Justice, Chairperson

ATTEST:

Doug Hooper, Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

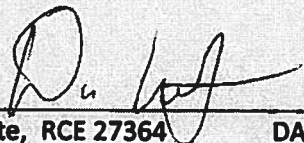
VACATION OF PORTION OF VENTURA BOULEVARD

(VENDELL PLACE)

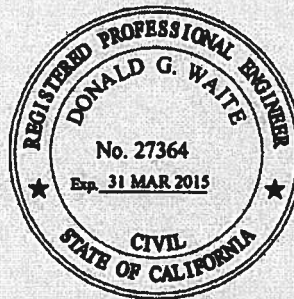
THAT PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF VENTURA BOULEVARD (VENDELL PLACE) 100 FEET WIDE, PER TRACT NO. 8871 RECORDED IN BOOK 173 PAGE 35 OF MAPS IN SAID COUNTY, BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 22, WHICH BEARS NORTH 00° -35' -08" EAST AS SHOWN ON SAID TRACT NO. 8871 BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE ON VENTURA FREEWAY (FEDERAL HIGHWAY 101) AS SHOWN ON STATE APPRAISAL MAP NO F 2217.1-1 AND F 2217-8 AS FILED IN CALTRANS SURVEY AND MAPPING DEPARTMENT DISTRICT HEADQUARTERS NO. 7 AND BOUNDED ON THE SOUTHWEST BY THE NORTH WESTERLY PROLONGATION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AGOURA ROAD (60 FEET WIDE) WHICH BEARS N 52° -03' -30" W AS SHOWN ON SAID TRACT NO. 8871 AND ALSO SHOWN AS PARCEL NO. 23 ON SAID APPRAISAL MAP NO. F-22171-1

Westland Civil, Inc.







Donald G. Waite, RCE 27364 DATE
Expires: March 31, 2015

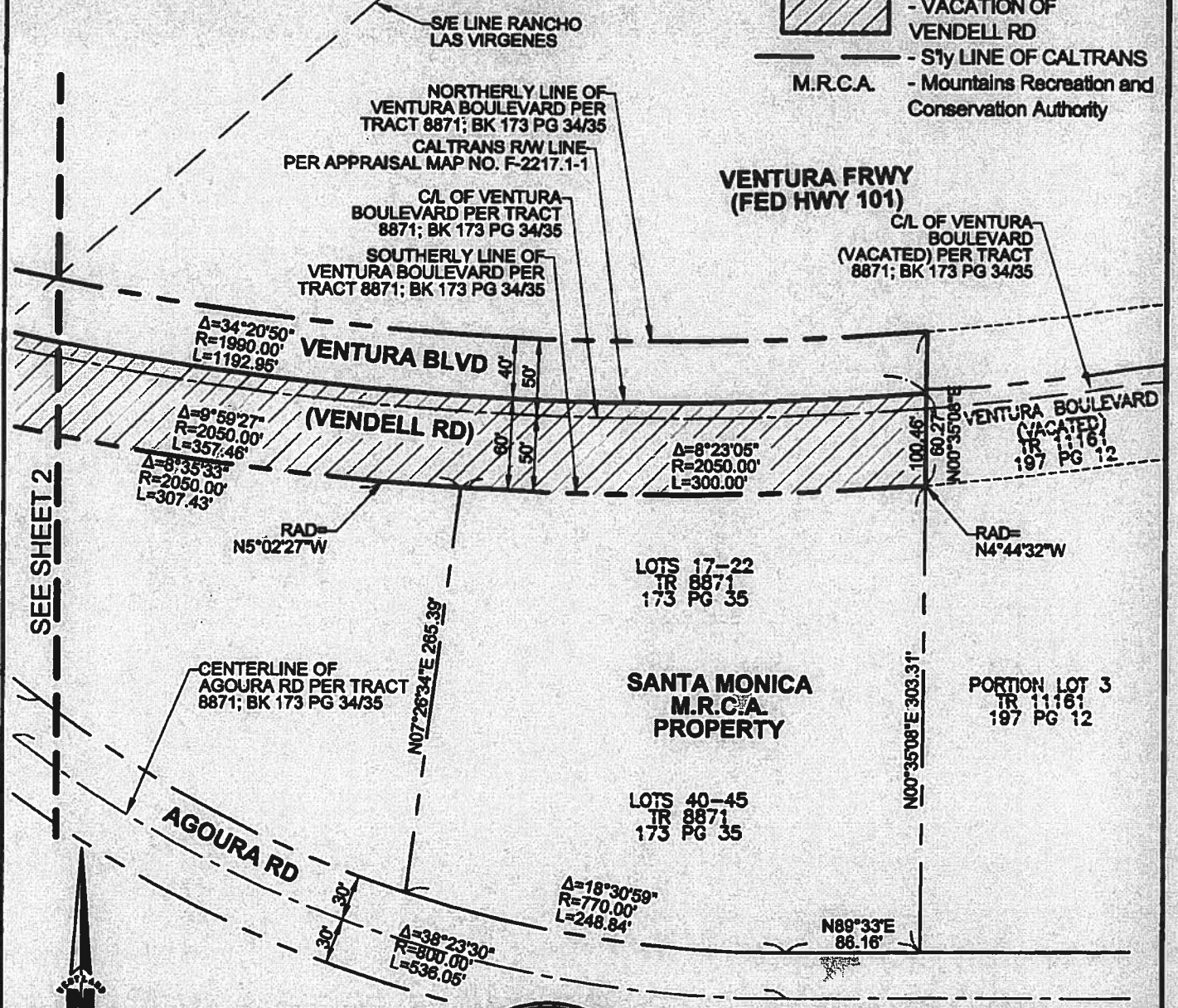


NOTE: EXHIBIT "B" IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF PLAN.

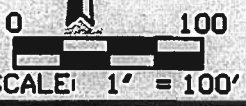
EXHIBIT "B"

LEGEND:

-  - PARCEL LINE
-  - STREET CENTERLINE
-  - VACATION OF VENDELL RD
-  - S¹y LINE OF CALTRANS
- M.R.C.A. - Mountains Recreation and Conservation Authority



SEE SHEET 2







PREPARED BY:  ID #: JPA.LibertyCyn
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
558 ST. CHARLES DR, SUITE 202, THOUSAND OAKS, CA, 91360
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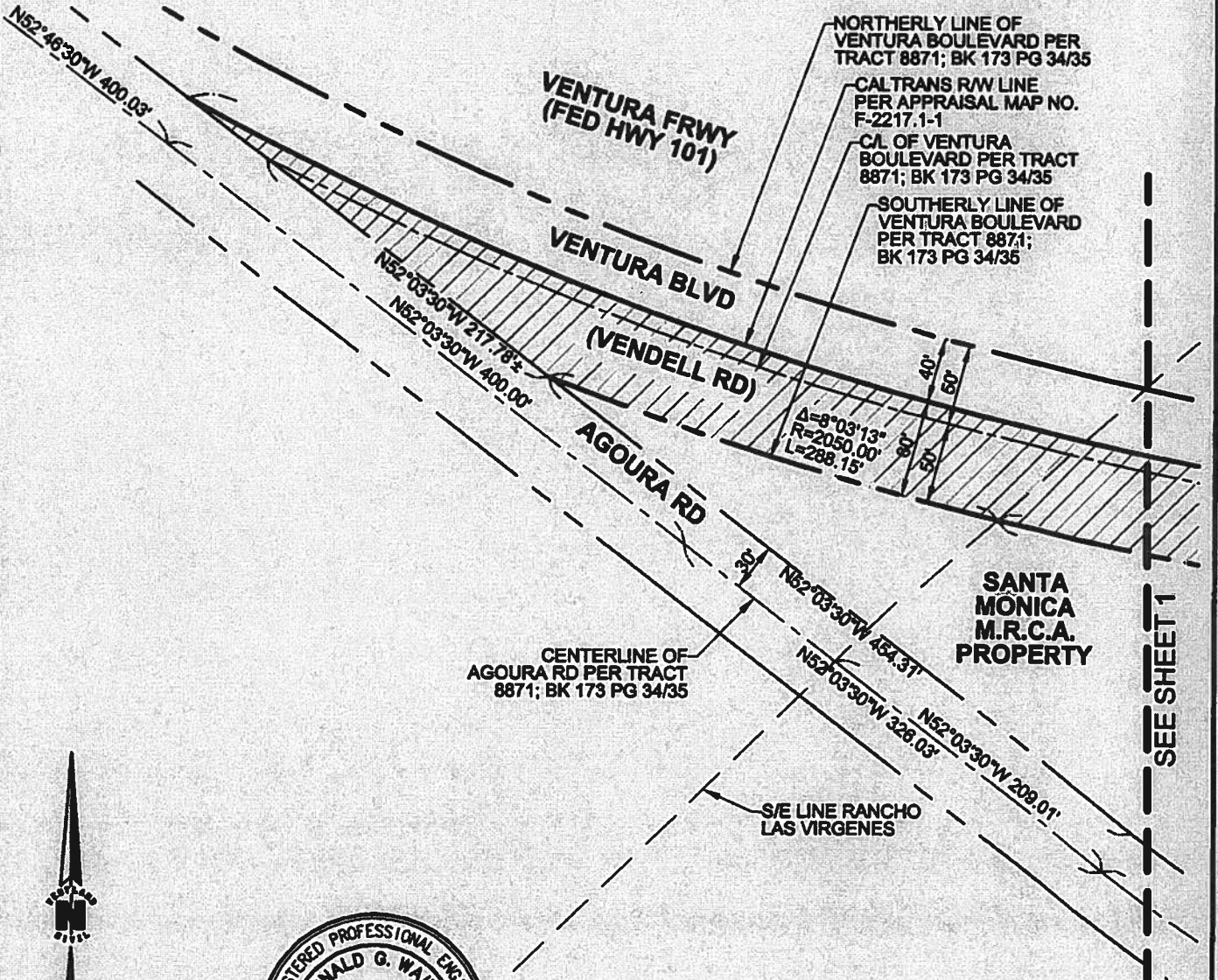
EXHIBIT "B"
VACATION OF VENTURA BLVD
(VENDELL RD)
27489 LIBERTY CYN,
AGOURA HILLS, CA
DATE SUBMITTED: 11/24/2014 SHEET 1 OF 2

NOTE: EXHIBIT "B" IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF PLAN.

EXHIBIT "B"

LEGEND:

-  - PARCEL LINE
-  - STREET CENTERLINE
-  - VACATION OF VENDELL RD
-  - S'y LINE OF CALTRANS
- M.R.C.A. - Mountains Recreation and Conservation Authority



SEE SHEET 1



0 100
SCALE: 1" = 100'



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EXHIBIT "B"
VACATION OF VENTURA BLVD
(VENDELL RD)
27489 LIBERTY CYN,
AGOURA HILLS, CA

DATE SUBMITTED: 11/24/2014 SHEET 2 OF 2