



**DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT**

**DATE:** June 4, 2020

**TO:** Planning Commission

**APPLICANT:** City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

**CASE NO.:** ABN-01747-2020

**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 DETERMINATION:** The request is not subject to the requirements of the California Environmental Quality Act.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Draft Resolution, setting forth its findings of fact and recommendation to the City Council relative to the vacation of the portion of Vendell Place, and determining the street vacation to be consistent with the General Plan.

**ZONING DESIGNATION:** BP-OR-FC (Business Park – Office Retail - Freeway Corridor Overlay District)

**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. Pursuant to the project's conditions of approval, the applicant was required to submit an application in order 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.

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

On January 28, 2015, the City Council adopted Resolution No. 15-1775 which declared the Council's intention to vacate Vendell Place, reserve utility easements, and set the date and time of the public hearing for the vacation.

Prior to the City Council taking action on a street vacation, the Planning Commission must determine whether the vacation of this public land would be in conformance with the City's General Plan and Section 65402 of the State's Government Code. On February 5, 2015, the Planning Commission adopted Draft Resolution No. 15-1124, which recommended approval of the request to vacate the remaining portion of Vendell Place right-of-way.

At the public hearing held on March 11, 2015, the City Council pulled the item off of the calendar based on a recommendation from staff that the vacation was not ready to move forward, and should be considered at a later date. As a result, the original condition imposed on the development was subsequently waived.

At this time, the City wishes to move forward on vacating the remaining portion of Vendell Place. Due to the amount of time that has elapsed, along with, the procedural requirements for a general street vacation, staff felt it was in the best interest of the City to obtain approvals from the current City Council and Planning Commission.

As with previous recommendations, 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's 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: Jessica Forte, Director of Public Works/City Engineer



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Prepared by: Jessica Forte, Director of Public Works/City Engineer

EXHIBIT "A"

LEGAL DESCRIPTION

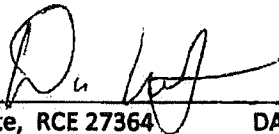
VACATION OF PORTION OF VENTURA BOULDEVARO

(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

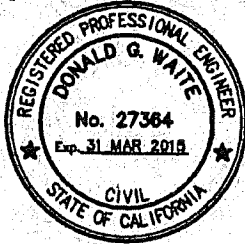
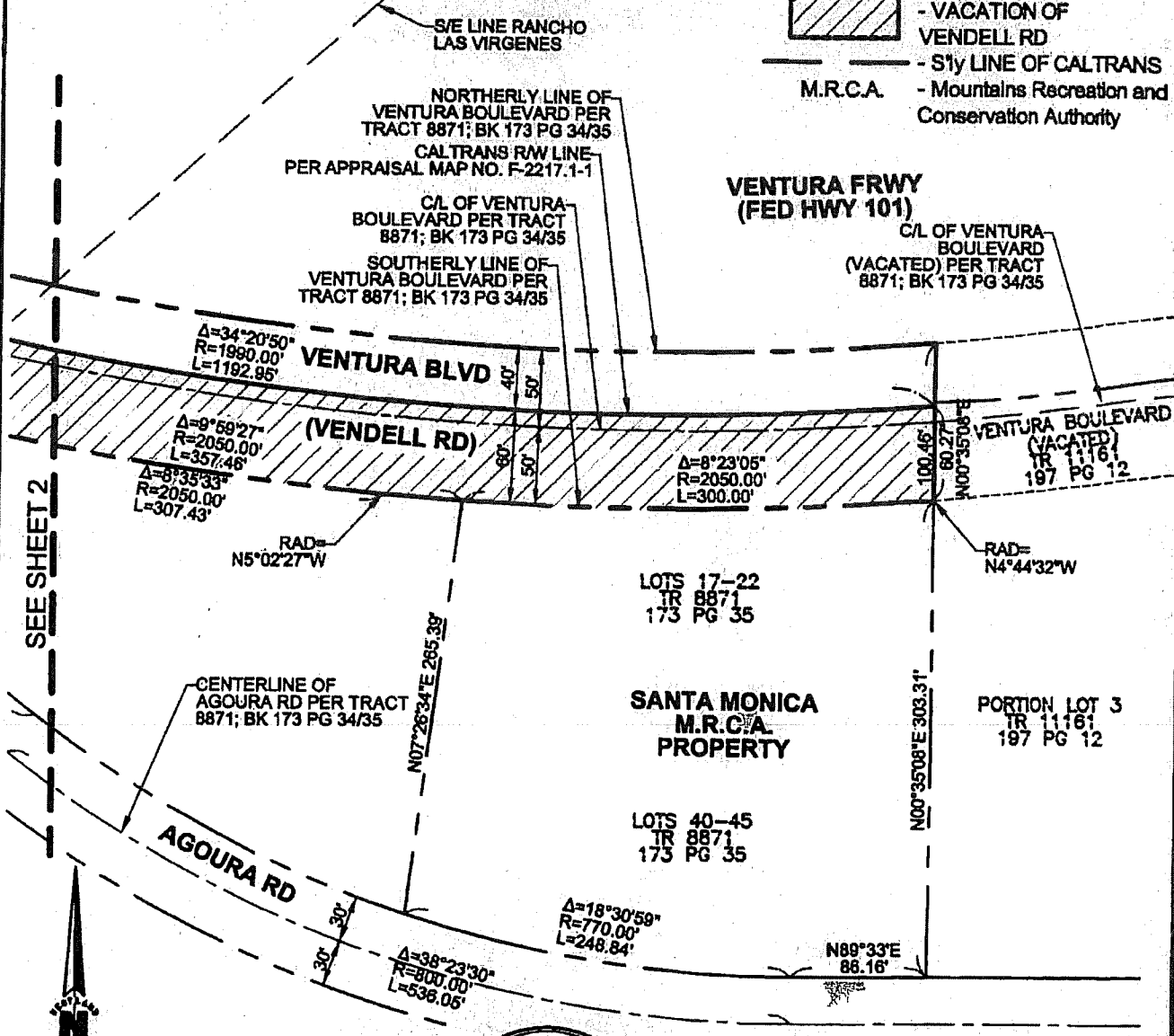


NOTE: EXHIBIT "B" IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF PLAN.

# EXHIBIT "B"

## LEGEND:

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



0 100  
SCALE: 1" = 100'

PREPARED BY: ID #: JPA.LibertyCyn



**WESTLAND CIVIL, INC.**  
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558 ST. CHARLES DR, SUITE 202, THOUSAND OAKS, CA, 91360  
(805) 495-1330 FAX: (805) 448-9125


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

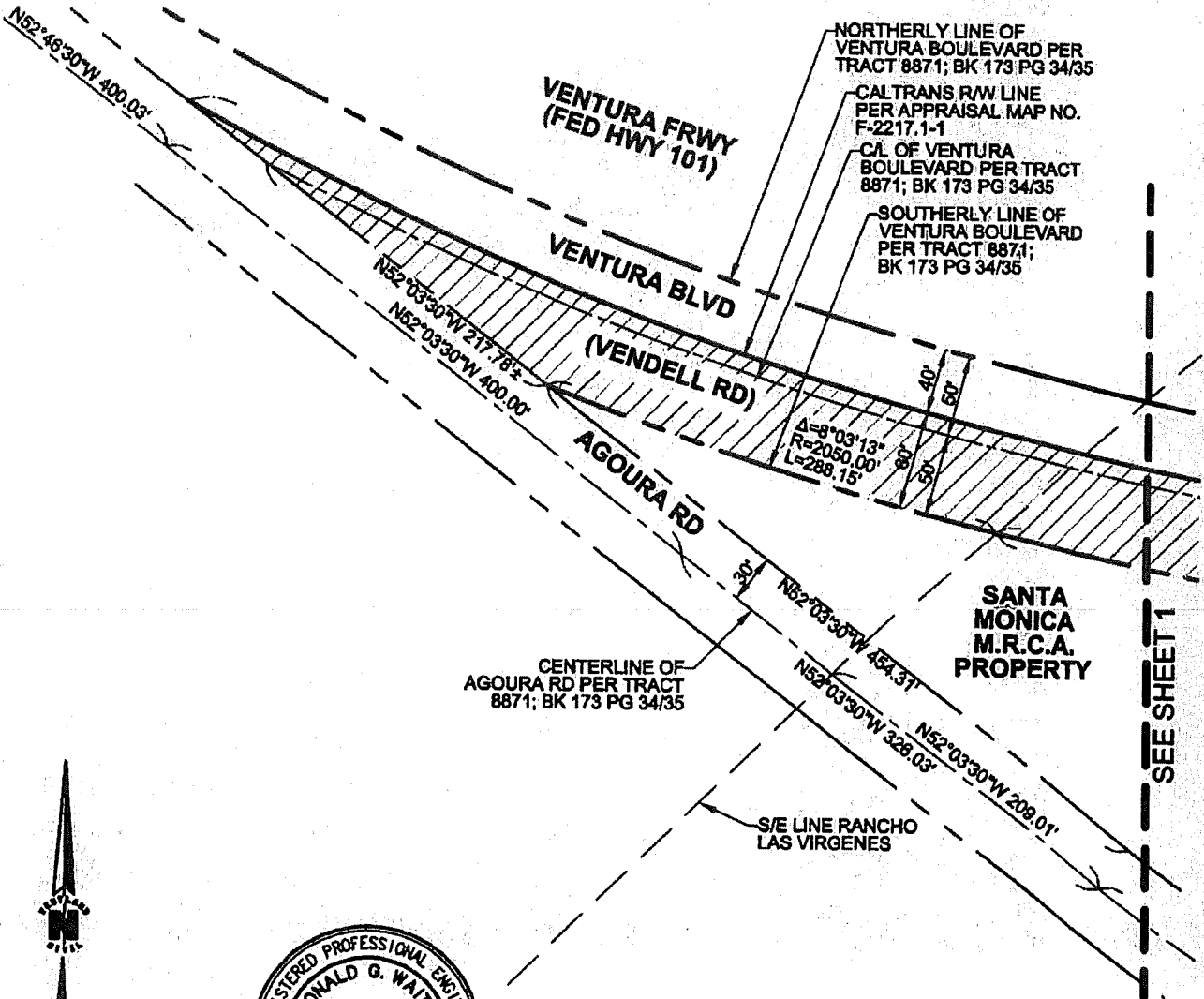
DATE SUBMITTED: 11/24/2014 SHEET 1 OF 2



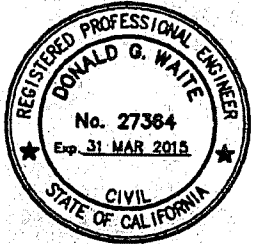
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DATE SUBMITTED: 11/24/2014 SHEET 2 OF 2