



**AGENDA**

**REGULAR MEETING OF THE  
AGOURA HILLS PLANNING COMMISSION**

**Civic Center - Council Chambers**

**30001 Ladyface Court, Agoura Hills, California 91301**

**Thursday, January 20, 2011 at 6:30 p.m.**

*In compliance with the Americans with Disabilities Act, individuals with a disability who plan to attend or otherwise participate in this meeting and who may require any accommodation should contact the Recording Secretary at least 48 hours before the meeting either in person at City Hall or by telephone at (818) 597-7316. Assisted Listening is available in the Council Chambers. Any individual wishing to use a personal listening device, please contact the Recording Secretary prior to the meeting.*

*Please turn off all cell phones and other electronic devices during the meeting.*

*Those who wish to speak on any agenda item must fill out a Speaker's Card at the desk by the door and submit it to the Recording Secretary prior to that item. All applicants must fill out a Speaker's Card.*

***TIME ALLOTTED FOR SPEAKERS:*** Applicant's Presentation, 15 minutes; Proponent (in favor), 3 minutes; Opponent (against), 3 minutes; Applicant's Rebuttal, 5 minutes. The orange light indicates 30 seconds remaining.

*After the applicant's rebuttal, the Chairperson will close the public hearing, and the Planning Commission will deliberate on 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.*

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

Chair Stephen Rishoff, Vice Chair John O'Meara, Commissioners Illece Buckley Weber, Michael Justice, and Rick Moses

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS**

*(This section is reserved for persons wishing to speak on items not listed on the Agenda. Please submit a "Speaker's Card" to the Recording Secretary and limit testimony to **3 minutes.**)*

**APPROVAL OF MINUTES**

1. Minutes – December 16, 2010 Planning Commission Meeting

**PUBLIC HEARING**

2. REQUEST: Request for a recommendation of approval to the City Council for a Conditional Use Permit to construct a 90,300 sq. ft., office complex in four phases over a 25-year period, with entitlement proposed for Phase I that includes a 24,000 sq. ft., two-story office building; a Variance from Zoning Ordinance Section 9606.2(D) to construct retraining walls in excess of 6 feet in height, and Section 9654.6 to provide a reduction in required parking spaces; an Oak Tree Permit to remove 65 Oak trees and encroach within the protected zone of 36 Oak trees; a Vesting Tentative Parcel Map to adjust the parcel lines of two parcels; an Ordinance for a Development Agreement; and adoption of an Environmental Impact Report and a Mitigation Monitoring Program (with a Statement of Overriding Considerations).

APPLICANT: Conrad N. Hilton Foundation  
10100 Santa Monica Blvd., Suite 1000  
Santa Monica, CA 90067

CASE NOS.: 09-CUP-001; 10-VAR-004; 09-OTP-003; VTPM 71284; and  
09-DA-001 (Draft Ordinance)

LOCATION: 30440 and 30500 Agoura Road  
(A.P.N. 2061-002-024 and 2061-002-048)

**ENVIRONMENTAL  
ANALYSIS:**

Environmental Impact Report

**RECOMMENDATION:**

Staff recommends the Planning Commission adopt motions recommending to the City Council approval of Conditional Use Permit No. 09-CUP-001; Variance Case No. 10-VAR-004; Oak Tree Permit Case No. 09-OTP-003; Vesting Tentative Parcel Map No. 71284; and the Development Agreement Draft Ordinance, subject to conditions, based on the findings in the attached Draft Resolutions; and recommending certification of the Final Environmental Impact Report and adoption of the Mitigation Monitoring Program prepared for the project, based on the findings of the Draft Resolution.

**DISCUSSION ITEMS**

3. **REQUEST:**

Request for a determination of whether a commercial use (“movie studio”) not listed in Zoning Ordinance Section 9312.2 (Commercial Use Table) is like and similar to a permitted use in the BP-M (Business Park-Manufacturing) zone.

**APPLICANT:**

Doug Jacobsen  
Realty Bancorp Equities  
21800 Burbank Boulevard, Suite 330  
Woodland Hills, CA 91367

**CASE NOS.:**

10-INT-001

**LOCATION:**

Citywide

**RECOMMENDATION:**

Staff recommends that the Planning Commission determine whether a “movie studio” use is like and similar to a permitted use in the BP-M (Business Park-Manufacturing) zone for the purpose of applying the Zoning Ordinance Section 9312.2 (Commercial Use Table), subject to the findings of the draft Resolution.

4. **Selection of Planning Commission Chair and Vice Chair**

5. Committee Appointment Selections for 2011

**INFORMATION ITEM**

6. Planning Commission Meeting Schedule for 2011

**PLANNING COMMISSION/STAFF COMMENTS**

**ADJOURN** To the next Regular Meeting of the Planning Commission scheduled for February 3, 2011, at 6:30 p.m., in the Council Chambers of the Civic Center located at 30001 Ladyface Court, Agoura Hills, California.

*Copies of reports or other written documentation relating to each item of business described above are available on the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us) and are on file in the Department of Planning and Community Development, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, and are available for public inspection during normal business hours from 7:00 a.m. to 5:00 p.m., Monday through Thursday, and 7:00 a.m. to 4:00 p.m. on Friday. Any disclosable public records submitted to the Planning Commission after distribution of the Agenda packet (less than 72 hours prior to the meeting), relating to a item of business described above, will be available for public inspection, during normal business hours, in the Department of Planning and Community Development. The City Hall telephone number is (818) 597-7300.*

*The telecast of the January 20, 2011 Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers, beginning at 7:00 p.m. on Friday, January 21, 2011 and running daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows:  
S-10 am; Su-3pm; M-7pm; T-10am; W-3pm; and Th-10 am*