



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

ACTION DATE: January 20, 2011

TO: Planning Commission

APPLICANT: Doug Jacobsen
Realty Bancorp Equities
21800 Burbank Blvd., Suite 330
Woodland Hills, CA 91367

CASE NO.: 10-INT-001

LOCATION: Citywide

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.

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 Commercial Use Table (Section 9312, subject to the findings of the draft Resolution.

I. BACKGROUND AND DESCRIPTION

Doug Jacobsen of Realty Bancorp Equities is requesting a determination from the Planning Commission on 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 Commercial Use Table (Section 9312).

As it is not possible to list every use imaginable and in order to ensure that the zoning regulations will permit all similar uses in each zoning district, Section 9806 of the Zoning Ordinance grants the Planning Commission discretion to determine whether a use not specifically listed as a permitted or conditional use in any zoning district shall be deemed a permitted use or a conditional use in any one or more districts on the basis of similarity to the uses specifically listed. In this instance, the applicant is inquiring whether a "movie studio," which is not specifically listed in the Commercial Use Table of the Zoning Ordinance (Section 9312 attached) under any zoning district, is like and similar to a use currently allowed in the BP-M zone.

II. STAFF ANALYSIS

The purpose of the BP-M district, as stated in the Zoning Ordinance, is to "provide areas for larger scale businesses involved in light manufacturing, research and development, assembly, distribution or services requiring larger facilities in integrated developments compatible with adjacent commercial and residential development." Properties located in the BP-M zone are shown in attached Exhibit 'A.'

The larger facility uses currently listed in the Commercial Use Table as permitted uses in the BP-M zone include light manufacturing and assembly; laboratories (medical; materials; and research); and storage, warehousing, and wholesaling. Movie studios may vary in function and design but are typically single-story structures with vaulted ceilings. Most of the interior space is used for sets and equipment and can also include ancillary uses such as offices and dressing rooms.

In his attached letter in which he describes the movie studio use, the applicant notes their interest in having 80-200 occupants in one building, but during staggered schedules with shift changes between production and preparation. His desired movie studio can be used for a very specific type of filming such as digital filming, or allow for typical studio activities that include full sets and actor filming, but with no live audience. Light truck and semi truck activity for the delivery of set supplies, lighting, grips and cameras, etc. would occur on an occasional basis throughout the day. According to the applicant, all activities are typically self-contained.

The applicant also notes that his desired movie studio does not operate as a retail use for the public, nor like a heavy industrial use or warehouse use where activity lasts late into the evenings and weekends. Movie sets are seldom assembled outdoors. Rather, according to the applicant, sets are assembled indoors for a more controlled environment, where air temperature, controlled access, security, and secrecy are desired features.

Given these factors and the operational characteristics of a movie studio that can include reassembly of movie sets and equipment, staff finds that "movie studios" can be considered like and similar in the class of uses as "assembly, light manufacturing" uses which are currently permitted only in the BP-M zone. Both uses are conducted indoors and include equipment vehicles parked on-site, and staff finds the BP-M zone to be the most conducive zoning district in the City for this use.

Staff finds that a determination of the Planning Commission to consider “movie studios” as being like and similar to “assembly, light manufacturing” will assist applicants in determining whether to proceed in applying for development permits within the City. If the determination is approved, it would not require an amendment to the Zoning Ordinance. Rather, the Planning Commission’s action on the draft Resolution would direct staff to apply a “movie studio” use as being permitted, by right, in the BP-M zone, similar to an “assembly, light manufacturing” use. Any subsequent application for entitlement of a movie studio will be subject to the development standards of the BP-M zone and processed through a Site Plan/Architectural Review approval by the Planning Commission. If the Planning Commission cannot make the determination that a “movie studio” use is like and similar to any other permitted use, or conditionally permitted use, in the BP-M zone, the applicant could file an application to amend the Zoning Ordinance to allow the use in the City. A Zoning Ordinance Amendment application would be subject to review consideration by the Planning Commission and the City Council in separate public hearings.

III. RECOMMENDATION

Staff recommends that the Planning Commission determine that a “movie studio” use is like and similar to an “assembly, light manufacturing” use for the purpose of applying the Zoning Ordinance Commercial Use table (Section 9312).

IV. ATTACHMENTS

- Draft Resolution
- Letter from Applicant
- Exhibit ‘A’ (BP-M zone locations)
- Commercial Use Table (Zoning Ordinance Section 9312)

CASE PLANNER: Doug Hooper, Assistant Director of Community Development

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF AGOURA HILLS
APPROVING A DETERMINATION OF ZONING ORDINANCE SECTION 9312
REGARDING MOVIE STUDIO USE
(CASE NO. 10-INT-001)

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

Section 1. An application was duly filed by Doug Jacobsen of Realty Bancorp Equities requesting a determination of whether a commercial use (“movie studio”) not listed in Zoning Ordinance Section 9312 (Commercial Use Table) is like and similar to a permitted use in the BP-M (Business Park-Manufacturing) zone. The Planning Commission considered this matter on January 20, 2011, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, California.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearings.

Section 3. The Planning Commission finds pursuant to the Agoura Hills Zoning Ordinance, that:

A. Section 9806 of the Zoning Ordinance provides authority to the Planning Commission to make determinations of uses not specifically listed as permitted in any district.

B. The purpose of the BP-M (Business Park-Manufacturing) zone district, as stated in Zoning Ordinance Section 9381, is to provide areas for larger scale businesses involved in light manufacturing, research and development, assembly, distribution or services requiring larger facilities in integrated developments compatible with adjacent commercial and residential developments.

C. A “movie studio” use operates within generally large buildings and is akin to an “assembly, light manufacturing” use relative to interior function, parking demand, and compatibility with other permitted and uses in the BP-M zone.

D. An “assembly, light manufacturing” use is permitted in the BP-M zone.

Section 4. Based on the aforementioned finding, the Planning Commission hereby makes a determination, pursuant to Zoning Ordinance section 9806, that a “movie studio” use is like and similar to an “assembly, light manufacturing” use, as listed in Section 9312 of the Zoning Ordinance, for the purpose of applying the Commercial Use Table.

PASSED, APPROVED, and ADOPTED this 20th day of January, 2011, by the following vote to wit:

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

Chairperson

ATTEST:

Mike Kamino, Secretary

LIGHTSTORM ENTERTAINMENT STUDIO

**29901 Agoura Road
Agoura Hills, California
January 4, 2010**

LIGHTSTORM ENTERTAINMENT has been at the forefront of creating digital feature films. Most notably of recent, Avatar, a film which utilized fully digital sets and, for the most part, digitally created characters, was wildly successful and seen as a film utilizing the most technologically advanced digital methods to create a full length motion picture. For Avatar, Lightstorm utilized an old existing Hughes Hanger building that allowed for the volume necessary to digitally create the elements of the film. Lightstorm, with the assistance of Realty Bancorp Equities is now seeking to develop a new state of the art studio building and related activities to allow for the creation of newer and more advanced films.

As part of this proposal, Lightstorm intends to occupy approximately 40,000 SF of office space in the already existing Agoura Road Office Building. This office space will contain Lightstorm's corporate offices, screening room, digital film development, designers, artists and technicians. The space will feature a commissary, gym and exterior break areas for their employees. The activities in this office area will be for the business part of the creation of their films. The newly proposed 52,000 SF studio building will be used by the producers, directors, actors, and other production personnel for the digital capture of actor movements and other filming activities. Simple sets to create terrain features, both vertical and horizontal will be constructed in the studio space to allow actors to move within those spaces. Their movements will be captured on unique digital cameras. The captured movements will then be utilized by the digital artists in the office building to create the final characters and all their real life motions.

The proposed studio will be 95' wide, 309' long, with 35' clear height below the trusses and up to 50' in between. These requirements are specific for the studio use and not based on the typical economic goal of maximizing space. The digital filmmakers require this space to allow for uninterrupted movements such as running, jumping, falling, etc. Typically these movements, in the past, have been spliced together to achieve the visual effect of distance. Lightstorm digital directors look forward to having these movements captured continuously so as to truly capture an exciting action sequence. Especially with the advent of 3D movies, movements captured are more dramatic and realistic if uninterrupted, and less spliced.

The south side of the studio building will contain a lower height one-story office component. This portion of the building will contain offices, editing, dressing and make up rooms. The north side of the studio building will contain a lower height one-story set storage and construction building. All activities will be contained within the space. Little or no activities or storage occur outside for security and secrecy. Simple sets will be constructed totally within the mill shop space and moved directly into and erected within the actual studio component of the building, where digital motion captures of the actors will occur. The studio building will be utilized to create components, or building blocks of the film, to then be utilized by the digital filmmakers who will occupy the front existing office building as they create the final motion picture.

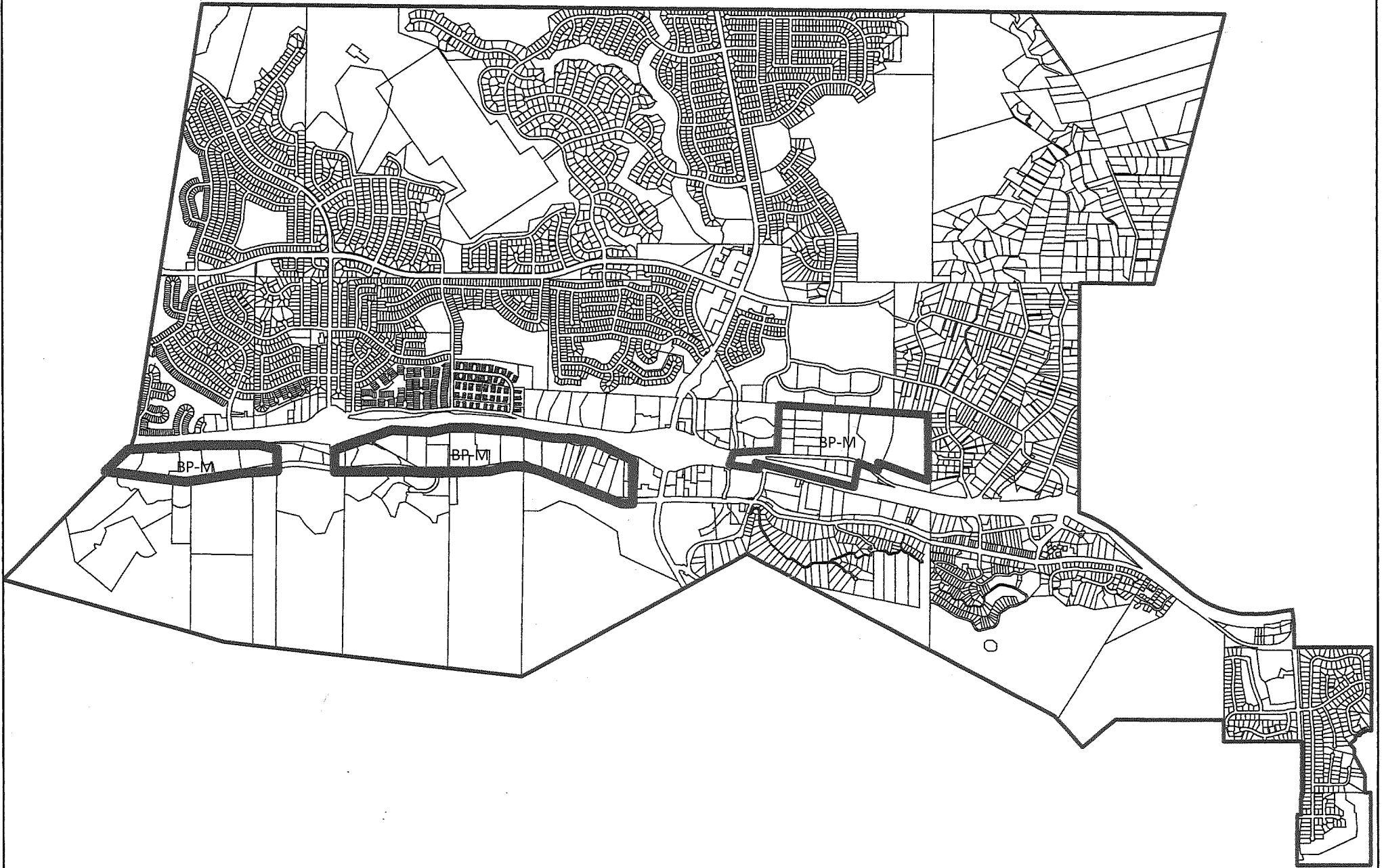
The new studio building can be envisioned as an R&D light manufacturing type use with the assembly of sets, and then capture of digital motion by special cameras and lighting. Support office space, make-up and dressing rooms are all auxiliary to its use. Many of the occupants working within the studio space will also be occupants within the front existing office building and walk between buildings as needed during the day. A movie studio may at its peak on a busy day, have as many occupants as an office building but overall, due to its fluctuation of activity, will have less people and less parking than every day use. When the studio is filming, the mill shop will be shut down, and on prep days the office and studio will be mostly empty.

Based upon past history of studio use, such as at LA Center Studios, Manhattan Beach Studios, Culver Studios, etc., and with information provided by studio consultants on the currently planned Moorpark West Studios, the occupant numbers for Lightstorm's proposed studio is determined to be approximately 80-100 occupants and 200 over all for the new building but not every day and not all the time and shifting between production and preparation. The Moorpark Studios has been under development for the last three years with extensive consultation with studio professionals. It is this information that has been utilized to assist in the development of the Lightstorm Studio building. Though the Lightstorm Studio building will be used for a very specific type of filming, the building is designed for, and capable of, allowing typical studio activities such as full sets and actor filming. Such are the activities proposed in all modern studios and may very well occasionally occur in Lightstorm's new studio, except with no anticipated live audiences. Lightstorm will have light truck and semi truck activity for the delivery of set supplies, lighting, grips and cameras, etc. which will only occur on an occasional basis throughout the day. Typically all activities are self contained.

Studios by design and activity are very similar to office buildings in that they contain all activities indoors. Not like retail where plazas, courts and other outdoor public spaces are desired, and not like retail where activity lasts late into the evenings and weekends too. Studios are not like heavy industrial or warehouse use in that heavy trucks are not continually entering or exiting the site, and outdoor yards or other outdoor storage or equipment does not occur. Like office building the controlled environment within is the goal. In fact the old back lot with outdoor sets and facades is disappearing as the entire sets are moved indoors for better control of weather, lighting and sound. Although some studio sites may accommodate exterior filming, none is planned for Lightstorm's use as the stage building is large enough to have everything indoors and additionally divided into separate stages for further overlap and containment. The objective of all studios is the environment. Environmental purity in sound, lighting and air conditioning is a premium as well as controlled access, security and secrecy as a desirable feature.

Today's studio is a neighborhood friendly user, where no more are the outdoor flood lights or sound effects used. The new technology adds lights and sound by way of the computer. Today's studio when architecturally designed well enough can become a feature for any neighborhood or community. Two nearby cities in fact are planning for the new modern entertainment industry studio. Moorpark West Studios on 40 acres encompassing 12 similar sound stages is being designed and built across the street from a residential neighborhood. The City of Westlake Village also has a long term desire to attract the entertainment industry to a new entertainment district area or business park. Today's studio is considered a clean high tech industry desirable to any community or neighborhood.

BP-M Zone Map



the gross floor area of a retail store shall not include exterior areas of not more than three thousand (3,000) square feet used for seasonal or temporary sales events under appropriate city permits or approvals.

- C. The gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises.

(Ord. No. 02-310, § 3B, 3-5-2002)

9307—9310. Reserved.

PART 2. COMMERCIAL USE TABLES

9311. Purpose.

The purpose of the commercial use tables is to designate the uses permitted within a building, except as otherwise noted in each of the commercial land use districts.

9312. Commercial use, table I established.

The following table I indicates the described uses as a permitted use by an "X" in the district appearing at the top of the column. A letter designation in the column indicates that the described use is permitted in that district upon compliance and maintenance of the special condition referenced by the corresponding letter in section 9312.3. The special condition shall be in addition to all other requirements of this article and any other ordinance applicable to the described use.

9312.1. Similar and like use.

If a use is (1) not listed in table I, (2) not shown as a permitted use in any other zone, or (3) the planning commission has not made a interpreta-

tion that said use is similar to another use pursuant to the provisions of chapter 9800, said use shall be prohibited.

9312.2. Commercial use table I.

The following shall be commercial use table I. Note: Since the mixed use district is the same as the business park office retail district, it is not provided for in this table.

TABLE I. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
A.						
1.	Addressing and mailing service	B	B		X	X
2.	Advertising business office				X	X
3.	Alarm and warning systems sales and services	X	X			
3.5	Alcoholic beverage establishments, off-sale	W	W	W	W	W
3.6	Alcoholic beverage establishments, on-sale	W	W	W	W	W
4.	Ambulance service		K			K
5.	Animal hospital/veterinarian		X			X
6.	Antique store	X	X			
7.	Appliance store	X	X			
8.	Appliance repair shop	X	X			X
9.	Arcade, electronic, mechanical, video games, or internet arcade	K	K	K		
10.	Armored car service	X	X			X
11.	Art gallery	X	X			
12.	Art studio	X	X			X
13.	Assembly, light manufacturing					X
14.	Athletic equipment and sporting goods store	X	X			
15.	Auto sales; new and used		J			K
16.	Auto rental or lease agency	J	J		J, U	
17.	Auto wholesaler, office only (no on-site storage of vehicles)		X		X	
18.	Auto service station, primary	X	X		K, U	X
19.	Auto, minor service, repair, replacement					
	a. Automatic transmission	C	X			X
	b. Auto tire sales, service	C	X			X
	c. Auto seat covers, reupholstery shop	C	X			X
	d. Auto battery and ignition	C	X			X
	e. Auto radio, stereo, CB	X	X			X
	f. Auto radiator replacement, service		X			X
	g. Auto muffler, replacement, service		X			X
	h. Auto electric (starter-generator) replace- ment, service	C	X			C
	i. Auto brake replacement, service	C	X			C
	j. Auto minor repair, services, adjustments	C	X			C
	k. Auto trailer hitch installation	C	X			C
	l. Auto diagnosis and tune-up	C	X			C
	m. Auto detailing (servicing and cleaning for resale)	C	X			X
	n. Auto glass installation and sales	C	X			X
20.	Auto, major					
	a. Auto, major repair					C
	b. Auto, transmission rebuild					C
	c. Auto, radiators rebuild					C
	d. Auto, starter-generator rebuild					C

USE, SERVICE OR FACILITY		COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
Unless otherwise indicated, listings denote retail sales operations						
e.	Auto, body repair					C
f.	Auto, paint shop					C
g.	Auto, machine shop					C
21.	Auto storage, antique		J			X
22.	Auto parts and accessory store	X	X			X
23.	Auto wash, self service or automatic		X			X
(Ord. No. 207, § 1, 4-8-92; Ord. No. 229, § 1, 5-26-93; Ord. No. 04-325, § 1, 8-25-2004; Ord. No. 09-362, § 2, 7-8-09)						
B.						
1.	Bakery/pastry shop	X	X			
2.	Bakery, wholesale					X
3.	Bar, tavern	W	W		U	W
4.	Bath house/sauna, turkish, steam			G	G, U	G
5.	Barbershop	X	X		E, U	X
6.	Beverage bottling works					X
7.	Bicycle sale, rent, service	X	X			
8.	Blueprinting/photostating service	X	X		X	X
9.	Boat sale, rent, service		I			
10.	Boat parts and accessories store	D	D			D
11.	Bookstore	X	X		U	X
12.	Bookstore, adult	Q	Q		Q, U	Q
13.	Building trades contractors office		X		X	X
14.	Building trades service yard		I			I
15.	Building material and lumber sales	C	I, J			I, J
16.	Business school	X	X		U	X
17.	Butcher and meat market	X	X			
18.	Butcher, wholesale, excluding slaughterhouse					X
(Ord. No. 09-362, § 2, 7-8-09)						
C.						
1.	Cabinet shop		J			J
2.	Reserved.	X	X		U	X
3.	Candy store	X	X		U	X
4.	Cemeteries, crematories and columbarium and related facilities			K		
5.	Certified farmer's market	K	K			
6.	Child care center	Y	Y		U	X
7.	Church	K	K	K	K, U	K
8.	Clinic, child, family guidance	X	X		X	X
9.	Clinic, physical therapy	X	X		X	X
10.	Clothing and apparel store	X	X		G, U	G
11.	Coffee shop	X	X		U	X
12.	Coin operated amusement machine, incidental to a permitted use	X	X	X	X	X
13.	Coin operated dispense, collection of vending machines	X	X	X	X	X

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
14.	Community center/citizens improvement center	X	X	X	X	X
15.	Cold storage food locker		X			X
16.	Computer programming/software and system design	X	X		X	X
17.	Computer sales, rental, lease, and service, and training	X	X		X	X
18.	Condominium, commercial	X	X		X	X
19.	Convenience store/neighborhood market	X	X			K
20.	Costume shop, sale and rent	X	X			
21.	Curio/novelty shop	X	X		G, U	G
(Ord. No. 173, § 1, 8-22-90; Ord. No. 07-343, § 2, 2-28-2007; Ord. No. 09-362, § 2, 7-8-09)						
D.						
1.	Dance hall, ballroom, discotheque	K	K	K	G, U	G
2.	Dancing as an incidental use in a bar or restaurant	K	K	K	U	X
3.	Data processing service					X
4.	Delicatessen	X	X		U	X
5.	Delivery service				X	X
6.	Disinfecting/fumigating service					X
7.	Daytime dog care, including overnight care					DD
8.	Drafting service including incidental white-printing	X	X	X	X	X
9.	Dressmaker	X	X		G,U	G
10.	Drive-in café	X	X			
11.	Drive-in dairy, excluding creamery	X	X			
12.	Drive-in food market	X	X			
13.	Driving school	J	J		J,U	J
14.	Drugstore	X	X		E,U	
(Ord. No. 09-361, § 2, 5-26-09)						
E.						
1.	Electronic equipment store	X	X			X
2.	Electronic, mechanical or video games	X	X	G		X
3.	Equipment rental agency		J			J
3.5.	Emergency shelters	K	K			
4.	Eye glasses and frames, and contact lens sales and service	X	X		E, U	
(Ord. No. 240, § 12, 9-8-93)						
F.						
1.	Floor covering, drapery or upholstery store	X	X			X
2.	Florist	X	X		E, G, U	E, G
3.	Food market ancillary to service station	K	K		K	K
4.	Fortunetelling	H	H			
5.	Funeral establishment					X
6.	Furniture store	X	X			X

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
7.	Furniture cleaning, refinishing or reupholstery shop		X			X
8.	Furniture rental agency	X	X			X
(Ord. No. 07-343, § 12, 2-28-2007)						
G.						
1.	Garden equipment and tool sales	X	X			X
2.	Gardening/landscaping service yard and workshop		J			J
3.	Gardening/landscaping supply store	J	J			J
4.	Gift/card shop	X	X		E, G, U	X
5.	Golf, full range			X	G, U	G
6.	Grinding/sharpening service		X			X
7.	Grooming service, such as poodle grooming	X	X			X
8.	Gun shop/gunsmith		X			
(Ord. No. 229, § 1, 5-26-93)						
H.						
1.	Hardware store	X	X			
2.	Hay, seed, and grain store		X			J
3.	Hearing aids sales and service	X	X		U	X
4.	Hospital				U	K
5.	Hotel		K	X	U	K
6.	Hotel, restaurant equipment sales		X			X
7.	Household moving and storage service					X
I.						
1.	Interior decorator's office	X	X		X	X
2.	Interior decorator's service yard and workshop		J			J
3.	Internet cafe	X	X		U	
(Ord. No. 04-325, § 1, 8-25-2004)						
J.						
1.	Janitor service		X		X	X
2.	Jewelry store, sales, repair	X	X		G, U	G
L.						
1.	Labor union temple		X			X
2.	Laboratory, medical, dental or optical		X		E, U	X
3.	Laboratory, research, analysis					X
4.	Laboratory, materials testing					X
5.	Lapidary shop	X	X			X
6.	Laundromat, self-service	X	X			
7.	Laundry or cleaning agency, retail (on-site cleaning permitted)	X	X		G, U	G
8.	Live entertainment	T	T	K	T, U	T
9.	Live entertainment, adult	Q	Q		Q, U	Q
10.	Laundry or cleaning pickup station	X	X			X
11.	Laundry or cleaning plant, wholesale facility					X

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
12.	Lawn mower engine and garden power tool repair	D	X			D
13.	Library	S	S		S	S
14.	Liquor store	W	W		W	W
15.	Live theater	K	K		Y, U	
16.	Live theater, adult	Q	Q		Q, U	Q
17.	Locksmith/key and lock	X	X		U	X
18.	Lodge/fraternal hall	M	M			M
19.	Lumber and building material sales	A	J			J
(Ord. No. 09-362, § 2, 7-8-09)						
M.						
1.	Machine shop		J			X
2.	Mail order business, retail outlet	X	X			X
3.	Massage parlor	Q	Q		Q, U	Q
4.	Messenger service	X	X		X	X
5.	Military surplus store	X	X			X
6.	Motion picture theater	K	K		K, U	K
7.	Motion picture theater, adult	Q	Q		Q, U	Q
8.	Motel		K		K, U	K
9.	Motion picture filming, temporary	H	H	H	H	H
10.	Motorcycle, sports cycles, trail bikes, jet skis, snowmobile and moped sales and rent, service, repair and dismantling	D	D			D
11.	Museum	X	X	X	X	X
12.	Music store, including instrument repair	X	X			
N.						
1.	Newspaper, magazine, book printing plant					X
2.	Newspaper/magazine stand	X	X		E, G	E, G
3.	Nursery, plants	J	J			J
O.						
1.	Office, business or professional	X	X		X	X
2.	Office, collection, counseling, personnel	X	X		X	X
3.	Office, bank, savings and loan, finance, loan, credit union	X	X		X	X
4.	Office, insurance	X	X		X	X
5.	Office, medical or dental	X	X		X	X
6.	Office, public relations or advertising	X	X		X	X
7.	Office, real estate	X	X		X	
8.	Office accountants, bookkeepers	X	X		X	X
9.	Office machines and equipment sales	X	X		X	X
10.	Ornamental rock sales and related storage		J			
(Ord. No. 130, § 5, 7-29-87; Ord. No. 207, § 2, 4-8-92)						
P.						
1.	Paint and wallpaper store	X	X			X
2.	Pest control service					I

USE, SERVICE OR FACILITY		COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
Unless otherwise indicated, listings denote retail sales operations						
3.	Pet store, no kennel	X	X			
4.	Photocopy service	X	X		E	X
5.	Photographic supply/camera store	X	X			
6.	Photographic processing plant, wholesale facility					X
7.	Photographic studio, including incidental processing	X	X		X	X
8.	Physical fitness studio	X	X	X	K	X
9.	Picture framing shop	X	X			X
10.	Pool table sale and repair service	X	X			X
11.	Portable swimming pool supply sales	J	J			J
12.	Power tool sales, repair	C	X			X
13.	Prescription pharmacy	X	X		E, U	
14.	Printing plant					X
15.	Print shop	X	X			X
16.	Psychiatric facility, outpatient		K		K, U	K
17.						
18.	Public and government uses within privately owned buildings, facilities and grounds	S	S		S	S
19.	Public utility and public service					
a.	Wireless telecommunication facilities				K, BB	K
b.	Other	K	K	K	K, U	K
(Ord. No. 252, § 1, 6-28-95; Ord. No. 07-343, § 2, 2-28-2007)						
R.						
1.	Record store	X	X			X
2.	Recreation facility, indoor	X	X	K	K, U	K
3.	(Effective until 5/22/99)					
	Recreation facility, outdoor		AA	AA	G, U	G
a.	Miniature golf.					
	Incidental and compatible outdoor recreational uses, such as batting cages, boats and miniature cars, may be permitted, along with the miniature golf use if such uses are part of an integrated entertainment center.*					
3.	(Effective as of 5/22/99)					
	Recreation facility, outdoor			AA	G, U	G
a.	Miniature golf.					
	Incidental and compatible outdoor recreational uses, such as batting cages, boats and miniature cars, may be permitted, along with the miniature golf use if such uses are part of an integrated entertainment center.					
b.	Batting cage facility, primary use.		AA,CC			

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
(Ord. No. 97-269, § 1, 3-5-97; Ord. No. 97-274U, § 4, 4-16-97; Ord. No. 98-271, § 1, 4-22-98; Ord. No. 00-305, § 1, 1-10-2001)						
	Unless otherwise indicated, listings denote retail sales operations	CS	CRS	CR	BP-OR	BP-M
4.	Recreation vehicle storage		V			
5.	Recycling center	J, K	J, K			J, K
6.	Remote teller, for pedestrian use	B	B		B	B
7.	Research and development				E	X
8.	Residence of a caretaker, proprietor or owner of a permitted use		M			M
9.	Resorts			X	K, U	K
10.	Restaurant/cafe	X	X	X	X, U	X
11.	Retail store	X	X			
12.	Residential care facility for the elderly		K		K	
(Ord. No. 203, § 2, 9-25-91; Ord. No. 229, § 1, 5-26-93; Ord. No. 99-299, § 2, 11-17-99)						
S.						
1.	Saddlery shop	X	X			
2.	Sanitarium				K, U	K
*Editor's note—Ord. No. 97-269, § 1, adopted Mar. 5, 1997, an interim ordinance for a period of forty-five days, provided as follows:						
Section 1. All outdoor recreation facilities in the CRS (Commercial Retail/Service), CR (Commercial Recreation Land Use), BP-OR (Business Park-Office Retail) and BP-M (Business Park-Manufacturing) Zoning Districts shall include only miniature golf uses. Incidental outdoor recreation uses as described in Table I (R)3(a) of section 9312.2 of the Agoura Hills Municipal Code shall be prohibited during the term of this ordinance or any extensions thereof.						
Ord. No. 97-274U, § 4, adopted Apr. 16, 1997, provided that Ord. No. 97-269 be extended through and including January 1, 1998.						
Ord. No. 97-281U, § 5, adopted Dec. 17, 1997, provided that Ord. No. 97-274U be extended through and including January 1, 1999. Subsequently, Ord. No. 98-271, § 1, adopted Apr. 22, 1998, amended subsection R.3 to read as herein set out, and § 3 of such ordinance provided that: Ord. No. 97-281U is repealed as of the effective date of this ordinance.						
3.	School, business	X	X		U	X
4.	School, charm, culture	X	X		U	X
5.	School, college and university	K	K		K, U	K
6.	School, private K—6				K	
7.	School, trade	X	X		U	X
8.	School, self-defense, judo, boxing, gymnastics	X	X	X	U	X
9.	School, vocational	X	X		U	X
10.	Shoe repair shop	X	X		E, U	X
11.	Shoe shine parlor	X	X		E, G, U	E, G
12.	Shoe store	X	X			
13.	Soda fountain/ice cream parlor	X	X	X	E, U	
14.	Sporting goods and athletic equipment store	X	X	X		
15.	Stamp/coin store	X	X			
16.	Stationery store	X	X		E, U	X
17.	Stenographic service	X	X		X	X
18.	Storage building, mini		V			V
19.	Storage and warehouse uses:					
a.	Wholesaling and warehousing					V

USE, SERVICE OR FACILITY		COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
Unless otherwise indicated, listings denote retail sales operations						
b.	Automobile and recreational vehicle storage					V
c.	Storage building, mini		V			V
d.	Moving and storage service					J
20.	Studio; voice, music, gymnastics	X	X	X		
21.	Studio; dance	X	X	X	K	K
22.	Studio; radio, television—office only	X	X		X	X
23.	Supermarket/food store	X				
24.	Swimming pool, spa—sales and service	D	J			
(Ord. No. 174, 8-22-90)						
T.						
1.	Tailor	X	X		G, U	G
2.	Taxicab service and storage facility		J			
3.	Taxidermist		X			K
4.	Telegraph office	X	X		X	X
5.	Telephone answering service	X	X		X	X
6.	Television and radio sales	X	X			
7.	Television and radio repair shop	A	X			X
8.	Temporary uses	R	R	R	R, U	R
9.	Ticket agency	X	X		E, G, U	G
10.	Tobacco shop	X	X		E, G, U	G
11.	Tool reconditioning		J			J
12.	Towing service, office only		X		K	K
13.	Toy store	X	X			
14.	Travel trailer/mobilehome, motor home, camper sales, rent, storage		V			
15.	Travel trailer, mobilehome, camper, motor home, repair or service		V			
16.	Travel agency	X	X		U	X
17.	Tree service		J			
18.	Trophy/emblem store	X	X			
19.	Truck sale or rent		J			
U.						
1.	Utility trailer rental, service, sales	J				
2.	Utility trailer or truck, rent or storage as ancillary to service stations				J, U	J
V.						
1.	Veterinarian/animal hospital		K			X
W.						
1.	Welding shop					J
2.	Watches, sale, repair	X	X		E, G, U	G
3.	Wholesale distributor's service					J
4.	Wholesale store		X			X
5.	Wig sales and service	X	X			

	USE, SERVICE OR FACILITY Unless otherwise indicated, listings denote retail sales operations	COMMERCIAL			BUSINESS PARK	
		CS	CRS	CR	BP-OR	BP-M
6.	Winery sales facility/tasting room	W	W			W
(Ord. No. 170, § 1, 5-9-90; Ord. No. 227, § 1, 3-24-93; Ord. No. 09-362, § 2, 7-8-09)						

9312.3. Special conditions.

The following special conditions apply to the uses indicated by the corresponding letter in table I described in section 9312.2:

- A. Permitted as an incidental sales operation in conjunction with a permitted retail sales use provided the entire sales operation takes place within a completely enclosed building.
- B. Permitted as an incidental service function intended to satisfy the normal operating needs of a permitted retail use on the property. An independent servicing facility oriented toward generating its trade from the general public is not permitted in this zone.
- C. Permitted as an incidental service in conjunction with a permitted retail sales or automobile service station operation provided all adjustments and installations are conducted completely within an enclosed building. Permitted as the principal use of the premises subject to issuance of a conditional use permit.
- D. Sale, installation and serving are permitted provided the use is conducted completely within an enclosed building. The reconditioning of used merchandise for resale is permitted as an incidental use. Reconditioning of used merchandise for resale as the principal use of the premises is permitted subject to issuance of a conditional use permit.
- E. Permitted as an incidental service in an office complex. The primary entrance to such facility shall be from within a main building or from an interior court.
- F. Permitted only if specific approval is granted by the planning commission. Such

approval may specify location, time period, hours, lighting, parking and related conditions of operation.

- G. Permitted as an incidental service in a hotel or motel physician fitness complex.
- H. Permitted subject to special permit procedures under other provisions of the Municipal Code.
- I. Permitted provided storage is within an enclosed building.
- J. Permitted if the entire operation, including parking and storage of vehicles used in connection with the operation, is conducted within a completely enclosed building or within a walled area on the buildable area of the lot, pursuant to the outdoor display and storage provisions of chapter 6.
- K. Permitted subject to the issuance of a conditional use permit by the planning commission.
- L. Permitted subject to issuance of a conditional use permit by the planning commission and provided a valid dancing license is obtained.
- M. Permitted subject to issuance of a conditional use permit by the zoning administrator.
- N. Signs and other structures may be placed in the required yards and other open spaces, provided they meet all development standards provided by chapter 6.
- O. Permitted as an ancillary use to an automobile service station subject to issuance of a conditional use permit by the planning commission.
- P. Permitted subject to issuance of a conditional use permit by the planning commission; and further provided that only one

- (1) concrete mixer with a capacity of one (1) cubic yard or less may be located on the premises.
- Q. Such use is permitted by a conditional use permit subject to the required finding as stated in section 9673.7 being made.
- R. Permitted subject to the issuance of a temporary use permit by the zoning administrator.
- S. All government-and publicly owned and/or operated uses within privately owned buildings, facilities, and property will be regulated as provided for in this Code for the proposed use as if it were a permitted private use.
- T. Permitted in bars and restaurants which are licensed to serve alcoholic beverages subject to the issuance of a conditional use permit by the planning commission.
- U. A permitted use in the BP-OR only west of Palo Comado Canyon Road.
- V. Permitted subject to conditional use permit from the planning commission if the following conditions are met:
1. No similar use is within five thousand (5,000) feet of the subject parcel, or within six hundred sixty (660) feet of the free-way right-of-way;
 2. Only within an enclosed building;
 3. Must be for more than five (5) vehicles.
- W. Such use is permitted by a conditional use permit subject to the required findings as stated in sections 9363.3 and 9673.8 being made. Off-sale alcoholic beverage establishments prohibited in the FC overlay district, except wholesale sales, and except supermarket/food stores with a floor area greater than 10,000 square feet.
- X. Planter boxes, retainer walls, foundations and ponds may be placed in yard area provided they are permanent parts of the overall landscaping development.
- Y. No sign or other advertising device shall be attached to lighting standards or fixtures. Lighting shall be arranged so as not to produce a glare on other properties in the vicinity and the source of light shall not be visible from adjacent property or a public street.
- Z. Service station pump islands, including display or incidental petroleum products may not be placed in required yards.
- AA. Permitted subject to issuance of a conditional use permit by the planning commission, pursuant to the provisions of chapter 3, standards for specific uses.
- BB. A permitted use in the BP-OR zone west of Palo Comado Canyon Road, and in the BP-OR zone east of Palo Comado Canyon Road on properties which front on Dorothy Drive.
- CC. A permitted use in the CRS-FC-OA zone west of Lewis Place, east of Cornell Road, north of Agoura Road and south of Roadside Drive.
- DD. A permitted use in the BP-M zone for parcels located south of the 101 Freeway, subject to the issuance of a conditional use permit by the planning commission. (Ord. No. 130, § 4, 7-29-87; Ord. No. 229, § 2, 5-26-93; Ord. No. 252, § 2, 6-28-95; Ord. No. 00-305, § 2, 1-10-2001; Ord. No. 09-361, § 1, 5-26-09; Ord. No. 09-362, § 2, 7-8-09)

9313—9320. Reserved.

PART 3. CS COMMERCIAL SHOPPING CENTER DISTRICT

9321. Purpose.

The CS district is intended for planned shopping centers where the land and compatible retail stores and associated facilities are designed and developed together as an integrated unit using modern site planning techniques. The primary tenant will usually be a supermarket or drug-store, and the center will serve only the convenience needs, such as food, drugs, hardware, and personal services, of a residential area. Such