



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: February 17, 2011

TO: Planning Commission

APPLICANT: Mark Scheu
Agoura Hills Corporate Point LLC
2655 1st Street, Suite 245
Simi Valley, CA 93065

CASE NO.: TPM 71468

LOCATION: 30200 and 30300 Agoura Road (A.P.N. 2061-002-051)

REQUEST: Request for approval of a Tentative Parcel Map to
subdivide two buildings for office condominium units.

ENVIRONMENTAL
DETERMINATION: The project is consistent with the Environmental Impact
Report certified on June 9, 2004 by City Council
Resolution No. 03-1274, for the approved office buildings
on the site.

RECOMMENDATION: Staff recommends the Planning Commission approve
Tentative Parcel Map No. 71468, subject to conditions, based
on the findings of the attached draft Resolution.

ZONING DESIGNATION: SP (Ladyface Mountain Specific Plan)

GENERAL PLAN
DESIGNATION: PD (Planned Development)

I. PROJECT BACKGROUND AND DESCRIPTION

In 2003, the Planning Commission reviewed a Conditional Use Permit application (Case No. 98-CUP-012) for the proposed construction of two, two-story office buildings of 43,109

and 42,640 square feet in size, known as "Agoura Hills Corporate Point." The 26.5 acre project site is located at 30200 and 30300 Agoura Road, on the south side of the Agoura Road/Reyes Adobe Road intersection, within the Ladyface Mountain Specific Plan area. Also requested was an Oak Tree Permit (Case No. 98-OTP-010) to remove ten (10) oak trees and encroach within the protected zone of ten (10) oak trees for the proposed construction.

The Planning Commission approved the Conditional Use Permit and Oak Tree Permit, and the decision was appealed to the City Council by Council Member Corridori for the following reasons: 1) The unique elevation and prominence of the property; 2) The density of the development; 3) The landscaping of the project; and 4) The architectural design of the project. Three public hearings were held on the appeal. During the course of review by the City Council, the applicant redesigned the project, reduced the total building size of the buildings, and saved one oak tree from being removed. Upon reviewing changes made by the applicant to the project design, on June 9, 2004, the City Council upheld the decision of the Planning Commission and approved the Conditional Use Permit and Oak Tree Permit.

Pursuant to the provisions in the Zoning Ordinance and the project conditions of approval, the Conditional Use Permit and Oak Tree Permit were valid for an initial two (2) year period (to June 9, 2006). The applicant submitted building plans and grading plans into plan check in September of 2005 and, as allowed by the Zoning Ordinance and the project conditions of approval, the applicant requested and received a one (1) year administrative extension of the Conditional Use Permit and Oak Tree Permit. On April 19, 2007, the Planning Commission approved a second, one-year extension of his permits. Before expiration of his entitlements, the applicant obtained a grading permit and building permit for construction of two, two-story buildings that are 34,452 square feet and 37,392 square feet in size.

Grading and street improvements are completed and building construction is continuing. The applicant anticipates one building being completed in June of this year, and the second building being completed in October of this year, and is seeking the Planning Commission's approval of a Tentative Parcel Map to subdivide the two buildings for office condominium units.

II. STAFF ANALYSIS

The City Municipal Code allows for office condominium subdivisions and the Planning Commission has approved such requests in the past, including for the Alesco office complex at the northeast corner of Agoura Road and Chesebro Road, the Center Court Plaza medical building on Canwood Street, and the Mediterra office buildings on Canwood Street.

The applicant intends to subdivide both of his office buildings for condominium units which can be sold for individual private ownership. The applicant has not specified at this time the number of units he intends for the subdivision, nor is he required to specify the number of units on the Tentative Parcel Map. However, the proposed number of units will need to be specified on the Final Parcel, which is subject to City Council approval prior to recordation.

No subdivision is proposed on the land itself and since the office condominiums would be entirely within the building, they would not be subject to the development standards of the Ladyface Mountain Specific Plan. The project has not changed from its original approval and all previously approved conditions of approval would remain valid.

The City Engineer has reviewed the Tentative Tract Map and finds it to be compliant with the State Subdivision Map Act, and staff finds the proposed subdivision will provide for high quality jobs and a diversity of uses within the Ladyface Mountain Specific Plan area, as called for in the Land Use and Community Form Element of the General Plan. Draft conditions of approval for the Tentative Tract Map are included in the draft Resolution.

Staff finds the proposed office condominium unit subdivision to be consistent with the project described in the Environmental Impact Report (EIR) that was certified by the City Council on June 9, 2004, pursuant to the California Environmental Quality Act (CEQA). Upon review of the mitigation measures included in the Final EIR, staff has determined that impacts would still be reduced to less than significant levels. Therefore, no further review under CEQA is required for the proposed Tentative Parcel Map.

III. RECOMMENDATION

Based on the foregoing review and analysis, staff recommends the Planning Commission approve Tentative Parcel Map No. 71468, subject to conditions.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Reduced Photocopy of Tentative Parcel Map No. 71468
- Building Rendering
- Vicinity Map

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 TENTATIVE PARCEL MAP NO. 71468

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

Section I. An application was duly filed by Mark Scheu, with respect to the real property located at 30200 and 30300 Agoura Road (Assessor's Parcel No. 2061-002-051), requesting approval of a Tentative Parcel Map (No. 71468) to subdivide two office buildings of 34,452 square feet and 37,392 square feet in size for office condominium units. A public hearing was duly held on February 17, 2011, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearings was duly given.

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

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

A. The proposed Tentative Parcel Map, as conditioned, is consistent with the City's General Plan designation of PD (Planned Development) in that the proposed Tentative Parcel Map will provide for high quality jobs and a diversity of uses, as called for in Goal LU-23 of the General Plan Land Use and Community Form Element.

B. The office condominiums will be contained entirely within two buildings being developed within the required standards of the SP (Ladyface Mountain Specific Plan) zone.

C. The design of the Tentative Parcel Map and proposed improvements are not likely to cause substantial environmental damage or serious public health problems. Completed street improvements and on-site property improvements will be required prior to occupancy of the two buildings.

D. The design of the Tentative Parcel Map or type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the buildings site will be provided via Agoura Road and an on-site driveway.

Draft Resolution No. ____

TPM 71468

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Section IV. The Planning Commission has reviewed the Tentative Parcel Map finds the proposed office condominium unit subdivision to be consistent with the project described in the Environmental Impact Report (EIR) that was certified by the City Council on June 9, 2004, pursuant to the California Environmental Quality Act (CEQA). Upon review of the mitigation measures included in the Final EIR, the Planning Commission has determined that impacts would still be reduced to less than significant levels. Therefore, no further review under CEQA is required for the proposed Tentative Parcel Map.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 71468, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 17th day of February, 2011, by the following vote to wit:

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

Steve Rishoff, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Tentative Parcel Map. 71468)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. 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.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Tentative Parcel Map No. 71468.
4. 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.
5. 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.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth on the approved Tentative Parcel Map.
7. The applicant must comply with all requirements of the City Subdivision Ordinance.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. The applicant shall comply with all requirements of the Los Angeles County Fire Department.
10. Unless the Final Parcel Map is recorded, Tentative Parcel Map No. 71468 shall expire within two (2) years from the date of Planning Commission approval. A written request for a one-year extension may be considered prior to the expiration date.

ENGINEERING DEPARTMENT CONDITIONS

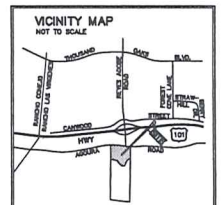
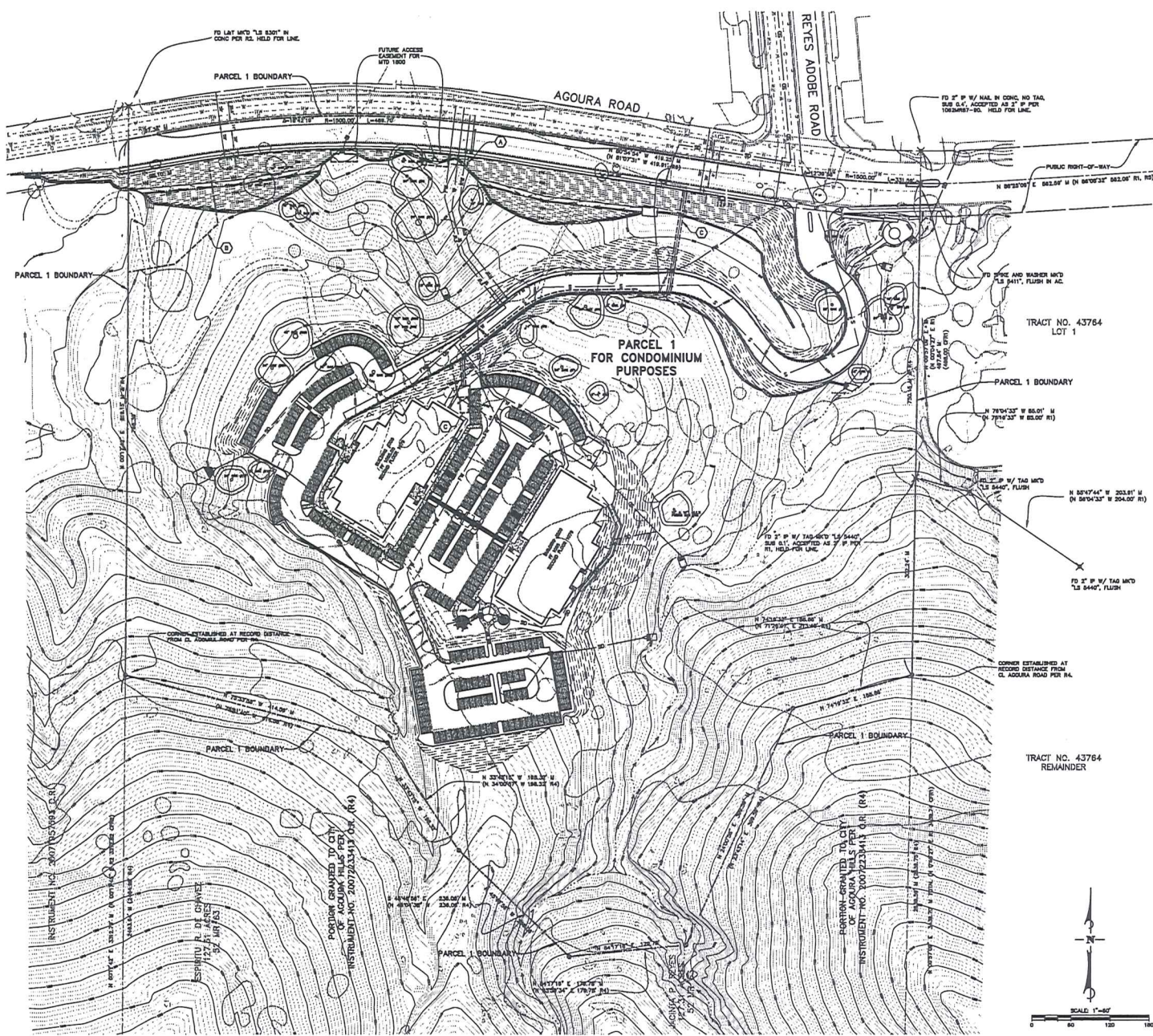
11. The Final Map, unless otherwise authorized in writing by the City Engineer, shall be based on a field survey, and be prepared in accordance with Article X of the City's Municipal Code and the State of California Subdivision Map Act.
12. Pursuant to Article X, Subdivisions, of the City's Municipal Code, the Final Map shall be submitted to the City, along with all necessary supporting documents including title reports, guarantees and applicable fees, for review and acceptance by the City Engineer.
13. All existing and proposed easements shall be shown on the Final Map. All proposed easements for water, sewer and storm drains shall be a minimum of fifteen feet wide. Access easements, if applicable, shall be of adequate width, as approved by the City Engineer.
14. Right-of-way and easement dedications and all project improvements shall conform to the City's General Plan and the Department of Public Works specifications.
15. The applicant shall post necessary improvement securities for all construction work within the public right-of-way.
16. 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 be adequate for record keeping all lettering on the plans shall be a minimum of 1/8th inch in size to ensure proper reproduction and microfilming. All original and reproducible plans shall be drawn in black ink.
17. All required improvement plans must be prepared by a California State Registered Civil Engineer for review and acceptance by the City Engineer prior to the Parcel Map approval.
18. All required improvements shall be completed pursuant to Section 66411.1 of the State of California Subdivision Map Act, including, but not limited to: street sections; curb; gutter; sidewalk; driveway approaches; street trees; water, sewer, and storm drain facilities; and all traffic control devices.
19. All required boundary monuments shall be installed prior to recordation of the Final Map.

20. Signatures of record fee title interest holders shall appear on the Final Map.

PLANNING DEPARTMENT CONDITIONS

21. Prior to building occupancy, the applicant shall provide Conditions, Covenants and Restrictions (CC&Rs) to the Planning Department and City Engineer for review and approval by the City Attorney. The approved CC&Rs shall be recorded with property title.
22. The CC&Rs shall ensure maintenance of common areas and that sufficient on-site parking, as required per the Zoning Ordinance, is provided for each tenant within the building.

END



PROJECT LOCATION	
REQUEST TYPE: TENTATIVE MAP - FOR CONDOMINIUM PURPOSES	
NUMBER OF LOTS: 1	
ADDRESS: 30290-30300 AGOURA ROAD	
CITY: AGOURA HILLS ZIP CODE: 91301	
THOMAS GUIDE PAGE NO. 557-116 APR: 2001-02-031	
OWNER	
NAME: AGOURA HILLS CORPORATE POINT, LLC	
ADDRESS: 2855 FIRST STREET, SUITE 245, SIMI VALLEY, CA 93065	
REPRESENTATIVE: MARK SCHUI	
TELEPHONE: PHONE (805) 379-0188 - FAX (805) 379-3788	
CIVIL ENGINEER	
NAME: PENFIELD & SMITH	
ADDRESS: 1327 DEL NORTE ROAD, STE 200, CARLSBAD, CA 92010	
REPRESENTATIVE: SCOTT D. MECKSTROTH	
TELEPHONE: PHONE (805) 881-0708 FAX (805) 881-0291	
SUBDIVIDER	
NAME: AGOURA HILLS CORPORATE POINT, LLC	
ADDRESS: 2855 FIRST STREET, SUITE 245, SIMI VALLEY, CA 93065	
REPRESENTATIVE: MARK SCHUI	
TELEPHONE: PHONE (805) 379-0188 - FAX (805) 379-3788	

GENERAL NOTE
THIS TENTATIVE MAP SHOWS EXISTING CONDITIONS AS OF 1/12/2011.

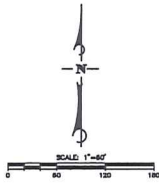
LEGEND	
--- PARCEL BOUNDARY	M = MEASURED
--- PRE-CONSTRUCTION MAJOR CONTOUR	R1 = RECORD PER TRACT NO. 43748 BOOK 1062, PAGES 63-68 MR
--- PRE-CONSTRUCTION MINOR CONTOUR	R2 = RECORD PER RECORD OF SURVEY BOOK 213, PAGES 12-16 RS
--- POST-CONSTRUCTION MAJOR CONTOUR	R3 = RECORD PER PWB 1600-899
--- POST-CONSTRUCTION MINOR CONTOUR	R4 = RECORD PER INSTRUMENT NO. 20072333413 OFFICIAL RECORDS
--- BLOCK WALL	R5 = RECORD PER TRACT NO. 43747 BOOK 1062, PAGES 68-81 MR
--- FLOWLINE	R6 = RECORD PER INSTRUMENT NO. 20072333413 OFFICIAL RECORDS
--- EASEMENT	R7 = RECORD PER TRACT NO. 43567 BOOK 1076, PAGES 72-80
W --- POST-CONSTRUCTION DOMESTIC WATER	R8 = RECORD PER TRACT NO. 43567 BOOK 1076, PAGES 72-80
FW --- POST-CONSTRUCTION FIRE WATER	MR = MISCELLANEOUS RECORDS
RW --- POST-CONSTRUCTION RECYCLED WATER	PWB = PUBLIC WORKS FIELD BOOK
S --- POST-CONSTRUCTION SEWER	CF = CALCULATED FROM
SD --- POST-CONSTRUCTION STORM DRAIN	Ø = SET 2" IRON PIPE WITH TAG "PLS 7807"
--- PRE-CONSTRUCTION DOMESTIC WATER	Ø = SET MAG NAL & WASHER "PLS 7807"
--- PRE-CONSTRUCTION RECYCLED WATER	X = FOUND SURVEY MONUMENT AS NOTED
--- PRE-CONSTRUCTION SEWER	
--- PRE-CONSTRUCTION STORM DRAIN	
--- FIRE WYDRANT	
--- RP-BAP	
--- DRAIN LINE, CLEARANCE TRUNK DIAMETER IN OAK L.S. NUMBER - REFER TO OAK TREE REPORT	

PARCEL AREA:
27.83 ACRES GROSS
28.21 ACRES NET

PARKING SPACES:
HANDICAP SPACES = 8
TOTAL = 278

RECORD EASEMENTS:

- A LAS VEGAS WATER METER DISTRICT, HOLDER OF AN EASEMENT FOR WATER LINES, APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED INSTRUMENT 28, 2008 AS INSTRUMENT NO. 20081738114 OF OFFICIAL RECORDS.
- B CONRAD H. HILTON FOUNDATION, A NEVADA CORPORATION, HOLDER OF AN EASEMENT FOR ACCESS, DRAINAGE, AND RELATED PURPOSES PER DOCUMENT RECORDED MARCH 10, 2008 AS INSTRUMENT NO. 200800475 OF OFFICIAL RECORDS.
- C SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JULY 18, 2008 AS INSTRUMENT NO. 2008108709 OF OFFICIAL RECORDS.



DATE: 01/12/2011 10:00 AM
 PROJECT: 01/12/2011 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES

CITY OF AGOURA HILLS

CITY OF AGOURA HILLS

REVIEWED BY: _____

SIGNATURE: _____ DATE: _____

CITY OF AGOURA HILLS

REVIEWED BY: _____

SIGNATURE: _____ DATE: _____

Penfield & Smith
Engineering Surveying Planning
Construction Management

1327 Del Norte Road, Suite 200, Carlsbad, CA 92010
Phone (805) 881-0708 Fax (805) 881-0291

DESIGN/SEAL/DATE: _____

SIGNATURE: _____ DATE: 01/12/2011
PROJECT ENGINEER: SCOTT D. MECKSTROTH R.C.E. 63387



TENTATIVE MAP - FOR CONDOMINIUM PURPOSES
AGOURA HILLS CORPORATE POINT, LLC
PARCEL MAP NO. 71488
AGOURA HILLS, CA

PAS PROJECT NO. 18194.04
SHEET 1 of 1
PLAN DATE 01/12/2011



AGOURA HILLS CORPORATE POINT
30200-30300 AGOURA ROAD
AGOURA HILLS, CALIFORNIA

ARCHITECT: HENEY DONG & ASSOCIATES



Agoura Road

Heres Adobe Road

30200 & 30300 Agoura Rd.