



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
January 20, 2011**

CALL TO ORDER:

Chair Rishoff called the meeting to order at 6:45 p.m.

FLAG SALUTE:

Commissioner Justice

ROLL CALL:

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

Also present were Assistant City Attorney Candice Lee, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Public Works Project Manager Kelly Fisher, City Traffic Consultant Sri Chakravarthy, City Oak Tree and Landscape Consultant Ann Burroughs, City Environmental Consultant Joe Power of Rincon Consultants, City LEED Design Consultant Erik Justesen of RRM Design Group, and Recording Secretary Sheila Keckhut.

APPROVAL OF AGENDA:

On a motion by Vice Chair O'Meara, seconded by Commissioner Buckley Weber, the January 20, 2011 Agenda was approved without objection.

PUBLIC COMMENTS:

There were no public comments.

APPROVAL OF MINUTES

1. Minutes – December 16, 2010 Planning Commission Meeting

On a motion by Commissioner Buckley Weber, seconded by Commissioner Justice, the Planning Commission moved to approve the Minutes of the December 16, 2010 Planning Commission Meeting. Motion carried 4-0. Vice Chair O'Meara abstained.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

The following persons spoke on this project.

Steve Hilton, Conrad N. Hilton Foundation, Applicant

Frans Bigelow, Bigelow Development Associates,
representing the applicant.

Doss Mabe, Zimmer Gunsul Frasca LLP, representing the
applicant.

Susan Van Atta, Landscape Architect representing the
applicant.

David Magney, California Native Plant Society

Clark Stevens, Resource Conservation District of the Santa
Monica Mountains

The following persons were representing the applicant and
available for questions, but did not speak on this project.

Chuck Cohen, Attorney

Fred Cunningham, Stantec Consulting

Colin Nemeroff, Stantec Consulting

Mark A. Jones

Pat Modugno

REBUTTAL: Frans Bigelow, Bigelow Development Associates, and
Travis Cullen, Envicom Corporation, representing the
applicant, gave rebuttal testimony regarding the project and
answered questions of the Planning Commission.

Chair Rishoff closed the public hearing.

ACTION: On a motion by Commissioner Moses, seconded by
Commissioner Justice, the Planning Commission moved to
adopt Resolution No. 11-1020, approving Conditional Use
Permit Case No. 09-CUP-001; Resolution No. 11-1021,

approving Variance Case No. 10-VAR-004(A); Resolution No. 11-1022, approving Variance Case No. 10-VAR-004(B); Resolution No. 11-1023, approving Oak Tree Permit Case No. 09-OTP-003; Resolution No. 11-1024, approving Vesting Tentative Parcel Map No. 71284; Resolution No. 11-1025, approving the Development Agreement Ordinance Case No. 09-DA-001; and Resolution No. 11-1026 recommending certification of the Final Environmental Impact Report and adoption of the Mitigation Monitoring Program prepared for the project, all subject to revised conditions. Motion carried 5-0.

RECESS: Chair Rishoff called for a recess at 8:55 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 9:16 p.m.

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 NO.: 10-INT-001

LOCATION: Citywide

RECOMMENDATION: Staff recommended 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 Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

The following persons spoke on this project.

Doug Jacobsen, Realty Ban Corp., Applicant.

Brian Poliquin, Architect representing the Applicant.

Chair Rishoff closed the public hearing.

ACTION:

On a motion by Commissioner Justice, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 11-1027, approving Case No. 10-INT-001 finding that a “digital movie studio” is like and similar to permitted use in the BP-M (Business Park-Manufacturing) zone. Motion carried 5-0.

4. Selection of Planning Commission Chair and Vice Chair

On a motion by Vice Chair O’Meara, seconded by Commissioner Moses, the Planning Commission moved to re-appoint Commissioner Rishoff as Chairperson for the 2011 calendar year. Motion carried 4-0. Chair Rishoff abstained.

On a motion by Commissioner Justice, seconded by Chair Rishoff, the Planning Commission moved to appoint Commissioner Buckley-Weber as Vice Chairperson for the 2011 calendar year. Motion carried 4-0. Vice Chair Buckley-Weber abstained.

5. Committee Appointment Selections for 2011

On a motion by Commissioner O’Meara, seconded by Chair Rishoff, the Planning Commission moved to appoint Vice Chair Buckley Weber and Commissioner Moses to serve on the Agoura Village Policy Committee for the 2011 calendar year. Motion carried 5-0.

INFORMATION ITEM

6. Planning Commission Meeting Schedule for 2011

No action was required of the Planning Commission.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 10:00 p.m., the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, February 3, 2011 at 6:30 p.m. Motion carried 5-0.