

## 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.
<u>APPROVAL OF AGENDA:</u>	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 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; 09-0TP-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 recommended 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 Ordinance, subject to conditions, based on the findings in the attached 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 Resolution.

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<br/>No. 11-1022, approving Variance Case No. 10-VAR-<br/>004(B); Resolution No. 11-1023, approving Oak Tree<br/>Permit Case No. 09-OTP-003; Resolution No. 11-1024,<br/>approving Vesting Tentative Parcel Map No. 71284;<br/>Resolution No. 11-1025, approving the Development<br/>Agreement Ordinance Case No. 09-DA-001; and<br/>Resolution No. 11-1026 recommending certification of the<br/>Final Environmental Impact Report and adoption of the<br/>Mitigation Monitoring Program prepared for the project, all<br/>subject to revised conditions. Motion carried 5-0.RECESS:Chair Rishoff called for a recess at 8:55 p.m.

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

### DISCUSSION ITEMS

**RECONVENE:** 

- 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.