



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Conditional Use Permit Case No. 04-CUP-010 and TTM 62211 (Moshe Silagi/Silagi Development and Management Services)

DATE: June 15, 2006

I. BACKGROUND AND DISCUSSION

On May 18, 2006, the Planning Commission held a public hearing for Moshe Silagi's request for a Conditional Use Permit to construct a 47,797 square foot, two-story medical office building. The applicant also requested approval of a Tentative Tract Map to provide office condominiums within the building. The 3.24 acre site is located on the north side of Canwood Street, west of Kanan Road and east of Strawberry Hill Drive, at 29501 Canwood Street.

After receiving oral and written testimony from staff, the applicant and the public, the Planning Commission continued the public hearing to June 15, 2006. The Planning Commission expressed concerns regarding the size of the building and the potential lack of parking for full medical office use of the building, the lack of a visitor drop-off area, the lack of landscaping on the west side of the property, and the proposed plant materials for the north end of the lot. The applicant has not modified the plans, however a summary of the issues raised by the Planning Commission is below.

A. Building Size and Parking

The applicant has informed staff that he no longer desires to designate the building strictly for medical use. Rather, the building would be designated for professional office use. The building is 47,797 square feet in size. The Zoning Ordinance requires the provision of one (1) on-site parking space for each 300 square feet of professional office use. Thus, 159 parking spaces would be required. However, the 778 square foot permanent lobby area may be excluded for the parking calculation, thus a total of 157 parking spaces would be required for professional office use.

The applicant is proposing to provide for 226 parking spaces. With the 69 surplus parking spaces, the applicant would be able to lease (or sell as condominiums) a portion of the building for medical office use, or other uses allowed within the BP-OR zone. The number of surplus parking spaces would dictate the amount of area that could be leased for uses other than professional office. The types of uses within the building would be monitored by staff and a tenant would not be able to occupy tenant space within the building if there is not sufficient on-site parking for the use, unless the Planning Commission were to grant a parking Variance at the request of the tenant.

The Planning Commission had recommended that the applicant provide for a drop-off area near the building's west entrance for visitors. It was suggested that the size of the building be slightly reduced to 1) allow for space to temporarily park a vehicle; 2) to reduce the size of the building; and 3) to reduce the total on-site parking demand by reducing the size of the building.

Since the building is now being designated as a professional office building and there would be surplus parking provided on-site, the applicant prefers not to reduce the size of the building. As such, there is not sufficient space within the parking and driveway areas to provide for a drop-off area without impeding traffic within the required 26-foot wide drive-aisles. However, the Planning Commission may wish to designate 1 or 2 of the parking spaces west of the building entrance for short-term parking purposes.

B. Landscaping

The Planning Commission had recommended that additional landscaping be provided along the west side of the property and that additional finger planters be provided for compliance with the City Architectural Design Standards and Guidelines which call for finger planters between every 8-10 parking spaces. The Grading Plan and Landscape Plan show compliance with the finger planter standards, although the Site Plan does not. According to the project architect, the Grading Plan accurately reflects the site design, parking count and landscape planter areas. The planter along the west side of the property, between the parking spaces and the west property line, has not been modified since the Planning Commission's last review. Staff is concerned with the lack of tree canopy coverage in this area.

The Planning Commission also requested that the applicant replace the California Pepper trees from the northerly landscape slope with a native species. The project landscape architect has not made the change, but has provided a letter clarifying his rationale for the proposed landscape plan. The letter is attached for the Planning Commission's review.

II. RECOMMENDATION

If the Planning Commission desires to approve the project, staff has prepared draft Resolutions of approval and conditions for the Planning Commission to adopt for Conditional Use Permit Case No. 04-CUP-010 and Tentative Tract Map No. 62211. Staff recommends that the Planning Commission adopt the Final Mitigated Negative Declaration and Mitigation Monitoring Program. If the Planning Commission votes to deny the project, revised draft Resolutions would be prepared for adoption at the following Planning Commission meeting.

III. ATTACHMENTS

- Draft Resolution and Conditions for Conditional Use Permit
- Draft Resolution and Conditions for Tentative Tract Map
- Letter from Project Landscape Architect
- Letter from Greg Greenstein, Property Manager of Agoura Hills Medical Plaza
- May 18, 2006 Planning Commission Meeting Minutes
- May 18, 2006 Planning Commission Staff Report