



DATE: MAY 4, 2006

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: HQ - CASE NOS. 05-SPR-010, 05-OTP-010 AND 05-SP-006

BACKGROUND AND DISCUSSION

On March 16, 2006, the Planning Commission conducted a public hearing for HQ Development's proposed construction of a 94,000 square foot, two-story office building at 29621 Agoura Road. The Planning Commission received written and oral testimony from staff, the applicant and the public regarding the proposed Site Plan/Architectural Review, Oak Tree Permit and Sign Permit applications (Case Nos. 05-SPR-010, 05-OTP-010 and 05-SP-006) and the draft Mitigated Negative Declaration. The hearing was continued to May 4, 2006. Shortly before the hearing, the applicant provided new information about the oak tree impact analysis that could not be incorporated in the staff report. Upon further review, the City Oak Tree/Landscape Consultant confirms that only 4 trees will be removed and encroachment will occur into the protected zone of 4 other oak trees. A copy of the revised draft resolution and conditions of approval was attached to the memorandum for the Commission's review.

Since the last hearing, the applicant has withdrawn the Sign Permit application, and would be refiled at a later date if the project is approved. Also, the Final Mitigated Negative Declaration (MND) was completed. The 30-day review period for the Draft MND ended on March 17, 2006 and the City Environmental Analyst prepared written responses within the final document to the comments received. If the Planning Commission is to approved the project, it must also find the Final Mitigated Negative Declaration to be compliant with the California Environmental Quality Act and adopt the Final MND and Mitigation Monitoring and Reporting Program. The applicant has accepted the proposed mitigation measures that staff has determined to be necessary to reduce the potential environmental impacts associated with the project to less than significant levels.

RECOMMENDATION

Staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. 05-SPR-010 and Oak Tree Permit Case No. 05-OTP-010 subject to conditions,

based on findings included in the attached Draft Resolution, and adopt the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

ATTACHMENTS

- Draft Resolution and Conditions of Approval (for SPR and OTP)
- March 16, 2006 Staff Report
- March 16, 2006 Planning Commission Meeting Minutes
- Final Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program