

DRAFT RESOLUTION NO. \_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS APPROVING  
SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-010 AND  
OAK TREE PERMIT CASE NO. 05-OTP-010

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

Section I. An application was duly filed by HQ Development, LLC. with respect to the real property located at 29621 Agoura Road (Assessor's Parcel No. 2061-013-027), requesting approval of a Site Plan/Architectural Review to allow the development of a 94,000 square feet two-story, office building as well as approval of an Oak Tree Permit (Case No. 05-OTP-015) to encroach upon the protected zone of four (4) oak trees and to remove four (4) oak trees for the proposed development. A Public Hearing was duly held on March 16, and May 4, 2006 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing 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. Pursuant to Section 9673.2.E of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The property designation allows for development of an office building use and the proposal meets the development standards for the BP-M-FC zone relative to lot coverage, setback and building height.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed office use is allowed within the Business-Park/-Manufacturing-Freeway Corridor zone. The building design, materials and colors are compatible with the surrounding development, in that stone veneer and earth tone stucco colors are used throughout several adjacent office building along Agoura Road and are a reflection of the City policy to incorporate the architecture into the natural surrounding. The building placement provides variation with adjacent buildings.

C. The proposed use, as conditioned, and the condition in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. In that the parking spaces provided for the entire project exceeds the Zoning Ordinance requirements. The project site was designed to screen headlight onto the right-of-way. The roadway was widened to improve the line-of-sight for east and westbound traffic. The placement and design of the buildings would preserve the light, air, privacy to the adjacent parcels.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The Planning Commission found that the project as a whole complies with the development standards.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community, because the proposed office use is adjacent to an office use, a public building and across a church and open space. The site is zoned for office commercial type uses. The office type use is an appropriate land use within the freeway corridor and provides a buffer between the freeway and the open space parcels.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed office building is a permitted use as prescribed in the General Plan Land Use Element. Furthermore, the project facilitates the development of office centers within the freeway corridor to provide employment, as called for per Policy 1.2 of the Land Use Element.

G. The heritage oak tree will be preserved as the focus of the development. The development has been conditioned to provide replacement specimens into the Landscape Plan and to provide an in-lieu fee thus helping to mitigate the loss of oak canopy and ensuring the continued preservation of on-site and off-site biological habitat.

H. The proposed use, as conditioned, will provide roadway improvements to improve roadway safety as outlined in the General Plan and Ladyface Specific Plan and preserve the vistas from the 101 Freeway Corridor.

Section IV. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the Planning Commission, the Planning Commission finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The Planning Commission has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The Planning Commission hereby adopts the Mitigated Negative Declaration and attached the Mitigation Monitoring and Reporting Program.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 05-SPR-010 and Oak Tree Permit Case No. 05-OTP-010, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> day of May, 2006 by the following  
vote to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Phil Ramuno, Chairman

ATTEST:

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Doug Hooper, Secretary