

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-002

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

Section 1. An application was duly filed by Charles Blaugrund for Mr. and Mrs. Butson with respect to the real property located at 5619 Slicers Circle, Assessor's Parcel Number 2054-018-132, requesting approval of a Site Plan/Architectural Review Case No. 07-SPR-002 to allow the construction of a 1,278 square-foot, first and second-story addition to an existing 1,670 square-foot residence with a 452 square-foot attached garage. Public hearings were duly held on May 3, 2007 and June 7, 2007, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California; and that notice of time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Residential Medium Density zone (RM), which provides general design standards for residential developments. An addition to a single-family residence is an allowed use in the RM zone. Minimum development standards have been met with regard to lot coverage, front and side yard setbacks, height and architectural design guidelines.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed building style of architecture and building materials including stone, lap siding, and a new roof are compatible with the neighborhood, and will not exceed the maximum building lot coverage required for parcels within the RM zone.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare. The proposed project will be constructed within the development standards of the RM zone relative to building height, lot coverage and front and set yard setbacks. The proposed structure will be compliant with the City Building Standards.

D. The proposed use as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances, regarding building

height, lot coverage and front and side yard setbacks. The 26 foot height of the residence does not exceed the maximum height of 35 feet allowed for the zone; the lot coverage of 43% will be below the maximum allowable lot coverage of 60% for the zone, the 20-foot front yard setback will exceed the minimum 15 foot requirement and the 14.08 foot combined side yard setback will exceed the minimum 14-foot combined side yard requirement for the RM zone.

E. The proposed use, as conditioned, will be compatible with the surrounding area by its architectural design of the building and incorporation of natural building materials and earth tone colors, which consists of tan colored lap siding, off-white trim, and stone veneer.

F. The proposed use, as conditioned, is consistent with the City's General Plan. The proposed modifications serve an understandable and efficient relationship between their purpose and the land use which it serves, and is compatible with the surrounding Community Design Element of the General Plan.

Section 4. The proposed project is a request for an addition to an existing single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan Architectural Review Case No. 07-SPR-002, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 7th day of June, 2007 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Curtis Zacuto, Vice Chairperson

ATTEST:

Doug Hooper, Secretary