

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 04-CUP-003

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

Section 1. An application was duly filed by Keith Blinkinsoph for Mary Thompson with respect to the real property located on the north side of Lewis Place, east of 28425 Lewis Place, Assessor's Parcel Numbers 2061-022-029 and 030, requesting the approval of a Conditional Use Permit Case No. 04-CUP-003 to allow the development of a 2,547 square-foot, two-story single-family residence with a 523 square-foot, attached two-car garage and 420 square-foot attached patio cover. A public hearing was duly held on July 19, 2007, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the 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 Single-Family (RS) zone and the Indian Hills Design Overlay District, which provides general design standards for residential developments. All minimum development standards have been met with regard to lot coverage, side and rear yard building setbacks, and building height.
- B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood. The proposed building style of architecture and building materials, which include stucco and Mediterranean tiles, are compatible with the neighborhood and meet the requirements of the Indian Hills Design Overlay District. This in-fill lot is compatible with the size of the developed residential lots in the Indian Hills area.
- C. The proposed use and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare. The distance provided between the on and off-site structures would be a minimum of 25 feet. The project will be served by the public sewer system and the improvements will be built per the Building Code requirements. Geological, geotechnical, drainage studies and landscape plans have been provided and approved by the City Consultants.

- D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances. The project complies with the maximum height requirement, the lot coverage and on-site parking.
- E. The proposed use, as conditioned, will maintain the diversity of the community by its terraced design and architectural details. The design is enhanced by stone veneer, shutters, wrought iron fencing and hand rail and finished with earth tone colors. The hardscape materials match the materials on the house. The proposed house on the lot will not impact view-sheds of neighboring properties.
- F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan Community Design Element. The single-family residence will contribute to the homogeneity of use and residential structures found in the Indian Hills Residential Single-Family zone.

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

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 04-CUP-003, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this July 19, 2007 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steve Rishoff, Chairperson

ATTEST:

Doug Hooper, Secretary