

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 07-SPR-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 Zev Beckerman with respect to the real property located at 27862 Blythdale Road (Assessor's Parcel Number 2055-024-004), requesting the approval of a Site Plan/Architectural Review Case No. 07-SPR-003 to construct a 3,340 square foot, single-story, single-family residence. A public hearing was duly held on September 6, 2007, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. 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 at the aforesaid public hearing.

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

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the Very Low Density Residential–Old Agoura Design District (RV-OA) zones in which the use is located. The property designation allows for development of a single-family residence and the proposal meets the development standards for the zone relative to building height, lot coverage, and building setbacks from the property lines.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed building design and building materials and colors of the residence that include beige stucco, natural stone siding and a tile roof is in keeping with the rustic style of homes desired for the Old Agoura neighborhood and will upgrade the appearance of the surrounding neighborhood. The proposed 3,340 square foot size of the single-story residence is compatible with the sizes of the developed residential homes in the Old Agoura area. The project is found to be in compliance with the City's Architectural Design Guidelines and standards of the Old Agoura Design Overlay District.

C. The proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare in that the design of the residence will ensure adequate light, air, privacy and open space to surrounding properties. A new private septic system currently serves the 1.04 acre parcel and will serve the new residence. The single-story building height will allow for privacy to surrounding properties and the house will be constructed in compliance with the City Building Code.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the project is consistent with the development standards of the Very Low Density zone and Old Agoura Design Overlay District. The proposed residence meets all required lot coverage, setbacks, and height limitation requirements for the zone and will not impact existing Oak trees in the project area.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community in that the project will meet the minimum yard setback requirements for the RV zone. The single-story residence will be placed 130 feet from the street serving the property, thereby preserving public views. The RV zone allows for the development of single-family residences.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that the project allows for equestrian use of the property, thereby maintaining the semi-rural character of Old Agoura, as called for in the General Plan Community Design Element.

G. As conditioned, encroachment within the protected zone of one, off-site Oak trees is necessary for construction access to the residence from Blythdale Road.

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 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-003, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED, and ADOPTED this day of September 6, 2007, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Steve Rishoff, Chairperson

ATTEST:

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Doug Hooper, Secretary