

DRAFT RESOLUTION NO. __

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
TENTATIVE PARCEL MAP NO. 27094

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

Section 1. An application was duly filed by BBA Properties, LLC with respect to the property located at 28371 Agoura Road (Assessor's Parcel Numbers 2061-009-041, 042, 045, 047 and 049) requesting approval of a Tentative Parcel Map to combine six lots into a 0.67-acre parcel. A public meeting 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; 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 at the aforesaid Public Meeting.

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

- A. The proposed map is consistent with the City's General Plan in that the proposed parcel map will assist in facilitating in-fill development within the Freeway Corridor Overlay and the Old Agoura Design Overlay Districts, provide employment and additional services useful to the community.
- B. The site is physically suitable for future development in that in combining these sub-standard smaller lots into one larger parcel, the proposed size will exceed the 20,000 square-foot minimum lot size, the 200 width requirement and the 100-foot depth requirement specified in the Zoning Ordinance for the BP-OR zone.
- C. The design of the Tentative Parcel Map or proposed improvements is not likely to cause substantial environmental damage or serious public health issues. Street improvements and on-site improvements will be required upon development of the site and the improvements will be designed per City standards and requirements.
- D. The design of the Tentative Parcel Map or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed development.

Section 4. The lot merger is exempt pursuant to the California Environmental Quality Act, Section 15332.

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Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 20794, subject to attached Conditions, with respect to the property described in Section 1 hereof.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Steve Rishoff, Chairperson

ATTEST:

Doug Hooper, Secretary