

CONDITIONS OF APPROVAL (Case No. 06-VAR-002)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits dated November 16, 2006 on Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. 06-VAR-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. 06-VAR-002 is valid only in conjunction with Conditional Use Permit Case No. 06-CUP-006 and the approved Conditions of approval therein.

SPECIAL CONDITIONS

8. The granting of this Variance for a religious use unique to an Orthodox Jewish congregation and the remodeling of the structure as depicted in the plans reviewed by the Planning Commission on November 16, 2006 does not in any way impact the property owner's rights to maintain and use the structure as a legal non-conforming building pursuant to Chapter 7 or Article IX of the Agoura Hills Municipal Code. If this variance is no longer used on the property or is terminated any reason the property owner may return the existing building to the footprint and office building use existing on the site as of the date of this approval.

END