

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT
CASE NO. 06-CUP-006

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

Section 1. An application was duly filed by Rabbi Moshe Briski for Chabad of the Conejo, with respect to the real property located at 30345 Canwood Street, Assessor's Parcel Numbers 2054-020-038 & 039 requesting approval of a Conditional Use Permit for the remodeling of an existing temple, the construction of 6,999 square-foot office building for classrooms and office uses and a 512 square-foot free-standing trellis cover. A Public Hearing was duly held on November 16, 2006 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 is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The use is permitted in the CRS-FC zone and is designed to meet the development standards specified for the zone similarly to other commercial properties with respect to existing parking layout, landscaping coverage, vehicular access and location of the building in relation to the arterial street.
- B. The proposed use is compatible with the surrounding properties in that it is designed architecturally like an office and operates during the daily hours similarly to an office use. The temple will not increase the traffic demand as the congregation is restricted from driving to services. Also, services are on Friday evenings and Saturday when neighboring offices are closed.
- C. The proposed use and conditions under which it would be operated or maintained will not be detrimental to the public health and safety, or welfare. The new temple and office building would not be detrimental to the public in that it will meet the Building Code requirements as well as the Municipal Code requirements with regard to grading. The vehicular and pedestrian circulation is designed to comply with the shared access for egress and ingress and handicap accessibility to the site.
- D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved Variances and Modifications. The

project does comply with all requirements of the Zoning Ordinance with the exception of Variance requests.

- E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Religious institutions are spread out throughout the City to serve a variety of faiths including this one. According to the applicant, the location of the religious institution was selected to shorten the distance for the walking congregation to serve the abutting residential neighborhood.
- F. The proposed use is consistent with the goals, objectives, and policies of the General Plan. As defined by the Community Design Element, the expansion of the use will be in keeping with the overall project architecture, and the project will not generate additional traffic. The placement of the building does not impact views from the residences of the scenic highway.

Section 4. The Planning Commission finds that the proposed Conditional Use Permit to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15303, in that the project involves the construction of new structures not exceeding the maximum allowable number on any legal parcel.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 06-CUP-006, with respect to the property described in Section 1.

PASSED, APPROVED and ADOPTED this November 16, 2006, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary