

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF AGOURA HILLS
APPROVING AN AMENDEMTN TO
A PREVIOUSELY APPROVED CONDITIONAL USE PERMIT
ALLOWING THE CONTINUED USE OF
A PRE-FABRICATED CLASSROOM BUILDING
AT 29900 LADYFACE COURT

(CASE NO. 98-CUP-002, Amendment #3)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES
HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Temple Beth Haverim with respect to property located at 29900 Ladyface Court (Assessor's Parcel No. 2061-005-031), requesting the approval of Conditional Use Permit (Case No. 98-CUP-002, Amendment No. 3) to allow the continued use of a prefabricated classroom building at 29900 Ladyface Court. A Public Hearing was duly held on September 21, 2006, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was presented to and was considered by the Planning Commission at the aforesaid public meeting.

Section 3. The Planning Commission finds that the request for the temporary continued use of a pre-fabricated classroom building is acceptable given that there are no changes that are proposed to the project and that there are no significant changes to site, to the surrounding area, and to the regulations that affect the site. The Planning Commission pursuant to the Agoura Hills Zoning Ordinance and the Ladyface Mountain Specific Plan finds that the findings contained in Planning Commission Resolution No. 647, approved on December 7, 2000 are still valid and state as follows:

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 in that places of worship and ancillary schools are permitted uses as defined in the Ladyface Mountain Specific Plan, subject to approval of a Conditional Use Permit. The proposed prefabricated classroom building is designed to be consistent with the materials and colors of the main sanctuary building.

B. The proposed use, as conditioned, is compatible with the surrounding properties in that proposed prefabricated classroom modules are low-profile and one story in height and will not encroach upon the views of surrounding properties. The proposed landscaping and wall treatment proposed for the prefabricated classroom building and the courtyard are designed to blend in with the rest of the improvements.

C. That the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare in

that the occupancy permits and inspections will be required for compatibility with the City's Building Code.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance and Ladyface Mountain Specific Plan relative to the development standards for the project. The proposed development complies with the parking, lot coverage and building setback requirements of the Ladyface Mountain Specific Plan. Phase 1 will provide for adequate parking on-site and the proposed driveway serving Ladyface Circle will provide for adequate on and off-site circulation for the proposed use.

E. The distance between like and similar uses is sufficient to maintain the diversity of the community in that while the Gateway Community Church is located adjacent to this site, there is a significant hillside that sufficiently separates the two uses. The proposed prefabricated classroom building would be one-story construction and the proposed garden walls and hedgerow sufficiently screens views of the building.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that there is only one other religious facility I the immediate area which is not directly adjacent to this site.

Section 4. In accordance with the California Environmental Quality Act, the Planning Commission hereby finds that the proposal will provide for use which meets the diverse needs of Agoura Hills residents, as called for in the Land Use Element of the City's General Plan. The applicant, Temple Beth Haverim's request to phase the project to postpone construction of the permanent classroom buildings is appropriate as the proposed prefabricated classroom building to be installed as part of Phase 1 are designed to be compatible wit the rest of the development.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. 98-CUP-002, Amendment No. 3, subject to the attached Conditions, with respect to property located described in Section 1 herein.

PASSED, APPROVED, and ADOPTED this 21st day of September, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary