

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 04-SPR-019
AND OAK TREE PERMIT 05-OTP-030

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

Section 1. An application was duly filed by D.A. Foster Construction, with respect to the real property located at 5545 Foothill Drive, Assessor's Parcel Number 2055-018-041 requesting approval of a Site Plan/Architectural Review (Case No. 04-SPR-019) to demolish an existing single-family residence and construct a 2,998 square-foot, single-story residence with an attached 452 square-foot garage and an Oak Tree Permit Case No. 05-OTP-030 to mitigate the loss of two (2) oak trees. A Public Hearing was duly held on June 1, 2006 and September 7, 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, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Residential Low Density (RL) zone and the Old Agoura Design Overlay (OA) district, which provides general design standards for residential developments. A single-family residence is an allowed use in the RL zone. Minimum development standards have been met with regard to lot coverage, height, architectural guidelines and access.
- B. The proposed use, as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood as a whole. The proposed building style of architecture, building materials that include simulated wood siding and the earth tone colors are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay district. The proposed size of the residence is compatible with the surrounding properties and the single-story design maintains the semi-rural character of the neighborhood.
- C. The proposed use and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare in that the single-story residence will ensure adequate light, air and privacy, and open space to surrounding properties. An on-site driveway will provide for access to the site from Foothill Drive and the residence will be served by a public sewer system and public utilities. The residence will also be constructed in compliance with the 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 Residential Low Density Zone and the Old Agoura Design Overlay District including lot coverage, height, architectural guidelines and access.
- E. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The residence is proposed to be constructed in the same location as the previous residence. Its single-story design preserves views from adjacent parcels. The proposed building materials are compatible with the semi-rural character of the neighborhood.
- F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan, the proposed project will preserve the semi-rural character of the Old Agoura neighborhood by maintaining a smaller floor/area ratio than surrounding properties and by minimizing grading and hardscape development.

Section 4. The Planning Commission finds, pursuant to Section 9657 of the Agoura Hills Zoning Ordinance, that the loss of two (2) oak trees is warranted for the purpose of grading a driveway and the Fire District clearance requirement. Mitigation measures have been implemented to mitigate the loss of the oak tree through the requirement to provide an in-lieu fee equivalent to the amount required to purchase and plant the required trees. The proposed mitigation measures for the impacts caused by the grading and Fire District clearance requirement satisfy the Oak Tree Preservation Ordinance and the City’s Oak Tree/Landscape Consultant’s requirements.

Section 5. The Planning Commission finds that the proposed Site Plan/Architectural Review to be categorically exempt from the requirements of the California Environmental Quality Act, per Section 15332 (a) through (e), in that the project is an in-fill development and meets the conditions prescribed by that section.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 04-SPR-019 and Oak Tree Permit Case No. 05-OTP-030, with respect to the property described in Section 1.

PASSED, APPROVED and ADOPTED this 7th day of September, 2006, by the following vote to wit:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary