

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 04-SPR-022 (AMENDMENT)

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

Section 1. An application was duly filed by Francisco Vasquez for Janice Atkins with respect to the property located at 28506 Driver Avenue (Assessor's Parcel Number 2055-004-011), requesting approval of Site Plan/Architectural Review Case No. 04-SPR-022 (Amendment), to increase by 426 square feet the first floor of an existing residence, and grade on two lots; and a request for an Oak Tree Permit to encroach within the protected zone of two (2) off-site Oak trees for the proposed construction. A public meeting was duly held on February 7, 2008, at 6:30 p.m. in the Council Chambers at 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, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The proposed use, as conditioned, 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 Low Density Residential (RL) zone allows for single-family residential structures and expansion to single-family residences. All minimum development standards have been met with regard to building height, minimum yards, and lot coverage.

B. The proposed addition, as conditioned, will not be detrimental to the public health, safety, or general welfare. The property will be improved and maintained according to City Building Code standards and will comply with the required development standards of the RL zone to allow privacy, light and air between adjacent parcels.

C. The proposed addition, as conditioned, will not conflict with the character and design of the buildings and open space in the surrounding area in that the proposed exterior materials consisting of stucco walls, white trim, stone veneer and a slate tiled roof is in keeping with the rustic style of homes in the neighborhood. The colors and natural materials used for the addition will be compatible with the earth tones desired for the Old Agoura neighborhood.

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 Low Density zone and Old Agoura Design Overlay District. The square footage of the addition and the placement of the building envelope comply with the setback, height, and lot coverage for the zone. The incorporation of permeable or semi-permeable driveway materials will reduce runoff and maintain the rural atmosphere of the Old Agoura neighborhood.

E. That the proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The Community Design Element seeks the preservation and the enhancement of the semi-rural equestrian atmosphere of Old Agoura. The room addition does not impede upon land for equestrian use as it is proposed to be placed away from an existing horse-keeping area and the project would not result in significant additional hardscape that would substantially reduce the open space area of the lot.

F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The exterior colors and construction materials consisting of stucco walls, white trim, stone veneer and slate tiled roof have not been changed, preserving the rustic style of the architecture.

G. As conditioned, encroachment within the protected zone of two, off-site Oak trees is necessary for the proposed construction.

Section 4. The proposed project consists of a 426 square-foot addition to an existing single-family residence and is, therefore, categorically exempt from the requirements of the California Environmental Quality Act, per Section 15301(e).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 04-SPR-022 (Amendment) and Oak Tree Permit No. 08-OTP-001, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 7th day of February, 2008, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary