

DRAFT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF AGOURA HILLS  
APPROVING A CONDITIONAL USE PERMIT TO  
PRIVATE SCHOOL TO OPERATE AT 29001 LADYFACE COURT  
(CASE NO. 06-CUP-010)

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 Conejo Jewish Day School with respect to property located at 29001 Ladyface Court (Assessor's Parcel No. 2061-005-031), requesting the approval of Conditional Use Permit (Case No. 06-CUP-010) to allow the operation of a private elementary school (kindergarten through sixth grade) within an existing building at 29001 Ladyface Court. A Public Hearing was duly held on August 17, 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. Pursuant to Section V.D. of the Ladyface Mountain Specific Plan, the Planning Commission hereby finds as follows:

A. The proposed use, as conditioned, is consistent with the Zoning Ordinance and the purposes of the district in which the use is located in that places of private elementary schools are permitted uses at 29001 Ladyface Court as defined in the Ladyface Mountain Specific Plan, subject to the approval of a Conditional Use Permit.

B. The proposed use, as conditioned, is compatible with the surrounding properties in that there is currently other assembly uses on-site. The proposed hours of operation will not directly impact neighboring uses and the on-site classes will be conducted indoors.

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. Access to the property is provided by an existing driveway on Ladyface Court and sufficient on-site parking is available to accommodate the use.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance and Ladyface Mountain Specific Plan. No new development is proposed and the site can accommodate the existing and proposed uses.

E. The distance between like and similar uses is sufficient to maintain the diversity of the community. Although the Gateway Community Church site located 700 feet to the east also allows for private elementary schools, the proposed project provides a use that is compatible for the site in which it would be located.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that the private elementary school will provide for a mix of land uses that meet the diverse needs of Agoura Hills residents, as called for in the General Plan Land Use Element.

Section 4. In accordance with the California Environmental Quality Act, the Planning Commission hereby finds that Case No. 06-CUP-010 is Categorically Exempt under CEQA per Section 15303, of the CEQA Guidelines in that no significant impacts would result from a the proposed use in this location.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. 06-CUP-010, subject to the attached Conditions, with respect to property located described in Section 1 herein.

PASSED, APPROVED, and ADOPTED this 17<sup>th</sup> day of August, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Phil Ramuno, Chairperson

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary