

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT
CASE NO. 04-CUP-009

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

Section 1. An application was duly filed by Andrew Grumm for St. Paul Lutheran Church, with respect to the real property located at 30600 Thousand Oaks Boulevard, Assessor's Parcel Number 2054-017-016 requesting approval of a Conditional Use Permit for a 1,440 square-foot, pre-manufactured, detached building as ancillary classroom and office use for an existing church. A Public Hearing was duly held on June 1, 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 RS zone and meets the development standards specified for the zone. The use will not increase the traffic demand.
- B. The proposed use is compatible with the surrounding property. Although the building was designed to match the main sanctuary, it will not be visible from the heavily traveled Thousand Oaks Boulevard and is concealed from Mainmast Drive as the roof of the modular building will be below the right-of-way elevation. The structure does not block views of the single-family homes in the surroundings and will not be visible from the Open Space lot to the east and is screened by the parking lot landscaping along the north side of the proposed building and along Thousand Oaks Boulevard.
- C. 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. The unit would not be detrimental to the public in that it will meet the Building Code requirements as well as grading requirements. The use of the structure, as well as the structure, is permitted and was designed to accommodate the public at large.
- D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved Variances or Modifications. The project

does comply will all requirements of the Municipal Code and does not require the review of a Modification nor a Variance.

- E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. No other similar structure exists on nearby parcels. The proposed building serves as an ancillary use to a church that is located 1.3 miles from any other churches. The structure is intended to match the existing buildings in color and be concealed by existing and proposed additional landscaping around the structure and on the descending slope north of the structure.
- 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 project architecture, and the project will not generate additional traffic. The placement of the building does not impact views from the scenic highway as it is not visible from the right-of-way and does not impact views from the residences in the rear of the project.

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 a non-residential building less than 2,500 square feet in size.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 04-CUP-009, with respect to the property described in Section 1.

PASSED, APPROVED and ADOPTED this 1st day of June, 2006, by the following vote to wit:

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

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary