

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN ARCHITECTURAL REVIEW CASE NO. 06-SPR-004

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

Section 1. An application was duly filed by Ken Stockton for Yair and Sharon Sisso with respect to the real property located at 5415 Lewis Road, Assessor's Parcel Number 2055-004-020, requesting the approval of a Site Plan/Architectural Review (Case No. 06-SPR-004) to allow the development of a 3,850 square-foot, one-story, single-family residence with a 650 square-foot attached two-car garage, and 540 square-feet of attached covered patios. A Public Hearing was duly held on June 15, 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 hearing 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 this Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Residential Single-Family Density zone and the Old Agoura Design Overlay District, which provides general design standards for residential developments. Single-family residences are allowed uses in the RS zone. All minimum development standards have been met with regard to setbacks, lot coverage, height as well as architectural guidelines.
- 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 and building materials including stone and stucco 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 that of surrounding properties and the one-story design helps maintain the low profile of the property.
- C. The proposed use and the conditions under which they will be operated or maintained will not be detrimental to the public health, safety or welfare in that the proposed use will ensure adequate light, air and privacy, and open space to surrounding properties. Geotechnical and geological reports have been prepared for the proposed project, which include mitigation measures to minimize potential risks of geotechnical and geological hazards. The proposed structure will be compliant with the Building Code. The structure will be connected to the public sewer system.

- 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 Single-Family Density Zone and the Old Agoura Design Overlay District regarding maintaining the semi-rural character of the neighborhood.
- E. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The single-story design is compatible with the predominantly single-story character of the neighborhood. As such, the project will not significantly impact view-sheds of surrounding properties and the excess yard setback on the north side would provide additional building separation and privacy between the new residences. Furthermore, the project was designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence.
- 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. The project will not impede on the open space areas suitable for horses or other farm animals as called for in the Community Design Element of the General Plan.

Section 4. No significant environmental impacts have been identified for construction of the project. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 06-SPR-004, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 15th day of June, 2006, by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary