

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-027

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

Section 1. An application was duly filed by Wayne McCann for ArieH and Magda Anav with respect to the real property located at 5533 Fairview Place, Assessor's Parcel Number 2055-016-026, requesting approval of a Site Plan/Architectural Review Case No. 05-SPR-027 to allow the construction of a 1,037 square-foot addition and remodel to an existing 1,009 square-foot, single-family residence and to construct a 586 square-foot covered porch. A public hearing was duly held on May 4, 2006, 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 Hearing.

Section 3. Pursuant to Section 9677.5 of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

- 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 Very 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 room 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. The single-story residence will comply with the required development standards of the RL zone to allow privacy, light, and air to adjacent residents and will be served by an existing, on-site septic system.
- C. The proposed addition, as conditioned, will not conflict with the character and design of the buildings in the surrounding area. The proposed style of architecture and building materials consisting of horizontal siding, stone veneer and covered patios is in keeping with the rustic style of homes desired for the Old Agoura neighborhood and will upgrade the appearance of the surrounding neighborhood. The expanded size of the single-story residence is compatible with the sizes of the developed residential homes in the Old Agoura area.
- D. The proposed room addition, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The construction will meet the development requirements for the Very Low Density Residential District-Old Agoura Overlay Design

District zones by compliance with building height, setbacks, lot coverage, and proposed building materials.

- E. The proposed use, as conditioned, is consistent with the goals, objectives, and policies of the City's General Plan. The Community Design Element seeks the preservation and the enhancement of the semi-rural equestrian atmosphere of Old Agoura. The proposed addition to the existing single-story residence does not impede upon land on the parcel that is designated for equestrian use as it is proposed to be placed away from an existing horse-keeping area.
- F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. Although the exterior colors and construction materials have been changed, the rustic style of the architecture has been preserved to allow for use of the property as a single-family residence.

Section 4. The proposed project is a request for a 1,037 square-foot addition to an existing single-family residence and is therefore, categorically exempt from the requirements of the California Environmental Quality Act (CEQA), per Section 15303.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 05-SPR-027, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 4th day of May, 2006 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary