

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING TENTATIVE TRACT MAP NO. 62211

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

Section I. An application was duly filed by Moshe Silagi of Silagi Development and Management Services, with respect to the real property located at 29501 Canwood Street (Assessor's Parcel No. 2053-001-006), requesting approval of a Tentative Tract Map to subdivide a 47,797 square foot office building into 22 office condominium units. A Public Hearing was duly held on May 18, 2006, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearings.

Section III. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance, that:

A. The proposed Tentative Tract Map, as conditioned, is consistent with the City's General Plan designation of BP-OR (Business Park – Office/Retail) in that the proposed Tract Map will provide for a variety of business park uses, including office development, as called for in Policy 1.6 of the General Plan Land Use Element.

B. The office condominiums will be contained entirely within a single building to be developed within the required standards of the BP-OR zone.

C. The design of the Tentative Tract Map and proposed improvements are not likely to cause substantial environmental damage or serious public health problems. Street improvements and on-site property improvements will be required upon development of the vacant parcel.

D. The design of the Tentative Tract Map or type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the site will be provided via Canwood Street.

Section IV. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record

before the Planning Commission, the Planning Commission finds that the Final Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The Planning Commission has reviewed the information contained in the Final Mitigated Negative Declaration in considering the application and finds that the Final Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Tract Map No. 62211, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 18th day of May, 2006, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Phil Ramuno, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Tentative Tract Map No. 62211)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Tentative Tract Map No. 62211.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth on the approved Tentative Tract Map.
7. The applicant must comply with all requirements of the City Subdivision Ordinance.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless the Final Tract Map is recorded, Tentative Tract Map No. 62211 shall expire within two (2) years from the date of Planning Commission approval. A written request for a one-year extension may be considered prior to the expiration date.
10. Tentative Tract Map No. 62211 shall only be valid with Conditional Use Permit 04-CUP-010.

ENGINEERING DEPARTMENT CONDITIONS

11. The Final Map, unless otherwise authorized in writing by the City Engineer, shall be based on a field survey, and be prepared in accordance with Article X, of the City's Municipal Code and the State Subdivision Map Act.
12. Pursuant to Article X, Subdivisions, of the City's Municipal Code, the Final Map shall be submitted to the City, along with all necessary supporting documents including title reports, guarantees and applicable fees, for review and acceptance by the City Engineer.
13. All existing and proposed easements shall be shown on the Final Map. All proposed easements for water, sewer and storm drains shall be a minimum of fifteen feet wide. Access easements, if applicable, shall be adequate width, as approved by the City Engineer.
14. Right-of-way and easement dedications and all project improvements shall conform to the City's General Plan and the Department of Public Works specifications.
15. The applicant shall post necessary improvement securities for all construction work within the public right-of-way and public/easements.
16. All improvement plan sheets shall be 24" x 36" and must have City's standard signature blocks and be legibly drawn to ensure proper reproduction and adequate for record keeping. All lettering on plans shall be a minimum of 1/8th inch in size to ensure proper reproduction and microfilming. All original/reproducible plans shall be drawn in ink.
17. All required improvement plans must be prepared by a California State Registered Civil Engineer for review and acceptance by the City Engineer prior to the Parcel Map approval by the City.
18. All required improvements shall be completed pursuant to Section 66411.1 of the Subdivision Map Act, including, but not limited to: street sections, curb, gutter, sidewalk, driveway approaches, street trees, water, sewer and storm drain facilities, and traffic control devices.
19. All required boundary monuments shall be installed prior to the recordation of Final Map.
20. Signatures of record fee title interest holders shall appear on the Final Map.

PLANNING DEPARTMENT CONDITIONS

21. Prior to recordation of the Final Tract Map, the applicant shall provide Conditions, Covenants and Restrictions (CC&Rs) to the Planning Department for review and approval by the City Attorney. The approved CC&Rs shall be recorded with property title.
22. The CC&Rs shall ensure that sufficient on-site parking, as required per the Zoning Ordinance, is provided for each tenant within the building.

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