

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 05-SPR-001 AND OAK TREE PERMIT CASE NO. 05-OTP-028

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

Section 1. An application was duly filed by Robert Mahterian for Turley with respect to the real property located at 6144 ³/₄ Chesebro Road, Assessor's Parcel Number 2055-024-053, requesting approval of a Site Plan/Architectural Review Case No. 05-SPR-001 and 05-OTP-028, to allow the development of a 6,019 square-foot, two-story, single family residence with a 500 square-foot attached two-car garage and detached carport, a swimming pool and a barn; and a request for an Oak Tree Permit to encroach in the protective zone of one Oak trees for the proposed construction. A public hearing was duly held on March 16, 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 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 Very Low Density Residential-Old Agoura Design Overlay District (RV-OA) zone in which the use is located. The property designation allows for the development of a single-family residence and the proposal meets the development standards for the zone relative to lot coverage, building height and building placement from the property lines.

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 architectural style and building materials that include stucco, stone, and Spanish tile roof are compatible with the natural character of Old Agoura and meet the requirements of the Old Agoura Design Overlay District.

C. The proposed use, as conditioned, and the conditions under which the project 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. A private septic system will serve this 1.02 acre parcel. Access to the lot will be obtained via Chesebro Road. Geotechnical and geological reports, drainage studies and landscape plans have been provided and approved by the City Consultants. All proposed structures will be compliant with the Building Code.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The project complies with the provisions of the Residential Very Low

Density Zone and the Old Agoura Design Overlay District in regards to use, parking, lot coverage, building height, setbacks, and proposed building materials and colors, such as warm brown natural stone siding, and multi-tone clay tile roof. The proposed residence and accessory structures are designed to enhance the semi-rural equestrian atmosphere of Old Agoura.

E. The proposed use, as conditioned, will not be out of character with the surrounding area and will create a desirable environment for current and future occupants. The placement of the residence will not impact view-sheds of neighboring residents. Furthermore, the project was designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence. The proposed buildings meet the height and lot coverage requirements of the zoning code.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The project allows for equestrian use of property, thereby, maintaining the semi-rural equestrian atmosphere of Old Agoura, as called for in the General Plan Community Design Element.

G. The site, as conditioned, is physically suitable for the proposed type and density of development in the RV Zone in that the 1.02-acre sized parcel meets the one-acre minimum lot size required of this property in the RV Zone, and minimal grading is necessary for the proposed construction.

Section 4. 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. 05-SPR-001 and Oak Tree Permit No. 05-OTP-028, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 16th day of March, 2006 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Doug Hooper, Secretary