

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN ARCHITECTURAL REVIEW  
CASE NO. 04-SPR-017

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

Section 1. Applications were duly filed by Dawson for Orit and Rafi Sharon with respect to the real property located at 28314 Foothill Drive, Assessor's Parcel Number 2055-016-033, requesting the approval of a Site Plan/Architectural Review (Case No. 04-SPR-017) to allow the reconstruction of a 2,532 square-foot, one-story, single-family residence with a 468 square-foot attached two-car garage, and 387 square-feet of attached covered patios. A Public Hearing was duly held on March 16, 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 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. A single-family residence is an allowed use in the RL zone. All minimum development standards have been met with regard to, lot coverage, and height as well as adopted 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 through its single-story design and use of natural material that are compatible with the Old Agoura neighborhood.
- C. The proposed use 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 single-story design ensures adequate light, air and privacy, and open space to surrounding properties. The proposed structure is compliant with the Building Code. The existing infrastructure will not be impacted by the reconstruction.
- D. The proposed use as conditions, 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 Low Density Zone and the Old Agoura Design Overlay District. The project complies with the prescribed building height and lot coverage for the zone.

- 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 project will not modify accessibility to its lot and adjacent lots. The structure is one-story in height and will not significantly impact view-sheds of surrounding properties. The front, rear and west side yards meet or exceed the minimum distances required of the zone. The access to the rear of the lot to the existing equestrian facility will remain.
- F. The proposed use as conditioned, is consistent with the goals, objectives and policies of the General Plan, by maintaining setback from the right-of-way and adjacent structures, by minimizing hardscape on the property and by controlling the mass of the new structure, which in turn, will preserve the semi-rural character of the Old Agoura neighborhood. Finally, 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. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303(a) 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. 04-SPR-017, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

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

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary