

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 04-SPR-022

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

Section I. An application was duly filed by Francisco Vasquez for Janice Atkins with respect to the property located at 28506 Driver Avenue (Assessor's Parcel Number 2055-004-011), requesting approval of Site Plan/Architectural Review Case No. 04-SPR-022, to allow the construction of a 2,406 square-foot two-story addition to an existing 1,946 square-foot, single-family residence with a 744 square-foot, three-car, attached garage. A public meeting 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 II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing.

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

1. 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.
2. 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 and will comply with the required development standards of the RL zone to allow privacy, light and air between adjacent parcels.
3. The room addition, as conditioned, will not conflict with the character and design of the buildings and open space in the surrounding area in that the proposed exterior materials consisting of wood siding, wood trim, stone veneer and a slate tiled roof is in keeping with the rustic style of homes in the neighborhood. The colors and natural materials used for the addition will be compatible with the earth tones desired for the Old Agoura neighborhood.

4. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The square footage of the addition and the placement of the building envelope comply with the setback, height, lot coverage.
5. That the proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The Community Design Element seeks the preservation and the enhancement of the semi-rural equestrian atmosphere of Old Agoura. The room addition does not impede upon land for equestrian use as it is proposed to be placed away from an existing horse-keeping area and the project would not result in significant additional hardscape that would substantially reduce the open space area of the lot.
6. 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.

Section IV. The proposed project consists of a 2,406 square-foot addition to an existing single-family residence and is, therefore, categorically exempt from the requirements of the California Environmental Quality Act, per Section 15301(e).

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 04-SPR-022, subject to the attached conditions, with respect to the property described in Section I 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