

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING AN AMENDMENT
TO SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 00-SPR-001
AND OAK TREE PERMIT CASE NO. 00-OTP-001
FOR THE PURPOSE OF GRANTING A ONE-YEAR TIME EXTENSION

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

Section 1. An application was duly filed by Richard Doss with respect to real property located at 30101 Agoura Road (A.P.N. 2061-005-042), requesting approval of a Site Plan/Architectural Review amendment and an Oak Tree Permit amendment for a one-year entitlement to start construction of a 31,160 square foot office building; and to encroach within the protected zone of eight (8) oak trees and removal of seven (7) oak trees. A Public Hearing was duly held on January 5, 2006 at 6:30 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing 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. The Planning Commission finds that the request for a time extension is acceptable given that there are no substantial changes that are proposed to the project and that there are no significant changes to the site, to the surrounding area and to the regulations that affect the site. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds that the findings contained in Planning Commission Resolution No. 726 approved on December 19, 2002 are still valid and state as follows:

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 proposed building will provide tenant office space that can accommodate business office uses. This use is consistent with the uses permitted in the Business Park-Manufacturing District and Freeway Corridor Overlay (BP-M-FC) zones. Also, the project meets the height, lot coverage and setback requirements as specified in the City's Zoning Ordinance.

B. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. Access to the site would be via a driveway off of Agoura Road. The placement of the building provides a separation of 130 feet from the existing building on-site, 200 feet away from the street, and meets the setback requirements from the property lines pursuant the Zoning Ordinance, preserving the light, air and privacy of the surrounding properties, in turn protecting the general welfare of the neighboring community. In addition, the project complies with the maximum allowable building coverage and the height limitations for commercial development in the BP-M-FC zone.

C. The proposed use, as conditioned, will not conflict with the character and design of the building and open space in the surrounding area. The building design matches the existing building on-site by utilizing the same wing-columns, stucco color and mansard roof element. The building design also incorporated natural materials, i.e., the brick veneer, as seen in surrounding developments along Agoura Road.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of this Zoning Ordinance. The project complies with the provisions of the Business Park-Manufacturing-Freeway Corridor Overlay District zone in regards to parking, lot coverage, building height and compatible use.

E. The proposed use, as conditioned, is consistent with the City's General Plan. The proposed office building is a permitted use as prescribed in the General Plan Land Use Element. In that the project facilitates the development of office centers within the freeway corridor to provide employment, as called for per Policy 1.2 of the Land Use Element.

F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed commercial office use is consistent with the surrounding office related uses on the street. The project, as conditioned, is compatible with the City's semi-rural character and does not overwhelm the City's low intensity development style. The proposed building design promotes the City's character and identity as called for in the Freeway Corridor Overlay.

Section 4. The removal of the seven (7) oak trees will be mitigated by the addition of 28 oak trees per the requirements of the City of Agoura Hills, Oak Tree Preservation Guidelines, Appendix A.

Section 5. Upon review of the mitigation measures included in the adopted Mitigated Negative Declaration previously prepared for this project, the Planning Commission determines that impacts would still be reduced to less than significant levels. Therefore, the Planning Commission hereby finds that no further review under the California Environmental Quality Act is required.

Section 6. Based upon the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 00-SPR-001 Amendment, and Oak Tree Permit No. 01-OTP-013 Amendment, with respect to property described in Section 1 hereof, subject to the attached Conditions of Approval.

PASSED, APPROVED and ADOPTED this 5th day of January, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Phil Ramuno, Chairperson

ATTEST:

Mike Kamino, Secretary