

DRAFT RESOLUTION NO. ____
A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-025

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

Section 1. An application was duly filed by Bart Leininger with respect to the real property located at 6162 Lake Lindero Drive, Assessor's Parcel Number 2056-054-009 requesting the approval of a Site Plan/Architectural Review Case No. 05-SPR-025, to allow the construction of a 365 square-foot first and second-story addition, to an existing 4,788 square-foot, two-story residence. A Public Meeting was duly held on January 5, 2006 at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. 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 Meeting.

Section 3. The Planning Commission finds, pursuant to Section 9677 of the Agoura Hills Zoning Ordinance, that:

- A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the RS (Single-Family Residential) zone, which provides general design standards for residential developments. An addition to a single-family residence is an allowed use in the RS zone. Minimum development standards have been met with regard to height, lot coverage and required yard areas.
- B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed building materials, including stucco, windows, trim and materials, match the existing residence and are compatible with the 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 location of the proposed additions will ensure adequate light, air and privacy, and open space to surrounding properties. The proposed structure will be compliant with the City Building Code and access to the property will continue to be provided from Lake Lindero Drive.
- D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the two story residence will meet the lot coverage, building height and yard requirements of the Residential Single Family Density Zone.
- E. The proposed use, as conditioned, will be compatible with the surrounding area. The project will not modify accessibility to its lot and adjacent lots, while access is being provided with an existing driveway located at the north-west side of the property. The neighboring view-sheds are being preserved by locating the additions within the buildable area of the property while maintaining minimum yard standards.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan.

Section 4. The proposed project is a request for 365 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 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 05-SPR-025, subject to the attached conditions, with respect to the property described in Section I hereof.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Phil Ramuno, Vice Chairperson

ATTEST:

Mike Kamino, Secretary