

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-011 AND
OAK TREE PERMIT CASE NO. 05-OTP-036

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

Section 1. An application was duly filed by arc Design for Ewing with respect to the real property located at 28080 Balkins Drive, Assessor's Parcel Number 2055-023-047, requesting approval of a Site Plan/Architectural Review Case No. 05-SPR-011 and 05-OTP-036, to allow the development of a 4,037 square-foot, two-story, single family residence with a 701 square-foot attached garage; and for an Oak Tree Permit to encroach in the protective zone of two Oak trees and drainage improvements associated with the installation of a dressage arena for the proposed construction. A public hearing was duly held on January 19, 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 building style of architecture and building materials including natural stone siding, vero-rialto mottled stucco finish, brown clear stain wood shutters and trim, wrought iron railing and two-piece clay tile roof are compatible with the natural character of Old Agoura and meet the requirements of the Old Agoura Design Overlay District. The proposed square footage is compatible with that of surrounding properties.

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 1.03 acre parcel. Access to the lot will be obtained via Balkins Drive. Geotechnical and geological reports have been prepared for the

proposed project, which include mitigation measures to minimize potential risks of geotechnical and geological hazards. 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 in that the project is consistent with the development standards of the Residential Very Low Density Zone and the Old Agoura Design Overlay District by utilizing earth tone colors and materials, such as warm brown natural stone siding, charcoal gray wrought iron railing and two-tone clay tile roof. The proposed residence and accessory structures do not exceed lot coverage limitation requirements for the zone and 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 residence will be placed an appropriate distance from the street serving the property to preserve public views. Furthermore, the project was designed to provide sufficient space on the property to accommodate accessory structures and amenities in addition to the main residence.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that the project will not exceed the allowable lot coverage for the RV Zone and is therefore designed to enhance the semi-rural equestrian atmosphere of Old Agoura, as called for in the Community Design Element, Implementation Measures of the General Plan.

G. The site, as conditioned, is physically suitable for the proposed type and density of development in the RV Zone in that the 1.033-acre sized parcel meets the one-acre minimum lot size required of this property in the RV Zone.

H. As conditioned, encroachment into two of the protected offsite Oak trees is necessary for construction of a dressage arena and will not significantly impact the health of the trees.

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-011 and Oak Tree Permit No. 05-OTP-036, subject to the attached conditions, with respect to the property described in Section I hereof.

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PASSED, APPROVED, and ADOPTED this 19th day of January, 2006 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Mike Kamino, Secretary