

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING CONDITIONAL USE PERMIT CASE NO. 05-CUP-005 AND  
OAK TREE PERMIT CASE NO. 05-OTP-003

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

Section I. An application was duly filed by Adrienne Jacob with respect to the real property located at 5903 Colodny Drive, Assessor's Parcel Number 2055-028-042, requesting the approval of a Conditional Use Permit Case No. 05-CUP-005 and an Oak Tree Permit Case No. 05-OTP-003 to allow the development of a 4,061 square-foot, two-story single-family residence and a 876 square-foot attached three-car garage. A Public Hearing was duly held on January 19, 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 II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission of the aforesaid Public Hearing.

Section III. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance, regarding the project described in Section I that:

- A. The proposed use, as conditioned, is consistent with the objectives of this article and the purposes of the district in which the use is located. The proposed project is located within the Residential Very Low Density zone and the Old Agoura Design Overlay district in which single-family residences are allowed. The Residential Very Low Density zone as well as the Old Agoura Design Overlay district provide design standards for residential developments. All minimum development standards have been met with regard to setbacks, lot coverage, oak tree preservation guidelines and 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 as a whole in that the proposed building style of architecture and building materials are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay District.
- 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. The project will be constructed per City Building Code standards and will be served by a private septic system and access will be taken from an improved private street.

- D. The proposed use, as conditioned, will comply with each of the applicable provisions of this article. Separate variance requests are also considered with regard to building height and connection to the public sewer.
  
- E. The proposed use as conditioned, will maintain the diversity of the community by its rustic architecture and natural building materials. The project will require minimal grading, however, in order to preserve existing topography. Placement of surrounding residences is such that the project will not impact view-sheds of these properties. 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, the proposed project will preserve natural resources both creek and Oak trees by minimizing hardscape and will preserve the semi-rural character of the Old Agoura neighborhood. Finally, the project will not impede on the open space areas suitable for equestrian uses as called for in the Community Design Element of the General Plan.
  
- G. The proposed construction of the primary residence and other on-site amenities, as conditioned, will be accomplished without endangering the health of the existing oak trees. The proposed mitigation measures satisfy the Oak Tree Preservation Ordinance requirements.

Section IV. 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 V. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 05-CUP-005 and Oak Tree Permit Case No. 05-OTP-003, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

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

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
\_\_\_\_\_, Chairperson

ATTEST:

\_\_\_\_\_  
Michael Kamino, Secretary