

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 04-CUP-008

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

Section 1. An application was duly filed by David Kersey with respect to the real property located at 28406 Lewis Place, Assessor's Parcel Number 2061-022-018, requesting approval of a Site Plan/Architectural Review Case No. 04-CUP-008 to allow the development of a 2,089 square-foot, two-story, single family residence with a 400 square-foot attached garage and attached carport. A public hearing was duly held on February 2, 2006, at 6:30 p.m. in the Council Chambers of 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 of the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to 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 Residential Single-Family zone and the Indian Hills Overlay District, which provides general design standards for residential developments. All minimum development standards have been met with regard to lot coverage, front and rear setbacks, height and architectural design 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. The proposed building style of architecture and building materials including stone and stucco are compatible with the neighborhood and meet the requirements of the Indian Hills Design Overlay District. The in-fill lot is compatible with the size of the developed residential lots in the Indian Hills area.

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. The property will be developed with in the development standards of the RS-20,000 zone relative to building height, lot coverage and front yard setbacks. Vehicular access to the property will be provided via Lewis Place and the residence will be constructed per City Building Standards. The property will be served by the public sewer system. Geological, geotechnical, drainage studies and landscape plans have been provided and approved by the City Consultants.

D. The proposed use as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances, regarding building height, lot coverage and front and rear yard setbacks.

E. The proposed use, as conditioned, will maintain the diversity of the community by its terraced design and incorporation of natural building materials and earth tone colors. The project will require minimal grading. Placement of surrounding properties is such that the project will not impact prominent view-sheds of neighboring properties.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed residence is a permitted use within the RS land use district and ensures that this infill development is compatible with adjacent land uses, as called for in Policy 2.4 of the General Plan Land Use Element.

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 Conditional Use Permit Case No. 04-CUP-008, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 2nd day of February, 2006 by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Doug Hooper, Secretary