

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW
CASE NO. 04-SPR-007

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

Section I. An application was duly filed by Ken Stockton for Deborah Raymond with respect to the property located at 5344 Lewis Road (Assessor's Parcel Number 2055-005-058), requesting approval of Site Plan/Architectural Review Case No. 04-SPR-007, to allow the construction of a 1,659 square-foot, one-story and two-story addition to an existing 1,974 square-foot, single-family residence with a 421 square-foot attached patio cover. A public meeting was duly held on November 17, 2005, 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 II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing.

Section III. Pursuant to Section 9677.5 of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

- A. The proposed use is consistent with the objectives and provisions of the Zoning Ordinance and the purpose of the land use district in which the use is located. The proposed project, which is an expansion of the use, is located within the RS (Residential Single Family) zone and the OA (Old Agoura Overlay) district, which provides general design standards for residential developments. A single-family residence is an allowed use in the RS zone. All minimum development standards have been met or exceeded with regards to height, lot coverage, and required yard areas.
- B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed building style of architecture and building materials including wood corbels, rafter tails and wooden shutters are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay District by using earth tones. The proposed square footage does not significantly increase the footprint of the existing residence thereby maintaining a lot coverage similar to nearby developed properties.
- 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 general welfare in that the location of the proposed additions will ensure adequate light, air and privacy, and open space to surrounding properties. No grading or retaining walls is required for the project and the topography will not be changed. The project will not impact the access and circulation into the 6-lot subdivision.

- D. The Based on the submitted exhibits, 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 Single-Family Residential zone and the Old Agoura Design Overlay District.
- 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 along the side of the parcel. The view sheds are being preserved by locating the additions within the buildable area of the property while maintaining minimum yard standards. Furthermore, the project was designed to preserve the horse use of the land.
- F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. As proposed, the project will preserve the semi-rural character of the Old Agoura Neighborhood. The project will not impede in the area already designated for horses as called for in the Community Design Element.

Section IV. The proposed project is a request for a 1,659 square-foot addition with a 421 square-foot attached patio cover 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 V. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 04-SPR-0007, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 17th day of November, 2005 by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

William Koehler, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case No. 04-SPR-007)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans and Section Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for the addition until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. The minimum interior clear space must be 20 feet by 20 feet.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
11. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
12. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

Conditions of Approval

Page 2

13. Unless this permit is used within two (2) years from the date of City approval, Case No. 04-SPR-007 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The required school impact fee for residential development is \$2.24 per square foot.
15. Prior to issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be allowed.
17. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. At this time, the required Fire District Development Fee is \$0.3877 per square foot.
18. The City Building Code requires the new addition to be protected by a residential fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for construction of the addition.
- 19.

END