

DRAFT RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-016

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

Section 1. An application was duly filed by Ronit Zoldan with respect to the real property located at 5850 Balkins Drive, Assessor's Parcel Number 2055-027-065, requesting the approval of a Site Plan/Architectural Review Case No. 05-SPR-016 to allow the development of a 5,536 square-foot, two-story single-family residence and a 751 square-foot attached three-car garage. A Public Hearing was duly held on December 1, 2005, 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 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 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 zone, which provides general design standards for residential developments. All minimum development standards have been met with regard to setbacks, lot coverage, height 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. The proposed building style of architecture and building materials, which include rafter tails, smooth plaster, Mediterranean tiles and covered patios and balconies are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay District.
- 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. No element of the architecture or the use is detrimental to the health, safety or welfare of the public as single-family residences are allowed in that particular zone.
- D. The proposed use as conditions, will comply with each of the applicable provisions of this article with regard to building placement, design, lot coverage, and height except for approved variances or modifications.

- E. The proposed use as conditioned, will maintain the diversity of the community by being true to a Spanish revival style of architecture and simplicity of materials and limited amount of colors. The project will require minimal grading however, in order to preserve existing topography. The placement of the residence will not impact view-sheds of neighboring residents. 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 horses or other farm animals as called for in the Community Design Element of the General Plan.

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-016, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 1<sup>st</sup> day of December 2005, by the following vote to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
William D. Koehler, Chairperson

ATTEST:

\_\_\_\_\_  
Mike Kamino, Secretary