

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 05-SPR-020

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

Section 1. An application was duly filed by Doug Flint with respect to the real property located at 5552 Colodny Drive, Assessor's Parcel Number 2055-009-016 requesting the approval of a Site Plan/Architectural Review Case No. 05-SPR-020, to allow the construction of a 1,650 square-foot first and second-story addition, a 441 square-foot attached garage to an existing 1,344 square-foot, single-story residence, and to construct a 1,788 square-foot barn. A Public Meeting was duly held on November 3, 2005 at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. 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 Meeting.

Section 3. The Planning Commission finds, pursuant to Section 9677 of 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 Low Density zone and the Old Agoura Design Overlay district, which provides general design standards for residential developments. A single-family residence is an allowed use in the RL zone. Minimum development standards have been met with regard 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 simulated wood siding and double hung windows are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay District by incorporating natural materials in the building design. The proposed square footage is compatible with that of surrounding properties and the one-story living space helps protect privacy for the adjacent 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 welfare in that the location of the proposed additions will ensure adequate light, air and privacy, and open space to surrounding properties. Both proposed structures will be compliant with the City Building Code and access to the property will be provided from Colodny Drive.
- D. 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 Residential Low Density 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 at the north side of the property. 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 accommodate for a horse-keeping facility.
  
- F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed project will preserve the semi-rural character of the Old Agoura neighborhood. Despite the lot size, 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.

Section 4. The proposed project is a request for 1,650 square-foot addition, a 441 square foot garage and a 1,788 detached barn 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 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 05-SPR-020, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED and ADOPTED this 3<sup>rd</sup> day of November, 2005 by the following vote to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary