

RESOLUTION NO. 06-1429

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS AMENDING SECTION IV.B.1. OF THE AGOURA HILLS LADYFACE MOUNTAIN SPECIFIC PLAN TO ALLOW A PRIVATE SCHOOL (GRADES KINDERGARTEN THROUGH SIXTH) AS A SECONDARY USE AT 29001 LADYFACE COURT

WHEREAS, an application was duly filed by Conejo Jewish Day School with respect to property located at 29001 Ladyface Court (Assessor's Parcel No. 2061-005-031), requesting an amendment to the Ladyface Mountain Specific Plan to allow a private school (kindergarten through sixth grade) as a secondary permitted use at 29001 Ladyface Court. The Planning Commission held a public hearing on August 21, 2006, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California to provide a recommendation to the City Council regarding the application. Notice of the time, date, place and purpose of the aforesaid meeting was duly given.

WHEREAS, evidence, both written and oral, was presented to and was considered by the Planning Commission at the aforesaid public meeting and the Planning Commission's recommendation regarding the request was given to the City Council.

WHEREAS, the City Council held a public hearing on August 23, 2006, at 7:00 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California to consider the request to amend the Ladyface Mountain Specific Plan to allow a private school (kindergarten through sixth grade) as a secondary permitted use at 29001 Ladyface Court. Notice of the time, date, place and purpose of the aforesaid meeting was duly given.

WHEREAS, Pursuant to Section V.D. of the Ladyface Mountain Specific Plan, the City Council hereby finds as follows:

1. The proposed Specific Plan amendment is consistent with the General Plan in that the parochial school will provide for a mix of land uses that meet the diverse needs of Agoura Hills residents, as called for in the General Plan Land Use Element.
2. The Specific Plan amendment will allow for the intent of the Specific Plan to be met in that the site is currently developed and the use, as proposed, can be located in existing buildings that preserving Ladyface Mountain as a natural landmark, as well as the open space resources and the sensitivity to the natural features of the property.
3. The Specific Plan Amendment will allow for circulation to and from the site to be maintained, in that a single driveway on Ladyface Court currently serves the site and can used for other on-site uses. Traffic generation from the proposed use is estimated to result in no significant environmental impacts.

4. Public services and utilities currently serve the site and the proposed Specific Plan amendment will not impact their availability for a parochial school.

5. The property has accommodated an assembly-type use that is limited to certain days and hours of operation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Agoura Hills as follows:

1. Section IV.B.1. of the Agoura Hills Ladyface Mountain Specific Plan is amended to read:

“B. PERMITTED LAND USES

Within the Specific Plan area there are three sub-areas: Business Park, Shopping Center, and Open Space.

1. Business Park

The permitted uses within this subarea are itemized in the Commercial Land Use Tables for the BP-OR (Business Park –Office Retail) Zone (Section 9312.2 of the Zoning Ordinance). A wide arrange of uses such as offices, hotel/motels, restaurants and retail uses that are incidental to offices are permitted. However, the following uses that are listed in the Commercial Use Table for the BP-OR Zone are expressly prohibited:

- Auto rental or lease agency
- Auto service station
- Bar – tavern
- Bookstore – adult
- Business School
- Candy Store
- Church (unless it is the only use on the parcel)
- Driving School
- Hospital
- Live entertainment
- Live entertainment – adult
- Live theater
- Massage Parlor
- Motion picture theater
- Physical fitness studio
- Psychiatric facility – outpatient
- Recreation facility – indoor
- Sanitarium
- School; business
- School; charm, culture

- School; college & university
- School; private k-6 (except at 29646 Agoura Road (A.P.N. 2061-033-013) and 29001 Ladyface Court (A.P.N. 2061-005-031), as a secondary use to the existing ~~church~~ religious facility, subject to approval of a Conditional Use Permit)
- School; trade
- School; self defense
- School; gymnastics
- School; vocational
- Towing service – office only
- Utility trailer – rental, service sales

Additionally, residential uses are not permitted.

Anyone wishing a land use, other than what is specifically allowed under this subarea must file an amendment to the Specific Plan (see Chapter V. “Implementation”).”

2. The proposed Specific Plan Amendment allows for the addition of school use on a developed parcel that accommodates an existing religious facility, and that can accommodate additional students and staff. The project would not result in any significant environmental impacts and the site is not a hazardous waste site or a historical resource. The project is categorically exempt from the California Environmental Quality Act, per Section 15303.

PASSED, APPROVED, AND ADOPTED, this 23rd day of August, 2006, by the following vote to wit:

AYES: (0)
 NOES: (0)
 ABSENT: (0)
 ABSTAIN: (0)

Dan Kuperberg, Mayor Pro Tem

ATTEST:

Kimberly M. Rodrigues, City Clerk