

Section 43. Section 9489. of Part 8 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9489. Special standards.

In any OS-R district, the following special standards set forth in the following provisions of this section shall apply.”

Section 44. Section 9489.2. of Part 8 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9489. 2. Preservation of natural features.

In order to permit any development the following criteria shall be met:

- G. That the proposed project is designed to so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.”

Section 45. Sections 9490 through 9490.5 Part 9 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby added to read:

“PART 9. OS-DR OPEN SPACE-DEED RESTRICTED DISTRICT

9490. Reserved. Purpose

The purpose of the OS-DR district is to designate area which, because of natural habitat, visual and aesthetic value or other reason, should be preserved as natural open space by restricting development rights through deed restrictions in conformance with the goals, policies, and objectives of the city general plan. Land uses permitted will be those which are sensitive to the designation of open space and the existing natural resources.

9490.1. Permitted uses.

No use shall be permitted in the OS-DR district without a conditional use permit.

9490.2. Conditional uses.

Subject to obtaining a conditional use permit, as required by section 9673 et seq., the following uses may be permitted:

- A. Parks and trails;
- B. Wildlife preserves;

- C. Public passive recreational uses which bear a reasonable relationship to open spaces.

9490.3. Prohibited uses.

All uses and structures not specifically provided for in section 9490-9490.2, inclusive, are strictly prohibited in the OS-DR land use district. Permitted or conditionally permitted uses shall not be added to this part unless such use or uses are first approved by the voters of the city by a two-thirds (2/3) vote of those voting on the question. Any request or proposal to add one (1) or more permitted or conditionally permitted uses shall be processed by the city in a manner consistent with the requirements of section 9821.5.

9490.4. Development standards.

Except as follows and subject to the provisions of chapter 6, the development standards for the OS-DR district shall be as established by discretionary review of a conditional use permit.

9490.5. Preservation of natural features.

In order to permit any development the following criteria shall be met:

- A. That the proposed project is located and designed so as to protect the safety of current and future community residents. And will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazards;
- B. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- C. That the proposed project can be provided with essential public services and is consistent with the objectives and policies of the general plan;
- D. That the proposed development will complement the community character and benefit current and future community residents;
- E. That the proposed project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- F. That the proposed project is designed to maintain waterbodies, watercourses, and their tributaries in a natural state;
- G. That the proposed project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

- H. That the proposed project retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from such project.
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development;
- J. That roads and utilities serving the proposed project are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.”

Section 46. Part 9 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“PART 9 10. S STUDY DISTRICT, 9491-9495”

Section 47. Sections 9496 through 9499. of Part 10 of Chapter 4 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby amended to read:

“PART ~~10~~ 11. SP-SPECIFIC PLAN PD PLANNED DEVELOPMENT”

9496. Purpose.

The purpose of this ~~specific plan~~ planned development district is to designate certain areas of the city for special development and land use regulations that cannot be addressed through the city-wide zoning ordinances. Specific regulations are necessary to guide development and land uses in an orderly manner such that they are compatible with the existing setting, as well as to ensure that development seamlessly and cohesively integrates uses and buildings.

9497. Permitted uses.

All property in the ~~SP PD~~ PD zone, except property in Subarea 5 within the PD zone as identified in the general plan (planned development district west of Kanan Road and north of Agoura Road), shall be used only for the purposes permitted by the general plan and the specific plan or other similar regulatory document adopted for such property. Subject to the provisions of section 9301 et seq. and chapter 6, buildings and structures may be erected, structurally altered or enlarged and land may be used within Subarea 5 within the PD zone for commercial, service, office and other uses as provided in the BP-M zone in the commercial use tables (section 9311 et seq.). All new development and additions within Subarea 5 shall be subject to the issuance of a conditional use permit. The entire business operation within Subarea 5 shall be conducted within a completely enclosed building, or within the buildable area of the lot.

9497.1. Conditional uses.

Conditional uses are permitted as allowed per the specific plan or other regulatory document adopted for such property. All new development and additions within Subarea 5 within the PD zone as identified in the general plan shall be subject to the issuance of a conditional use permit.

9497.2. Prohibited uses.

Any use or structure not specified in section 9497 shall be prohibited in the PD district.

9497.2.3. Retail stores.

Unless otherwise specified in the applicable specific plan or other similar regulatory document, within the SP PD zone, the gross floor area of a retail store shall not exceed sixty thousand (60,000) square feet. This limitation shall be applied as follows:

- A. The sixty thousand (60,000) square foot limitation shall apply to individual retail stores for which permits are sought and also to the cumulative sum of related or successive permits for retail stores that are part of a larger project, such as piecemeal additions to a building or multiple buildings on a lot or adjacent lots.
- B. For purpose of this section, the gross floor area of a retail store shall include gross floor area as defined in section 9120.6 and the area of all portions of the site outside of the exterior walls of a building used for the display, storage, or sale of any goods, wares or merchandise, except that the gross floor areas of not more than three thousand (3,000) square feet used for seasonal or temporary sales events under appropriate city permits or approvals.
- C. The gross floor area of adjacent stores shall be aggregated in cases where the stores (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management; (2) share checkstands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises.

9497.3.4. Agoura Village Cost Recovery Fee.

9498. Development standards and regulations.

All uses and development within the SP PD zone shall conform with the development standards and regulations and any other provisions of the applicable specific plan or other similar regulatory document for the property upon which such uses and development are located. With the exception of section 9497.2 of this chapter, the provisions of a specific plan or other regulatory document shall supersede and control over any conflicting provisions of this chapter without regard as to whether the provisions of such specific plan or other regulatory document are more or less stringent than the provisions of this chapter. Any violation of the provisions of a specific plan or other regulatory document shall be deemed a violation of this provision.

9499. Required findings.

No new development shall be approved within the ~~SP~~ PD zone unless all of the following findings are made:

1. All the required findings for a conditional use permit can be made.
2. The development complies with the provision of section 9498.
3. Adequate evidence and guarantees have been provided to indicate that all other provisions of this zoning district can be satisfied.”

Section 48. Part 3 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“Chapter 5.

OVERLAY DISTRICTS

Part

3. ~~GH Geological Hazard Overlay District [Reserved], 9521-9530”~~

Section 49. Sections 9521 through 9530. of Part 3 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby deleted as follows:

“PART 3. ~~GH GEOLOGICAL HAZARD OVERLAY DISTRICT [RESERVED]~~

~~9521. Purpose.~~

~~The purpose of the hazard overlay district is to protect life and property in the city from the hazards of geological conditions and to establish requirements for the level of geological consideration that must be incorporated into development proposals prior to design and construction.~~

~~9522. Permitted uses.~~

~~All uses permitted in the underlying district are permitted subject to the obtaining of a conditional use permit approved by the planning commission.~~

~~9523. Site development standards.~~

- ~~D. — All the development standards and requirements set forth in the underlying district shall be complied with.~~

~~E. Standards and requirements in excess of those in the underlying district may be required in the conditional use permit to mitigate possible geological related impacts, as determined by the city geologist.~~

~~9524. Geological soils investigation.~~

~~A. All applicants for a conditional use permit in the GH district shall be accompanied by a combined in depth geologic and soils investigation prepared by a registered geologist, certified by the state as an engineering geologist, and by a licensed civil engineer qualified in soil mechanics, and the city geologist.~~

~~B. Required geologic and soils investigations shall be based on the following considerations:~~

- ~~1. Adequate geologic mapping, trenching and boring to determine that surface faulting and ground breakage has not occurred on the site, and is unlikely to occur in the future;~~
- ~~2. Adequate boring and field laboratory testing to determine accurately the subsurface profile and the static/dynamic properties of the soil/rock materials;~~
- ~~3. Thorough regional studies of all possible causative faults and fault systems which could generate motion at the site;~~
- ~~4. Studies to determine the character of ground motions at the site;~~
- ~~5. Calculation of design response spectra, based on repetition, and on structural properties (damping, ducting);~~
- ~~6. Careful dynamic design of cohesive structures with each element working as a part of the entire structural system;~~
- ~~7. Thorough study of the ways in which the structure might disassemble if it were to fail, and inclusion of redundant backup features to control disassembly so that outright collapse cannot occur; and~~
- ~~8. Design of anchorage and bracing for all critical instructure systems (including, but not limited to, power, heat, light and oxygen supply), based on factors derived from dynamic analysis, providing conservative safety factors. The manufactured equipment and appurtenances purchased for such a facility should be designed likewise.~~
- ~~9. The geotechnical consultant shall determine the volume of soil, slopewash, colluvium, and loose weathered bedrock that exist upslope of all development that upon saturation could move downslope as a mudflow.~~

~~10. All "slough" walls shall be designed to retain the maximum quantity of potential mudflow material that could be generated.~~

~~11. All concrete swales shall be designed to preclude the possibility of mudflow debris generated in the upslope area from impacting any residential structures.~~

~~9525. Cost of investigation.~~

~~All costs and expenses incurred as a result of the requirements of this chapter, including the cost and expense of any independent review by the geologists retained by the city, shall be borne by the applicant for the conditional use permit.~~

~~9526. Site plan review.~~

~~All permitted uses, and all conditional uses shall be subject to site plan approval as provided by chapter 6.~~

~~9527-9530. Reserved.~~

~~9521-9530. Reserved."~~

Section 50. Sections 9551 through 9552.1. of Part 6 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code are hereby amended to read:

"PART 6. OA OLD AGOURA DESIGN OVERLAY DISTRICT

9551. Purpose.

Old Agoura is a rural equestrian community. The residential streets meander around the natural terrain with no curb and gutters and no street lights. The purpose of the OA overlay district shall be is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines, and in specific areas of the district, particular types of smaller-scale and community-serving commercial uses.

9552. Permitted uses.

All uses permitted in the underlying district shall be permitted in this district, ~~except area along the north side of Agoura Road between Chesebro Road and Lewis Road to the Ventura Freeway and along the north side of Agoura Road south to the Chesebro Storm Channel, westerly to the intersection of the storm channel and Agoura Road shall be limited to the following uses.~~ Subarea 11 of the general plan (Old Agoura Commercial Center Area), consisting of the area south of the Ventura Freeway, west of Chesebro Road, extending south to the parcels along Agoura Road, and just beyond Lewis Road to the west, which is identified in Exhibit A of this section, shall be limited to the following uses. Where a specific use is not listed, the Director of

Planning and Community Development has the discretion to allow it if it is found to be compatible with the intent of section 9551.

9552.1. Permitted uses within the buildable area of commercial lots.

1. Advertising business office
2. Amusements/shooting ranges
3. Animal hospital/veterinarian
4. Antique Store
5. Appliance store
6. Appliance repair shop
7. Art gallery
8. Art studio
9. Athletic equipment and sporting goods store
10. Auto service station, primary
11. Auto parts and accessory store
12. Bakery/pastry shop
13. Banks and financial institutions
- ~~13.~~ 14. Bar/tavern
- ~~14.~~ 15. Barber shop
- ~~15.~~ 16. Bicycle sale, rent, service
- ~~16.~~ ~~Book/record store~~
17. Butcher and meat market
18. Café/restaurant
19. Certified farmer's market
20. Candy store
21. Child care center
22. Church/~~temple~~
23. Citizens' improvement club/community center
24. Clinic, child-family guidance
25. Clinic, physical therapy
26. Clothing and apparel store
- ~~27. Coffee shop~~
- ~~28.~~ 27. Coin operated amusement machine, incidental to a permitted use
- ~~29.~~ 28. Computer programming/software and system design
- ~~30.~~ 29. Computer sales, rental, lease and service, and training
- ~~31.~~ 30. Concession, temporary
- ~~32.~~ 31. Costume shop, sale and rent
- ~~33.~~ 32. Curio/novelty shop
- ~~34.~~ 33. Dancing as an incidental use in a bar or restaurant
- ~~35.~~ ~~Data processing service~~
- ~~36.~~ 34. Delicatessen
- ~~37.~~ 35. Dressmaker/tailor
- ~~38.~~ 36. Drugstore
- ~~39.~~ 37. Electronics equipment store
- ~~40.~~ 38. Electronic, mechanical or video games, arcade

- 41. ~~39.~~ Eye glasses and frames and contact lens sales and service
- 42. ~~40.~~ Floor covering, drapery or upholstery store
- 43. ~~41.~~ Florist
- 44. ~~42.~~ Furniture Store
- 45. ~~39.~~ Furniture cleaning, refinishing or reupholstery shop
- 46. ~~40.~~ Gardening-landscaping service yard and workshop
- 47. ~~41.~~ Gardening-landscaping supply store
- 48. ~~42.~~ Gift/card store
- 49. ~~43.~~ Grooming service, such as ~~poodle~~ dog grooming
- 50. ~~44.~~ Gun shop/gunsmith
- 51. ~~45.~~ Hardware store
- 52. ~~46.~~ Hay, seed and grain store
- 53. ~~47.~~ Hearing aids sales and service
- 54. ~~48.~~ Interior decorators office
- 55. ~~49.~~ Janitor service
- 56. ~~50.~~ Jewelry store sales, repair
- 57. ~~51.~~ Laboratory, medical, dental or optical
- 58. ~~52.~~ Laboratory, research, analysis
- 59. ~~53.~~ Laboratory, materials testing
- 60. ~~54.~~ Lapidary shop
- 61. ~~55.~~ Laundry or cleaning agency, retail (on-site cleaning permitted)
- 62. ~~56.~~ Live entertainment
- 63. ~~57.~~ Laundry or cleaning pick up station
- 64. ~~58.~~ Lawnmower engine and garden power tool repair
- 65. ~~59.~~ Library
- 66. ~~Liquor store~~
- 67. ~~60.~~ Live theater
- 68. ~~61.~~ Locksmith, key and lock
- 69. ~~62.~~ Mail order business
- 70. ~~63.~~ Messenger service
- 71. ~~64.~~ Motion picture theater
- 72. ~~65.~~ Motion picture filming, temporary
- 73. ~~66.~~ Museum
- 74. ~~67.~~ Music store, music sales, instrument sales and including instrument repair
- 75. ~~68.~~ Newspaper, magazine stand
- 76. ~~Novelty/curio shop~~
- 77. ~~69.~~ Nursery, plants
- 78. ~~70.~~ Office, business or professional
- 79. ~~Office, bank, savings and loans, finance, credit~~
- 80. ~~71.~~ Office, insurance
- 81. ~~72.~~ Office, medical or dental
- 82. ~~73.~~ Office, public relations or advertising
- 83. ~~74.~~ Office, real estate
- 84. ~~75.~~ Office, accountants, bookkeepers
- 85. ~~76.~~ Office machines and equipment sales
- 86. ~~77.~~ Paint and wallpaper store

- 87. ~~78.~~ Pest control service
- 88. ~~79.~~ Pet store, no kennel
- 89. ~~80.~~ Photocopy service
- 90. ~~81.~~ Photographic supply/camera store
- 91. ~~82.~~ Photographic studio, including incidental processing
- 92. ~~83.~~ Picture framing shop
- 93. ~~84.~~ Prescription pharmacy
- 94. ~~Record/book store~~
- 95. ~~85.~~ Remote teller, for pedestrian use
- 96. ~~86.~~ Restaurant/café
- 97. ~~87.~~ Retail store
- 98. ~~88.~~ Saddlery shop
- 99. ~~89.~~ School: charm, culture, modeling, acting
- 100. ~~School; self-defense, judo, boxing, gymnastics~~
- 101. ~~90.~~ Shoe repair shop
- 102. ~~91.~~ Shoe store
- 103. ~~92.~~ Soda fountain/ice cream parlor. Snack shop: ice cream, coffee, juice
- 104. ~~93.~~ Sporting goods and athletic equipment store
- 105. ~~94.~~ Stamp/coin store
- 106. ~~95.~~ Stationary Stationery store
- 107. ~~Stenographic service~~
- 108. ~~96.~~ Studio: dance, voice yoga, music, gymnastics
- 97. Studio: martial arts, gymnastics
- 109. ~~98.~~ Studio: radio, television, recording
- 110. ~~99.~~ Swimming pool, spa sales and service
- 111. ~~100.~~ Tailor/dressmaker
- 112. ~~Telegraphic office~~
- 113. ~~101.~~ Telephone answering service
- 114. ~~Television and radio sales~~
- 115. ~~102.~~ Television and radio repair shop
- 116. ~~103.~~ Ticket agency
- 117. ~~104.~~ Tobacco shop
- 118. ~~105.~~ Toy store
- 119. ~~106.~~ Travel agency
- 120. ~~107.~~ Veterinarian/animal hospital
- 121. ~~108.~~ Watches, sale, repair
- 122. ~~109.~~ Wig sales and service
- 124. ~~110.~~ Winery sales facility/tasting room”

Section 51. Section 9572. of Part 8 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9572. Applicability.

The CD overlay district may be applied in place of the density designation for the following districts:

- A. Single-family residential RS;
- B. Medium density residential RM;
- C. ~~Medium high density residential RMH;~~
- D. C. High density residential RH.”

Section 52. Section 9605.1. of Division 5 of Part 1 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9605.1. Side and rear yards; requirements and exceptions.

In addition to the regulations prescribed within each residential district, the following regulations shall apply:

- C. On any lot located in the ~~RR~~, RV, RL, RS, and RM zones, the minimum side yard requirement for single-story development additions to existing residences shall be the existing distance of the structure from the side property line, or the distance prescribed for the district, whichever is less. All single-story development additions shall not encroach in the front and rear yards prescribed for the district, and the total square footage of the residence shall not exceed the building coverage prescribed for the district. This provision shall not apply to new construction or substantial remodels which include the removal and reconstruction of square footage, as determined by the director of planning and community development.
- D. On any lot located in the ~~RR~~, RV, RL, RS, and RM zones, the minimum side yard requirement for second-story development additions shall be the existing distance of the first-story structure. The total combined side yard setback prescribed for the district shall be maintained. The combined side yard setback may be situated on any one side of the property, or any combination of distances. No second-story cantilever is permitted into required side yards and all second-story development additions shall not encroach into the front and rear yards prescribed for the district. An application for a site plan review shall be required for all second-story additions which do not conform with the required yards prescribed for the district and shall be subject to the provisions of this chapter. This provision shall not apply to new construction or substantial remodels which include the removal and reconstruction of square footage, as determined by the director of planning and community development.”

Section 53. Section 9652.12. of Division 2 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9652.12. Definition

The following definitions shall be applicable in hillside and significant ecological areas:

A. “Concave lot” shall mean a parcel of land in which the midpoint elevation of the property is lower than the average elevation of the property lines that are located adjacent to a street.”

Section 54. Section 9652.13.B. of Division 2 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9652.13.B. Development area. For properties zoned residential or open space, a minimum percentage of a parcel of land shall remain in open space. The minimum percentage shall be determined based upon the following table:

<i>Percent Slope</i>	<i>Minimum Percent of Parcel to Remain in Open Space</i>
1. 10-15	32.5
2. 16-20	47.5
3. 21-25	62.5
4. 26-30	77.5
5. 31-35	92.5
6. Greater than 35	97.5

In the event that the foregoing open space limitations would prohibit the use of a parcel of land otherwise permitted by this chapter, one (1) residential dwelling unit shall be permitted on such parcel provided that:

- (a) Such parcel was lawfully created prior to the adoption of this section;
- (b) A change in ownership occurring after the adoption of this section has not resulted in such parcel no longer being considered part of a larger parcel of land under this chapter;
- (c) A private septic system will not be installed for any dwelling unit located on a parcel of land consisting of less than one acre;
- (d) A conditional use permit authorizing such dwelling unit is granted in accordance with the requirements of this section. The terms of such conditional use permit shall specify the minimum percent of required open space on such parcel of land.

For properties zoned commercial and business parking the maximum allowable floor area ratio (ratio of square footage of building floor to ~~square~~ square footage of lot) shall be determined based on the following table:

Percent Slope ————— Maximum Floor Area Ratio

1. 10-15	.25
2. 16-20	.21
3. 21-25	.18
4. 26-30	.15
5. 31-35	.12
6. Greater than 35	.08

<u>Percent Slope</u>	<u>Maximum Floor Area Ratio</u>	<u>Percent Slope</u>	<u>Maximum Floor Area Ratio</u>
10-15%	0.25		
<u>15.10%</u>	<u>0.2492</u>	<u>19.10%</u>	<u>0.2172</u>
<u>15.20%</u>	<u>0.2484</u>	<u>19.20%</u>	<u>0.2164</u>
<u>15.30%</u>	<u>0.2476</u>	<u>19.30%</u>	<u>0.2156</u>
<u>15.40%</u>	<u>0.2468</u>	<u>19.40%</u>	<u>0.2148</u>
<u>15.50%</u>	<u>0.246</u>	<u>19.50%</u>	<u>0.214</u>
<u>15.60%</u>	<u>0.2452</u>	<u>19.60%</u>	<u>0.2132</u>
<u>15.70%</u>	<u>0.2444</u>	<u>19.70%</u>	<u>0.2124</u>
<u>15.80%</u>	<u>0.2436</u>	<u>19.80%</u>	<u>0.2116</u>
<u>15.90%</u>	<u>0.2428</u>	<u>19.90%</u>	<u>0.2108</u>
16%	0.242	20%	0.21
<u>16.10%</u>	<u>0.2412</u>	<u>20.10%</u>	<u>0.2094</u>
<u>16.20%</u>	<u>0.2404</u>	<u>20.20%</u>	<u>0.2088</u>
<u>16.30%</u>	<u>0.2396</u>	<u>20.30%</u>	<u>0.2082</u>
<u>16.40%</u>	<u>0.2388</u>	<u>20.40%</u>	<u>0.2076</u>
<u>16.50%</u>	<u>0.238</u>	<u>20.50%</u>	<u>0.207</u>
<u>16.60%</u>	<u>0.2372</u>	<u>20.60%</u>	<u>0.2064</u>
<u>16.70%</u>	<u>0.2364</u>	<u>20.70%</u>	<u>0.2058</u>
<u>16.80%</u>	<u>0.2356</u>	<u>20.80%</u>	<u>0.2052</u>
<u>16.90%</u>	<u>0.2348</u>	<u>20.90%</u>	<u>0.2046</u>
17%	0.234	21%	0.204
<u>17.10%</u>	<u>0.2332</u>	<u>21.10%</u>	<u>0.2034</u>
<u>17.20%</u>	<u>0.2324</u>	<u>21.20%</u>	<u>0.2028</u>
<u>17.30%</u>	<u>0.2316</u>	<u>21.30%</u>	<u>0.2022</u>
<u>17.40%</u>	<u>0.2308</u>	<u>21.40%</u>	<u>0.2016</u>
<u>17.50%</u>	<u>0.23</u>	<u>21.50%</u>	<u>0.201</u>
<u>17.60%</u>	<u>0.2292</u>	<u>21.60%</u>	<u>0.2004</u>
<u>17.70%</u>	<u>0.2284</u>	<u>21.70%</u>	<u>0.1998</u>
<u>17.80%</u>	<u>0.2276</u>	<u>21.80%</u>	<u>0.1992</u>
<u>17.90%</u>	<u>0.2268</u>	<u>21.90%</u>	<u>0.1986</u>
18%	0.226	22%	0.198
<u>18.10%</u>	<u>0.2252</u>	<u>22.10%</u>	<u>0.1974</u>
<u>18.20%</u>	<u>0.2244</u>	<u>22.20%</u>	<u>0.1968</u>
<u>18.30%</u>	<u>0.2236</u>	<u>22.30%</u>	<u>0.1962</u>
<u>18.40%</u>	<u>0.2228</u>	<u>22.40%</u>	<u>0.1956</u>
<u>18.50%</u>	<u>0.222</u>	<u>22.50%</u>	<u>0.195</u>
<u>18.60%</u>	<u>0.2212</u>	<u>22.60%</u>	<u>0.1944</u>
<u>18.70%</u>	<u>0.2204</u>	<u>22.70%</u>	<u>0.1938</u>
<u>18.80%</u>	<u>0.2196</u>	<u>22.80%</u>	<u>0.1932</u>
<u>18.90%</u>	<u>0.2188</u>	<u>22.90%</u>	<u>0.1926</u>
19%	0.218	23%	0.192

<u>Percent Slope</u>	<u>Maximum Floor Area Ratio</u>	<u>Percent Slope</u>	<u>Maximum Floor Area Ratio</u>
<u>23.10%</u>	<u>0.1914</u>	<u>27.10%</u>	<u>0.1674</u>
<u>23.20%</u>	<u>0.1908</u>	<u>27.20%</u>	<u>0.1668</u>
<u>23.30%</u>	<u>0.1902</u>	<u>27.30%</u>	<u>0.1662</u>
<u>23.40%</u>	<u>0.1896</u>	<u>27.40%</u>	<u>0.1656</u>
<u>23.50%</u>	<u>0.189</u>	<u>27.50%</u>	<u>0.165</u>
<u>23.60%</u>	<u>0.1884</u>	<u>27.60%</u>	<u>0.1644</u>
<u>23.70%</u>	<u>0.1878</u>	<u>27.70%</u>	<u>0.1638</u>
<u>23.80%</u>	<u>0.1872</u>	<u>27.80%</u>	<u>0.1632</u>
<u>23.90%</u>	<u>0.1866</u>	<u>27.90%</u>	<u>0.1626</u>
<u>24%</u>	<u>0.186</u>	<u>28%</u>	<u>0.162</u>
<u>24.10%</u>	<u>0.1854</u>	<u>28.10%</u>	<u>0.1614</u>
<u>24.20%</u>	<u>0.1848</u>	<u>28.20%</u>	<u>0.1608</u>
<u>24.30%</u>	<u>0.1842</u>	<u>28.30%</u>	<u>0.1602</u>
<u>24.40%</u>	<u>0.1836</u>	<u>28.40%</u>	<u>0.1596</u>
<u>24.50%</u>	<u>0.183</u>	<u>28.50%</u>	<u>0.159</u>
<u>24.60%</u>	<u>0.1824</u>	<u>28.60%</u>	<u>0.1584</u>
<u>24.70%</u>	<u>0.1818</u>	<u>28.70%</u>	<u>0.1578</u>
<u>24.80%</u>	<u>0.1812</u>	<u>28.80%</u>	<u>0.1572</u>
<u>24.90%</u>	<u>0.1806</u>	<u>28.90%</u>	<u>0.1566</u>
<u>25%</u>	<u>0.18</u>	<u>29%</u>	<u>0.156</u>
<u>25.10%</u>	<u>0.1774</u>	<u>29.10%</u>	<u>0.1554</u>
<u>25.20%</u>	<u>0.1788</u>	<u>29.20%</u>	<u>0.1548</u>
<u>25.30%</u>	<u>0.1782</u>	<u>29.30%</u>	<u>0.1542</u>
<u>25.40%</u>	<u>0.1776</u>	<u>29.40%</u>	<u>0.1536</u>
<u>25.50%</u>	<u>0.177</u>	<u>29.50%</u>	<u>0.153</u>
<u>25.60%</u>	<u>0.1764</u>	<u>29.60%</u>	<u>0.1524</u>
<u>25.70%</u>	<u>0.1758</u>	<u>29.70%</u>	<u>0.1518</u>
<u>25.80%</u>	<u>0.1752</u>	<u>29.80%</u>	<u>0.1512</u>
<u>25.90%</u>	<u>0.1746</u>	<u>29.90%</u>	<u>0.1506</u>
<u>26%</u>	<u>0.174</u>	<u>30%</u>	<u>0.15</u>
<u>26.10%</u>	<u>0.1734</u>	<u>30.10%</u>	<u>0.1494</u>
<u>26.20%</u>	<u>0.1728</u>	<u>30.20%</u>	<u>0.1488</u>
<u>26.30%</u>	<u>0.1722</u>	<u>30.30%</u>	<u>0.1482</u>
<u>26.40%</u>	<u>0.1716</u>	<u>30.40%</u>	<u>0.1476</u>
<u>26.50%</u>	<u>0.171</u>	<u>30.50%</u>	<u>0.147</u>
<u>26.60%</u>	<u>0.1704</u>	<u>30.60%</u>	<u>0.1464</u>
<u>26.70%</u>	<u>0.1698</u>	<u>30.70%</u>	<u>0.1458</u>
<u>26.80%</u>	<u>0.1692</u>	<u>30.80%</u>	<u>0.1452</u>
<u>26.90%</u>	<u>0.1686</u>	<u>30.90%</u>	<u>0.1446</u>
<u>27%</u>	<u>0.168</u>	<u>31%</u>	<u>0.144</u>

<u>Percent Slope</u>	<u>Maximum Floor Area Ratio</u>
<u>31.10%</u>	<u>0.1434</u>
<u>31.20%</u>	<u>0.1428</u>
<u>31.30%</u>	<u>0.1422</u>
<u>31.40%</u>	<u>0.1416</u>
<u>31.50%</u>	<u>0.141</u>
<u>31.60%</u>	<u>0.1404</u>
<u>31.70%</u>	<u>0.1398</u>
<u>31.80%</u>	<u>0.1392</u>
<u>31.90%</u>	<u>0.1386</u>
<u>32%</u>	<u>0.138</u>
<u>32.10%</u>	<u>0.1374</u>
<u>32.20%</u>	<u>0.1368</u>
<u>32.30%</u>	<u>0.1362</u>
<u>32.40%</u>	<u>0.1356</u>
<u>32.50%</u>	<u>0.135</u>
<u>32.60%</u>	<u>0.1344</u>
<u>32.70%</u>	<u>0.1338</u>
<u>32.80%</u>	<u>0.1332</u>
<u>32.90%</u>	<u>0.1326</u>
<u>33%</u>	<u>0.132</u>
<u>33.10%</u>	<u>0.1314</u>
<u>33.20%</u>	<u>0.1308</u>
<u>33.30%</u>	<u>0.1302</u>
<u>33.40%</u>	<u>0.1296</u>
<u>33.50%</u>	<u>0.129</u>
<u>33.60%</u>	<u>0.1284</u>
<u>33.70%</u>	<u>0.1278</u>
<u>33.80%</u>	<u>0.1272</u>
<u>33.90%</u>	<u>0.1266</u>
<u>34%</u>	<u>0.126</u>
<u>34.10%</u>	<u>0.1254</u>
<u>34.20%</u>	<u>0.1248</u>
<u>34.30%</u>	<u>0.1242</u>
<u>34.40%</u>	<u>0.1236</u>
<u>34.50%</u>	<u>0.123</u>
<u>34.60%</u>	<u>0.1224</u>
<u>34.70%</u>	<u>0.1218</u>
<u>34.80%</u>	<u>0.1212</u>
<u>34.90%</u>	<u>0.1206</u>
<u>35%</u>	<u>0.12</u>
<u>>35%</u>	<u>0.08</u>

Pre-graded pads that existed prior to January 1, 1999 shall be exempted from the above maximum allowable floor area ratio limitations. The Director of Planning and Community Development has the discretion to exclude concave lots with an average slope greater than ten (10) percent from the above maximum floor area ratio limitations.”

Section 55. Section 9652.19.A.4. of Division 2 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9652.19. Conditions.

Every conditional use permit required by this section shall be subject to the following conditions. All of the following conditions shall be deemed to be conditions of every such conditional use permit regardless of whether such conditions are set forth expressly in the permit. The planning commission, in granting a conditional use permit under this section, may impose additional conditions, but may not change or modify any of the following conditions except as otherwise provided herein;

A. *Hillside areas.*

4. *Residential density.* The commission shall designate the maximum number of dwelling units permitted in a residential development consistent with section ~~9650.230A.~~ 9652.13.A.”

Section 56. Section 9804.2. of Division 4 of Part 1 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9804.2. Planning commission public hearing.

The following matters shall be considered by the planning commission only after a public hearing:

~~H.~~ ~~Second unit permits;~~

~~I.~~ H. Development agreements;

~~J.~~ I. Appeals from the decision of the director that required a public hearing before the director.”

Section 57. Section 9832. of Part 4 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9832. District classification.

Base districts shall be designated on the zoning map according to the following designations:

~~RR~~ ~~Residential rural~~

RV Residential very low density

RL Residential low density

RS Residential single-family

RM Residential medium density

~~RMH~~ ~~Residential medium high~~

RH Residential high density
 CS Commercial shopping centers
CS-MU Commercial shopping center-mixed use
 CRS Commercial retail service
~~CM Commercial mixed use~~
 CR Commercial ~~mixed-use~~ recreation
CN Commercial Neighborhood Center
 BP-OR Business park office retail
 BP-M Business park manufacturing
 P Local park
PD Planned development
~~PR Regional park~~
 SH School
~~G Governmental office~~
 U Utility
 OW Open water
~~OS Open space~~
OS-R Open space-restricted
OS-DR Open space-deed restricted
 S Study”

Section 58. Section 9835. of Part 4 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“9835. Density designation.

In addition to the designations indicated for various districts in sections 9832 and 9834, the city council may direct that a density designation indicating the maximum number of dwelling units be affixed to district classifications in the RS, RM, ~~RMH~~ and RH residential districts. The density designation shall be affixed to the district designation according to the following schedule:”

Section 59. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2011, by the following vote to wit:

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

Harry Schwarz, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM

Craig A. Steele, City Attorney

City of Agoura Hills

General Plan

Implementation Measures Ordinance

Attachment III

General Plan Land Use Map

June 2011

**CITY of AGOURA HILLS
General Plan Update**

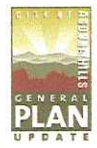
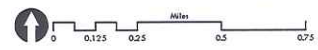
**LAND USE
DIAGRAM**

Legend

- Residential Very Low Density (0.2-1.0 du/ac) (RV)
- Residential Low Density (1-2 du/ac) (RL)
- Residential Single Family (2-6 du/ac) (RS)
- Residential Medium Density (6-15 du/ac) (RM)
- Residential High Density (15-25 du/ac) (RH)
- Commercial Neighborhood Center (CN)
- Commercial Shopping Center (CS)
- Commercial Shopping Center/
Mixed Use (CS-MU)
- Commercial Retail Service (CRS)
- Commercial Recreation (CR)
- Business Park – Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- Planned Development District (PD)
- Public Facility (PF)
- Local Park (P)
- Open Space – Restricted (OS-R)
- Open Space – Deed Restricted (OS-DR)
- City Limits
- County Boundary
- Streams
- Open Water



Source: City of Agoura Hills, May 2011
 D21377_Agoura_Hills\GPLU_Update.mxd
 Date Revised: June 1, 2011



City of Agoura Hills

General Plan

Implementation Measures Ordinance

Attachment IV

Zoning Map 1

June 2011

VENTURA COUNTY

Santa Monica Mountains National Recreation Area

CITY OF AGOURA HILLS ZONING MAP

Legend

- County Boundary
- Parcels

Zoning

- Very Low Density-Residential (<2du/ac.) (RV)
- Low Density-Residential (1-2 du/ac.) (RL)
- Single Family-Residential (2-6 du/ac.) (RS)
- Medium Density Residential (6-15 du/ac.) (RM)
- High Density-Residential (15-25 du/ac.) (RH)
- Planned Development (PD)
- Commercial Shopping Center (CS)
- Commercial Retail/Service (CRS)
- Commercial Recreational (CR)
- Commercial Neighborhood (CN)
- Commercial Shopping Center - Mixed Use (CS-MU)
- Business Park Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- School (SH)
- Open Water (OW)
- Utility (U)
- Local Park (P)
- Open Space Restricted (OS-R)
- Open Space Deed Restricted (OS-DR)

LOS ANGELES COUNTY

LOS ANGELES COUNTY

Westlake Village

Ladyface Mountain Specific Plan

North Agoura Road Planning Area

Agoura Village Specific Plan

Santa Monica Mountains National Recreation Area

Country Glen Rd

Liberty Canyon Rd

Lindero Canyon Road

101

Ventura Freeway

Agoura Rd

101

Kanan Road

Date Revised: May 24, 2011



City of Agoura Hills

General Plan

Implementation Measures Ordinance

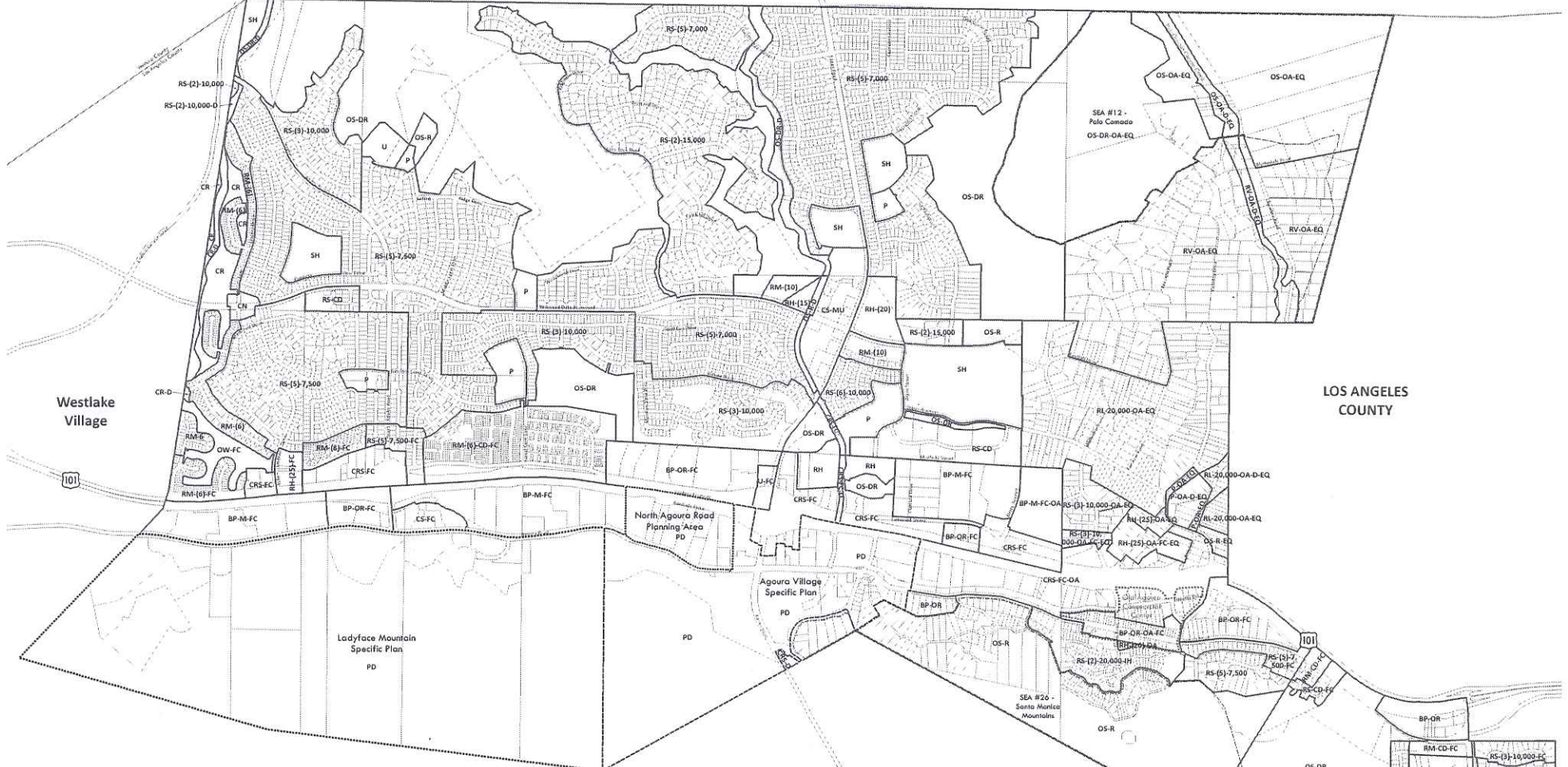
Attachment V

Zoning Map 2

June 2011

VENTURA COUNTY

Santa Monica Mountains National Recreation Area



Westlake Village

LOS ANGELES COUNTY

Santa Monica Mountains National Recreation Area

LOS ANGELES COUNTY

CITY OF AGOURA HILLS ZONING MAP

Description of Basic Districts

- RV - Very Low Density Residential
- RL - Low Density Residential
- RS - Single Family Residential
- RM - Medium Density Residential
- RH - High Density Residential
- CN - Commercial Neighborhood
- CS - Commercial Shopping Center
- CRS - Commercial Retail Service
- CS-MU - Commercial Shopping Center-Mixed Use
- CR - Commercial Recreation
- BP-OR - Business Park-Office Retail
- BP-M - Business Park-Manufacturing

Description of Special Districts

- P - Local Park
- PD - Planned Development
- SH - School
- U - Utility
- OW - Open Water
- OS-R - Open Space - Restricted
- OS-DR - Open Space-Deed Restricted

Description of Overlay Districts

- D - Drainage Way, Floodplain, Watercourse
- FC - Freeway Corridor
- OA - Old Agoura Design
- IH - Inland Hills Design
- CD - Cluster Development
- EQ - Equestrian

Other Additive Symbols

The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the minimum lot size permitted, i.e., RS-10,000 means Single Family Residential 10,000 sq ft minimum lot size.

The numerical suffix in brackets when affixed to the RL, RS, RM, and RH districts indicates the density per acre, i.e., 10,000 sq ft minimum lot size, four units per gross acre.

- SEA (Significant Ecological Area) #12 - Palo Comado
- SEA (Significant Ecological Area) #26 - Santa Monica Mountains
- Old Agoura Commercial Center



May 9, 2011