

ORDINANCE NO. 06-334

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF AGOURA HILLS
APPROVING A ZONE CHANGE (CASE NO. 06-ZC-001)**

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS, RESOLVES, DETERMINES AND ORDERS AS FOLLOWS:

WHEREAS, an application for approval of a zone change was duly filed by the City of Agoura Hills to rezone the properties shown on Exhibit "A" and more specifically described in Exhibit "B" to SP (Specific Plan). The area proposed for the Specific Plan zone presently consists of the following six (6) zoning designations: CRS-FC-AV (Commercial Retail Service-Freeway Corridor Overlay-Agoura Village Overlay), CRS-D-AV (Commercial Retail Service-Drainage Overlay-Agoura Village Overlay), CS-FC-AV (Commercial Shopping Center-Freeway Corridor Overlay-Agoura Village Overlay), SP-AV (Specific Plan-Agoura Village Overlay), BP-OR-AV (Business Park-Office Retail-Agoura Village Overlay) and OS (Open Space). The request is to change all of these current zonings to SP (Specific Plan).

WHEREAS, the City Planning Commission held a public hearing on the Agoura Village Specific Plan and Final Program Environmental Impact Report (EIR) on April 20, 2006 in the City Council Chambers, at which public comments were received, and the Planning Commission made the following recommendations to City Council: certify the Final EIR, make environmental findings per the California Environmental Quality Act (CEQA), adopt the Statement of Overriding Considerations (SOC), adopt the Mitigation Monitoring and Reporting Program (MMRP), and adopt the Agoura Village Specific Plan (AVSP); approve a zoning map change in the Agoura Village area; approve a Zoning Ordinance Amendment; approve a General Plan Amendment; and approve an amendment to the Ladyface Mountain Specific Plan.

WHEREAS, a duly noticed public hearing was held on May 24, 2006 at 7:00 p.m. in the City Hall Council Chambers, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

WHEREAS, evidence, both written and oral, was duly presented to and considered by the City Council of the City of Agoura Hills at the aforesaid public hearing.

WHEREAS, a Final Program Environmental Impact Report (EIR) has been prepared to assess the potential environmental impacts of the adoption of the Agoura Village Specific Plan and related General Plan Amendment, Zoning Ordinance Amendment, Zoning Map Amendment and Ladyface Mountain Specific Plan Amendment. The EIR also describes alternatives to the project and identifies mitigation measures. The City Council considered the EIR as part of its deliberations, certified the

EIR, adopted the Mitigation Monitoring and Reporting Program, and adopted a Statement of Overriding Considerations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Agoura Hills hereby finds that:

1. The proposed zone change is necessary to carry out the City's desires to develop the subject area as a pedestrian oriented primarily commercial village.
2. The proposed zone change will make the properties within the Agoura Village Specific Plan area consistent with the General Plan designation.
3. The proposed zone change is necessary to implement the Specific Plan.

Based upon the aforementioned findings, the City Council hereby approves the request for an amendment to the Zoning Map.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2006, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Denis Weber, Mayor

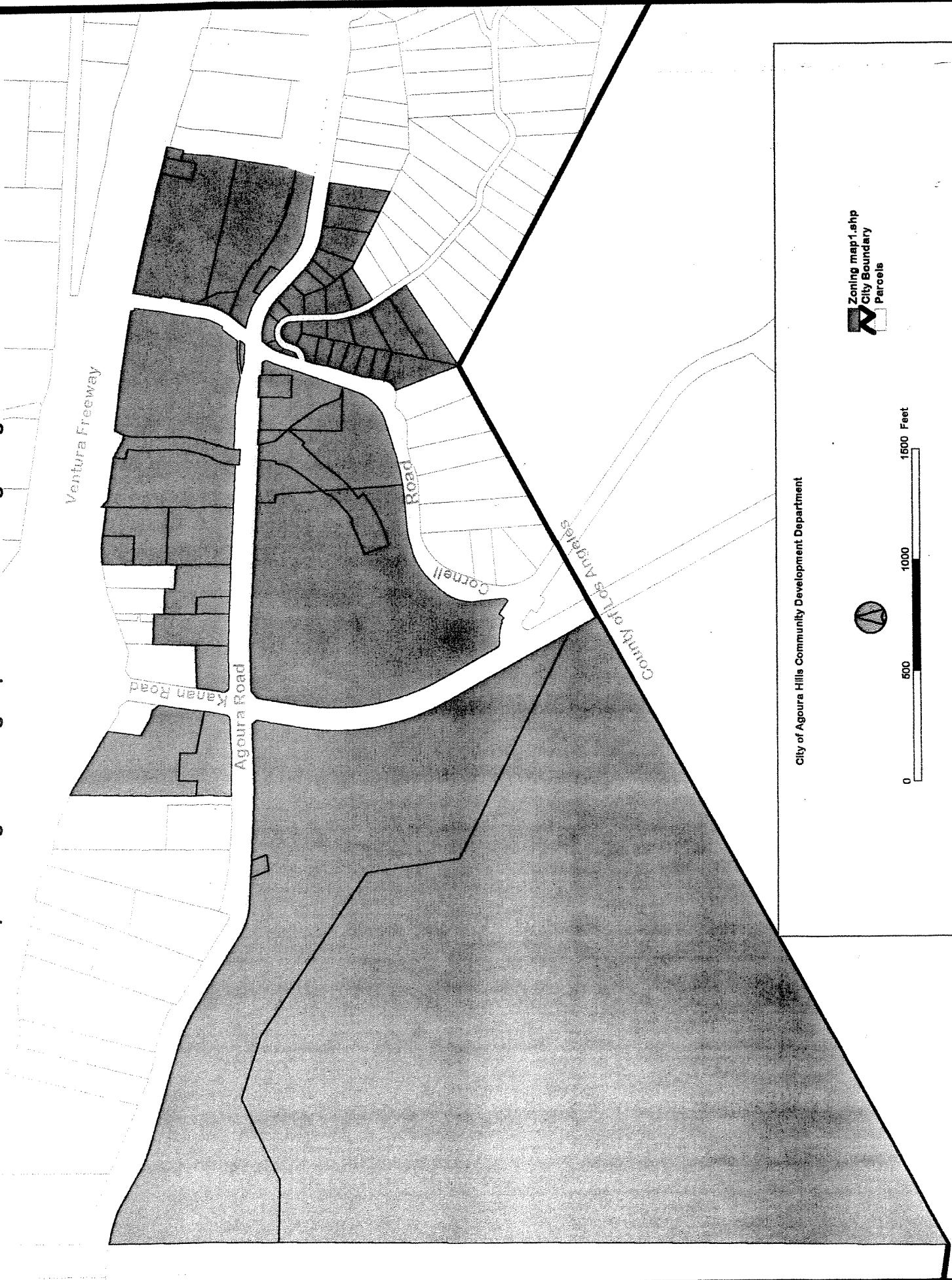
ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Craig A. Steele, City Attorney

Proposed Agoura Village Specific Plan Zoning Designation



City of Agoura Hills Community Development Department



Zoning map1.shp
City Boundary
Parcels

LEGAL DESCRIPTION FOR
AGOURA VILLAGE SPECIFIC PLAN ZONE
MARCH 2006

In the City of Agoura Hills, County of Los Angeles, State of California

Those portions of Lot H, the Dolores Vejar 634.38 Acre Allotment, as shown on the map of the Partitioning of the Rancho Las Virgenes, filed in Case No. 2898 of the Superior Court of the State of California, Lot 1 of Tract No. 48193 as shown on map filed in Book 1167, Pages 19 and 20 of Maps, Tract no. 7661 as shown on map filed in Book 88, Pages 63 through 66, inclusive, of Maps, of the map recorded in Book 83, pages 15 through 17, inclusive, of Parcel Maps, of the map recorded in Book 83, Pages 18 and 19 of Parcel Maps, of the map recorded in Book 131, Pages 17 and 18 of Parcel Maps, and of the Licensed Surveyors Map filed in Book 15, Pages 8 and 9, of Records of Survey, all in the Office of the Recorder of Los Angeles County, described as follows:

Beginning at the intersection of the southerly sideline of Roadside Drive as it now exists, with the easterly line of Parcel 19 of said Licensed Surveyors Map; thence in a southerly direction along said easterly line to the centerline of Agoura Road as shown on said Tract No. 7661; thence westerly along said centerline of Agoura Road to the northerly projection of the easterly line of Lot 44 of said Tract No. 7661; thence southerly along said northerly projection and the easterly line of said Lot 44 to the southeasterly corner of said Lot 44; thence westerly along the southerly lot lines of Lots 44, 45, 46, and 47 to the northeasterly corner of Lot 56 of said Tract No. 7661, said northeasterly corner being on the southerly line of said Lot 47; thence southwesterly along the southeasterly line of said Lot 56 to the northeasterly line of Cleveland Drive, 30 feet wide, as shown on said Tract No. 7661; thence southeasterly along said northeasterly line of Cleveland Drive to the northeasterly projection of the southeasterly line of Lot 115 of said Tract No. 7661; thence southwesterly along said projection and the southeasterly line of said Lot 115 to the southerly corner of Lot 103 of said Tract No. 7661; thence northwesterly along the southwesterly line of said Lot 103 to the southeasterly sideline of Cornell Road as shown on said Tract No. 7661; thence following said southeasterly sideline in a southwesterly, southerly, and southeasterly direction to the southeasterly line of the Rancho Las Virgenes; thence southwesterly along the southeasterly Rancho line to the most southerly corner of said Lot H, said southerly corner being the point of intersection with the westerly line of Lot H; thence northerly along said westerly line of Lot H to the centerline of Agoura Road as it now exists; thence easterly along said centerline to a point of intersection with the southerly projection of the westerly line of the Parcel Map filed in Book 83, Pages 15 through 17, inclusive, of Parcel Maps; thence northerly along said projection and said westerly line to the southwesterly line of Roadside Drive, as shown on said map; thence southeasterly along said southwesterly line to the northwesterly corner of Parcel 1 of said parcel map; thence along the westerly and southerly lines of said Parcel 1 to the easterly line

of said Parcel Map; thence southerly along said easterly line to the northeasterly corner of Parcel 6 of said Parcel Map; thence along the easterly prolongation of the northerly line of said Parcel 6 to the easterly line of Kanan Road as it now exists; thence northerly along said easterly line to the northerly line of the southerly 360 feet, more or less, of Parcel 11 as shown on the Record of Survey filed in Book 15, Pages 8 and 9 of Records of Survey; thence easterly along said northerly line to the westerly line of the map filed in Book 131, Pages 17 and 18 of Parcel Maps; thence southerly along said westerly line to the northerly line of Parcel 2 of said Parcel Map; thence easterly along the various courses in the northerly line of said Parcel 2 to the easterly line of said Parcel Map; thence northerly along said easterly line to the southerly line of Roadside Drive as it now exists; thence easterly along said southerly line and its various courses to the Point of Beginning.

Prepared under my supervision:

David O. Knell 3/13/06
David O. Knell PLS 5301 Date

