



CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT

Draft Initial Study and
Negative Declaration

May 2013

**City of Agoura Hills
2013-2021 Housing Element**

Draft Initial Study/Negative Declaration

Prepared by:

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City of Agoura Hills 2013-2021 Housing Element

INTRODUCTION

This document is an Initial Study and Negative Declaration (IS/ND) that addresses the potential environmental effects resulting from the City of Agoura Hills 2013-2021 Housing Element, one of the seven state-mandated elements of the City's General Plan. The Housing Element identifies and assesses existing and projected housing needs; provides an inventory of constraints and resources relevant to meeting these needs; and sets forth the City's housing program strategy for the 2013-2021 period.

LEGAL AUTHORITY AND FINDINGS

This IS/ND has been prepared in accordance with the *California Environmental Quality Act (CEQA) Guidelines* and relevant provisions of CEQA of 1970, as amended.

Initial Study. Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration;
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

Negative Declaration or Mitigated Negative Declaration. Section 15070 of the *CEQA Guidelines* states that a public agency shall prepare a negative declaration or mitigated negative declaration for a project subject to CEQA when:

- (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or
- (b) The Initial Study identifies potentially significant effects but:
 1. Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
 2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An IS/ND may be used to satisfy the requirements of CEQA when a proposed project would have no significant unmitigable effects on the environment. As discussed further in subsequent sections of this

document, implementation of the proposed project would not result in any significant effects on the environment.

IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this IS/ND provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are discussed and evaluated.

A “significant effect” is defined by Section 15382 of the *CEQA Guidelines* as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” According to the *CEQA Guidelines*, “an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

Following the evaluation of each environmental effect determined to be potentially significant is a list of mitigation measures and the residual effects or level of significance remaining after the implementation of the measures. In those cases where a mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect.

USE OF ENVIRONMENTAL DOCUMENTS IN THIS ANALYSIS

The following environmental analyses and technical studies were used as a basis for this document:

- *City of Agoura Hills, General Plan Update EIR, February 2010*

INITIAL STUDY

PROJECT TITLE

City of Agoura Hills 2013-2021 Housing Element

LEAD AGENCY and CONTACT PERSON

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
Contact: Allison Cook, Principal Planner (818) 597-7310

PROJECT PROPONENT

City of Agoura Hills

PROJECT SITE CHARACTERISTICS

Location: Citywide

Existing General Plan Designation: All designations Citywide

Existing Zoning: All zoning districts Citywide

Site Setting:

The City of Agoura Hills 2013-2021 Housing Element applies Citywide. The City of Agoura Hills, which is 7.86 square miles, is located within Los Angeles County along U.S. Highway 101, about 36 miles west of downtown Los Angeles and four miles east of the border of Ventura and Los Angeles Counties (refer to Figure 1, Project Location Map). It is located adjacent to the cities of Thousand Oaks, Westlake Village and Calabasas, as well as the community of Oak Park in unincorporated Ventura County and portions of unincorporated Los Angeles County. The Santa Monica Mountains National Recreation Area is located primarily along the southern border of the City.

DESCRIPTION OF THE PROJECT

The Housing Element is one of the seven state-mandated elements of the City's General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The proposed Housing Element would replace the City of Agoura Hills 2008-2014 Housing Element, adopted by the City of Agoura Hills in November 2008 and certified by the California Housing and Community Development Department (HCD) in January 2009. The remaining elements of the General Plan were most recently adopted by the City Council in March 2010 as part of the *City of Agoura Hills General Plan 2035*.

The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the Housing Element

include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City’s housing needs. The goals of the Housing Element concern:

1. Conserving and improving the condition of the existing housing stock;
2. Assisting in the development of affordable housing;
3. Providing adequate sites to achieve a diversity of housing;
4. Removing governmental constraints to housing, as necessary; and
5. Promoting equal housing opportunities.

Based on data from the Southern California Association of Governments (SCAG), Agoura Hills has an identified regional housing growth need, or Regional Housing Needs Assessment (RHNA), of 115 units for the 2013-2021 planning period (2014-2021 Housing Element cycle). The Housing Element illustrates that under the current General Plan land use designations and zoning districts, the City has an estimated additional capacity for 300 new residential units on vacant and underutilized parcels that allow residential uses (193 of these within the Agoura Village Specific Plan (AVSP) area and the remaining 107 on vacant residential parcels throughout the City), as shown in the table below.

Comparison of RHNA and Available Residential Sites in Agoura Hills

Income Level	2014-2021 Regional Housing Needs (RHNA)	Default Density Thresholds	Vacant Residential Parcels	Agoura Village Specific Plan
Extremely Low	15	20 units/acre		193
Very Low	16			
Low	19			
Moderate	20	16 du/acre	23	
Above Moderate	45	<16 du/acre	84	
Total	115		107	193

Therefore, Agoura Hills has sufficient capacity to accommodate the overall RHNA allocation, and there is no need to change any General Plan land use designations or zoning designations on parcels to accommodate the City’s housing growth needs. Future residential development is expected to occur on currently vacant residentially zoned sites (see Figure 2, Vacant Residential Sites), and on vacant and under-developed mixed-use sites within the AVSP, located along Agoura Road generally between Kanan Road and Cornell Road.

The analysis in this Initial Study/Negative Declaration (IS/ND) document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element, including the Housing Element's consistency with the other elements of the City's General Plan. The Housing Element is a policy document, and includes no specific development proposal. The environmental effects of any future development projects would need to undergo separate and specific environmental review pursuant to the California Environmental Quality Act (CEQA) as they are proposed, beyond this current document.

The discretionary action being sought is adoption of the Housing Element by the City of Agoura Hills. The California Housing and Community Development Department (HCD) must also certify the Housing Element, upon adoption by the City of Agoura Hills.

PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation agreement):

None.

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that could be lessened to a level of insignificance through incorporation of mitigation.

Aesthetics	Hazards & Hazardous Materials	Public Services
Air Quality	Hydrology/Water Quality	Recreation
Biological Resources	Land Use/Planning	Transportation/Traffic
Cultural Resources	Mineral Resources	Utilities/Service Systems
Geology/Soils	Noise	Mandatory Findings of Significance
Greenhouse Gases	Population/Housing	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to an earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Allison Cook

Allison Cook,
 Principal Planner/Environmental Analyst
 City of Agoura Hills

5-13-13

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the project site and its surroundings?				X
d) Create a new source of light or glare which would adversely affect day or nighttime views in the area?				X

DISCUSSION:

a,c) The Santa Monica Mountains flank the City of Agoura Hills on the south and east, and the Simi Hills are located along the northern boundary of the City. Ladyface Mountain in the Santa Monica Mountains dominates the landscape of Agoura Hills, and is visible from many vantage points in the City. Other scenic resources in the City are Strawberry Hill, Morrison Ranch Hills, and the Palo Comado Hills. The following road segments are considered valuable scenic resources in the community that provide scenic views of the Santa Monica Mountains, including Ladyface Mountain: Reyes Adobe Road from Thousand Oaks Boulevard to Agoura Road; Thousand Oaks Boulevard from the westerly City limits to easterly City limits; Agoura Road from the westerly City limits to easterly City limits; and Kanan Road from Agoura Road south to the City limits.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. Goal H-1 of the Housing Element calls for maintaining and enhancing the quality of existing housing and residential neighborhoods. The Housing Element does not include any specific development proposal, so any potential impacts related to scenic vistas and visual resources from future housing development described in the Housing Element would be analyzed separately under CEQA as each project is proposed. Such an analysis would consider the various regulations and policies of the City to protect hillsides, scenic vistas, and other visual resources, including the Grading Ordinance and other portions of the Municipal Code; specific plans; the City’s Architectural Design Standards and Guidelines; and the General Plan. Specifically with the General Plan, any future residential development would need to be consistent with the policies under Goal NR-2 to preserve significant visual resources, and Goal NR-3 to maintain and enhance the visual quality of City roads that have valuable scenic resources.

Since the Housing Element is not a development proposal, adoption of the Housing Element would result in **no impact** to scenic vistas or degradation of the visual character or quality of the City.

b) There are no state scenic highways within the City of Agoura Hills. Since there are no state scenic highways that could include scenic rock outcroppings, trees or historic buildings, and that the

Housing Element is a policy document that does not include any specific housing development proposal, there would be **no impact** to such resources with adoption of the Housing Element.

- d) As described above in Item a), the Housing Element is a policy document, with one of the goals to maintain and enhance the quality of existing housing and residential neighborhoods. Since the Housing Element does not include any specific development proposal that could contribute to light or glare in the City, **no impact** from new sources of light or glare would occur with adoption of the Housing Element. As particular development projects are proposed in the City that include light or glare sources, individual CEQA review would occur to address any project specific potential impacts.

MITIGATION MEASURES:

Since there would be no impacts to aesthetics, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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II. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Result in a temporary increase in the concentration of criteria pollutants (i.e., as a result of the operation of machinery or grading activities)?				X
e) Expose sensitive receptors to substantial pollutant concentrations?				X
f) Create objectionable odors affecting a substantial number of people?				X

DISCUSSION:

The federal and state governments have authority under the federal and state Clean Air Acts to regulate emissions of airborne pollutants and have established ambient air quality standards for the protection of public health. The Environmental Protection Agency is the federal agency designated to administer air quality regulation, while the California Air Resources Board (ARB) is the state equivalent in California. Local air quality management is provided by the ARB through county-level or regional (multi-county) Air Pollution Control Districts (APCDs). The ARB establishes air quality standards and is responsible for the control of mobile emission sources, while the APCDs are responsible for enforcing standards and

regulating stationary sources. The ARB has 14 air basins statewide. The City of Agoura Hills is within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or "non-attainment." The Basin is a non-attainment area for both the federal and state standards for ozone and respirable particulate matter (PM₁₀). The Basin is in attainment for the state and federal standards for nitrogen dioxide (NO₂), and for carbon monoxide (CO).

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the plan every three years. Each iteration of the SCAQMD's Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. The most recently adopted AQMP is the 2012 AQMP, adopted on December 7, 2012.

- a) A project may be inconsistent with the AQMP if it would generate population, housing or employment growth exceeding the forecasts used in the development of the AQMP. The 2012 AQMP incorporates, in part, local city general plans and the Southern California Association of Government's (SCAG) Regional Transportation Plan socioeconomic forecast projections of regional population, housing and employment growth. The City General Plan (2010) was used by SCAG to create the 2012 Sustainable Communities Strategy/Regional Transportation Plan (SCS/RTP). The Housing Element is consistent with the City General Plan. No rezoning or change in General Plan land use designations are necessary for the City to meet its RHNA allocation, and the amount of residential development assumed in the Housing Element is within the residential buildout estimates of the General Plan. Therefore, there would be **no impact** with regard to consistency of the Housing Element with applicable air quality plans.

- b-e) The SCAQMD has established significance thresholds for construction activities and project operations within the South Coast Air Basin for Reactive Organic Gases (ROG), Nitrogen Dioxide (NO_x), Carbon Monoxide (CO), Sulfur Dioxide (SO_x), Respirable Particulate Matter (PM₁₀), and Fine Particulate Matter (PM_{2.5}). Additionally, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to concern regarding the exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standards at the nearest sensitive receptor.

The Housing Element identifies a variety of potential housing sites, including part of mixed-use developments. Mixed-use development is one of strategies identified in the Housing Element to meet the City's residential growth need (Policy H-3.3). This type of development is seen as a potential way to reduce air pollution, as it places people near jobs, retail and other services, and promotes the use of alternative transportation and pedestrian linkages.

Nonetheless, since the Housing Element is a policy document, and not a specific development proposal, it would not contribute to air quality pollution emissions, violate air quality standards, affect sensitive receptors (i.e., the portion of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with chronic respiratory and cardiovascular diseases), or cause objectionable odors. Any future proposal to develop the residential sites identified in the Housing Element would be

considered a separate project under CEQA and air quality impacts would be identified on a site-specific basis and mitigated as necessary. Therefore, the Housing Element adoption would have **no impact** on air quality.

MITIGATION MEASURES:

As there are no impacts to air quality, no mitigation measures are necessary.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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III. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
g) Result in substantial damage to, loss of, or removal of native oak trees or other locally identified specimen trees of significance?				X

DISCUSSION:

a-c) The City contains several sensitive plant communities and habitats, as well as numerous plant and wildlife species, some of which are considered sensitive. Any future residential projects proposed would be analyzed separately under CEQA and specific impacts to the sites identified and mitigation

applied, as appropriate. However, adoption of the Housing Element, a policy document, would result in **no impact** to such resources.

- d) The one wildlife corridor in the City, the Santa Monica – Sierra Madre Connection (near Liberty Canyon), is located at the eastern end of Agoura Hills (General Plan, 2010). There are no native wildlife nursery sites within the City, or any known sites adjacent to the City. Because the Housing Element is not a physical development, it does not have the potential to interfere with the movement of fish or wildlife. Any future residential development proposals would be considered separate projects under CEQA and would undergo individual environmental review as they are proposed. Any needed mitigation measures would be identified at that time. Therefore, there would be **no impact** to wildlife corridors, fish or wildlife movement, or wildlife nursery sites from Housing Element adoption.
- e,g) Oak trees are considered an important resource within Agoura Hills, and are protected by the City’s Oak Tree Preservation Guidelines and Ordinance. As previously noted, the Housing Element is a policy document and any future proposal to develop the residential sites discussed in the Housing Element would be a separate project under CEQA and would undergo individual environmental review for potential oak tree impacts on a site-specific basis. Any needed mitigation would be identified at that time, including compliance with the City’s Oak Tree Preservation Ordinance. Therefore, Housing Element adoption would result in **no impact** to oak trees.
- f) There are no Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state habitat conservation plans within the City. Consequently, there would be **no impact** to potential conflict with such plans.

MITIGATION MEASURES:

As there would be no impacts to biological resources, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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IV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
e) Result in physical disruption of an identified sacred place or other ethnographically documented location of significance to native Californians?				X

DISCUSSION:

a-e) There are numerous archaeological sites within the City consisting of primarily Chumash prehistoric occupation sites and chipping stations focused on stone tool production, and some more permanent villages with well-developed midden (or soil that contains evidence of human activity). The most prominent cultural resource in Agoura Hills is the Reyes Adobe Historical site.

The Housing Element is a policy document and no physical development is proposed at this time. Any future proposal to develop the residential sites discussed in the Housing Element would be a separate project under CEQA and would undergo individual environmental review. This includes evaluating any potential impacts to historical, archaeological or paleontological resources, human remains or identified sacred places. Any necessary mitigation measures would be identified at that time. Therefore, adoption of the Housing Element would result in **no impact** to cultural resources.

MITIGATION MEASURES:

As there would be no impacts to cultural resources, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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V.GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to substantial potential adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
(ii) Strong seismic ground shaking?				X
(iii) Seismic-related ground failure, including liquefaction?				X
(iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

DISCUSSION:

a-e) Agoura Hills is in a seismically active region prone to occasional damaging earthquakes. Earthquakes can cause fault-rupture, as well as the secondary effects of ground shaking, including tsunami, liquefaction, settlement, and landslides. Although there are no faults within the immediate area of Agoura Hills, sites in the City would likely be subject to ground motion from occasional earthquakes in the region.

Agoura Hills also contains numerous significant topographic features, including Ladyface Mountain, Strawberry Hill, Palo Comado Canyon, and several intervening hills and ridgelines. Given this varying topography, geological hazards may be a concern for development in the City.

In addition to State Building Codes, there are several City regulations and standards in place to help minimize potential impacts from geologic hazards, including:

- Hillside Management Ordinance – Protects the public health and safety regarding slope stability.
- Grading Ordinance – Establishes development regulations designed to protect residents from geologic hazards and destruction of property.
- All residential developments in the City require the submittal of soils reports. Additionally, for hillside development, submittal of geological/geotechnical reports is necessary. This ensures that grading minimizes cuts, fills, retaining walls, and geological hazards.
- As part of the City's Building Code, Agoura Hills requires: 1) increased setbacks from the top and toe of the slope for mudslide and landslide protection; and 2) larger and deeper building footings to minimize impacts from expansive soils.

The Housing Element identifies potential sites and policies to accommodate all new housing developments within existing residential and specific plan areas where housing is allowed, and does not call for land use designation or zone changes. Any potential impacts related to geologic hazards, including the potential for liquefaction, erosion, subsidence or expansive soils, would be analyzed under CEQA as individual developments are proposed. Any needed mitigation measures would be identified at that time, including compliance with the City's Building Code and grading and engineering requirements noted above. Therefore, adoption of the Housing Element would have **no impact** on geology and soils.

e) The majority of the City is served by sanitary sewer. In areas without a sewer system, any future development that proposes a septic system would need to meet the requirements of the City's Municipal Code, and prepare special studies that indicate that a septic system could safely and effectively be constructed. Since the Housing Element is not a development proposal, and additional site-specific review for septic systems would occur as development projects are proposed, adoption of the Housing Element would result in **no impact** to soils from the siting of septic tanks.

MITIGATION MEASURES:

Because there would be no impact to geology and soils, no mitigation measures are necessary.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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VI. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

DISCUSSION:

a-d) The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. While residential uses do not commonly generate, emit or transport substantial hazardous materials, new residences would likely increase the amount of household hazardous waste generated in the City. Agoura Hills participates in regular household hazardous waste and electronic waste collection and disposal programs.

Most of the sites discussed in the Housing Element for future residential development are vacant and have never been built upon, and therefore do not have residual contamination from previous uses. As a specific development project is proposed, any potential impacts related to hazardous materials would be analyzed under CEQA in conjunction with the approval of a particular project, and any necessary mitigation measures identified at that time. Therefore, adoption of the Housing Element would have **no impact**.

- e, f) No portions of the City are located within an airport land use plan, or in the vicinity of an airport or airstrip. The closest airport is the Van Nuys Airport, about 22 miles east of Agoura Hills. Therefore, there would be **no impact** upon adoption of the Housing Element.
- g) The Housing Element is a policy document that does not include any specific development proposal. As specific development projects are proposed, they would be analyzed under separate CEQA review to ensure that they do not conflict with emergency plans. Any impacts would be assessed at that time. Therefore, there would be **no impact** with adoption of the Housing Element.
- h) The entire City of Agoura Hills is classified as a Very High Fire Hazard Severity Zone according to the Los Angeles County Fire Department and the City General Plan (2010). The City of Agoura Hills' Uniform Fire Code (Section 8200 of the Agoura Hills Municipal Code) includes modifications to the California Building Code and Los Angeles County Fire Code that intend to prevent loss during a wildland fire, including design and installation standards. Compliance with the provisions and building standards required by the City of Agoura Hills, Los Angeles County Fire Code/Los Angeles County Fire Department, and the California Building Code would be required of future residential development proposals, and fire hazard safety would be analyzed on a site-specific basis as future projects are proposed. Being a policy document, and not a development proposal, the Housing Element's adoption would result in **no impact** with regard to loss involving wildland fires.

MITIGATION MEASURES:

As there would be no impacts with regard to hazards and hazardous materials, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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VII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				X
b) Degrade groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?				X
d) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
e) Otherwise degrade water quality?				X

f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION:

The City of Agoura Hills is within the Malibu Creek Hydrologic Area (Malibu Creek Watershed) and the Lindero Canyon Hydrologic Subarea. The Malibu Creek Watershed is within the Santa Monica Bay Hydrologic Unit, which is within the South Coast Hydrologic Region. There are several creeks and unnamed ephemeral drainages in the City.

a-e) The City of Agoura Hills receives its water from the Metropolitan Water District (MWD) via the Las Virgenes Municipal Water District (LVMWD). Local groundwater sources are not used for domestic purposes, and there are no groundwater recharge areas within the City. There are three main creeks in the City (Medea, Lindero Canyon, Palo Comado/Cheseboro) and several unnamed drainages.

Any future development on vacant land could increase the amount of impervious surfaces, resulting in an increase in runoff and the potential for storm water quality impacts. The City of Agoura Hills is a co-permittee of the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004001 issued by the Los Angeles Regional Water Quality Control Board (LARWQCB). The purpose of this permit is to govern non-point discharges associated with storm water drainage. Regulations under this permit include requirements for preparing Storm Water Pollution Prevention Plans (SWPPP), which list measures and best management practices to be used during construction to prevent storm water runoff pollution. In addition, in some cases, a Standard Urban Storm Water Mitigation Plan (SUSMP) needs to be prepared for a project to address post construction best management practices to reduce the potential for pollutants to enter the storm drain system.

The Housing Element is a policy document that includes goals, policies, and programs to meet the existing and projected housing needs of the City. The Housing Element does not include changing any existing land use designations or zoning to allow residential uses, nor does it include any specific development proposals. Any potential impacts related to storm water runoff, water quality, groundwater, or drainage for individual projects would be assessed separately under CEQA, on a site-specific level, as development is proposed. Any needed mitigation measures would be identified at that time, including compliance with the City's NPDES permit. The Housing Element, then, would result in **no impact** to storm water quality, runoff, groundwater or drainage.

f-h) The following are considered floodways in the City: Cheseboro/Palo Comado Creek, Lindero Canyon Creek, Medea Creek, and Lake Lindero). The City's Building Code addresses requirements for development in floodways and other flood hazard areas. The Housing Element does not include changing any land use designations or zoning to allow residential uses, nor does it include any specific development proposals; therefore no new residential areas of the City would be

brought within floodways or flood hazard areas. Any potential impacts related to flooding from possible future residential development described in the Housing Element would be analyzed separately under CEQA as the projects are proposed. Therefore adoption of the Housing Element would result in **no impact**.

- i) Tsunamis are impulsively generated water waves that can cause damage to shoreline areas. A seiche is an oscillation wave within an enclosed water body. The City is not near the ocean or adjacent to a large water body, and so is not subject to tsunami hazards. Lake Lindero in the western portion of the City, an artificial lake, may produce seiche hazards under some conditions. No potential residential sites have been identified in the Housing Element for possible development that are within the general area of Lake Lindero. As residential development projects are proposed in the future, site specific analysis, including CEQA analysis, would occur and any potential seiche hazards assessed and mitigated at that time. Adoption of the Housing Element, a policy document, however, would cause **no impact** with regard to hazards from a seiche or tsunami or mudflow.

MITIGATION MEASURES:

As there are no impacts to hydrology and water quality, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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VIII. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?				X
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

DISCUSSION:

- a) The City of Agoura Hills is essentially a built out community with well-established residential neighborhoods. A large portion of the remaining vacant lands are restricted to open space uses. As described in Section IV of the Housing Element, the City plans on fulfilling its RHNA with a variety of methods, including: vacant sites located in residential zones; vacant sites located within the Open Space-Restricted zone (located primarily in Old Agoura and Indian Hills), which allows limited residential use; and vacant and partially developed commercial use sites located within the Agoura Village Specific Plan and other areas where mixed uses are allowed. Adoption of the Housing Element would not physically divide an established community since the Housing Element does not propose any land use changes or rezoning of land for residential uses, nor does it involve any specific development proposal. The Housing Element includes policies aimed at maintaining and enhancing the quality of existing housing and neighborhoods (Goal H-1 and associated policies). Any

future proposal for residential development would be analyzed specifically according to CEQA, separate from this document. Therefore, there would be **no impact** with adoption of the Housing Element.

- b) The Housing Element is consistent with the other elements of the General Plan (2010), as well as the City's Municipal Code and the Agoura Village Specific Plan. In particular, the Housing Element supports many of the goals and policies in the Land Use & Community Form Element of the General Plan, including those listed below.

Goal LU-7 Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policy LU-7.9: Housing Maintenance. Recognize maintenance of the City's housing stock as a high priority.

Goal LU-8 Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low- and low-density housing reflecting Agoura Hills' history and designed to respect their environmental setting.

Goal LU-9 Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City's distinct residential neighborhoods.

Goal LU-10 Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental opportunities that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for residents.

Goal LU-26 Planned Development District – Agoura Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

One of the major themes of the General Plan is sustainability in terms of a mix of uses, green buildings and alternative transportation. General Plan Goal LU-5 City Sustained and Renewed calls for development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change. This theme of sustainability has also been integrated into the Housing Element in supporting mixed use development as a source of residential sites (Goal H-3, Policy H-3.3), and promoting sustainable building practices (Goal H-2, Policy H-2.6).

The Housing Element is consistent with the zoning districts and allowed densities identified in Title IX Zoning of the Municipal Code, and no change in zoning or General Plan land use designations is proposed in the Housing Element. The Housing Element is also consistent with the Agoura Village Specific Plan, which designates a portion of the City as a mixed-use pedestrian village; the Housing Element incorporates the types of residential uses and densities allowed for in the Specific Plan. Furthermore, much of the RHNA allocation would be met within the framework of the Agoura Village Specific Plan.

As future residential development projects are proposed, they would be analyzed on a site-and project-specific level for consistency with the provisions of the General Plan and Municipal Code,

and other applicable plans and policies. Adoption of the Housing Element, a policy document, would result in **no impact** to plan, policy or regulation consistency.

- c) Agoura Hills is not a part of any habitat conservation plan or natural communities conservation plan, nor is it in the vicinity of such plans. Therefore, the Housing Element adoption would have **no impact** on such plans.

MITIGATION MEASURES:

As there are no impacts to land use and planning, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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IX. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

DISCUSSION:

- a-b) No significant mineral deposits are known to exist within the City of Agoura Hills (General Plan, 2010). The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City, but does not propose any specific development project. As a specific development project is proposed in the future, any potential impacts related to mineral resources onsite would be analyzed under CEQA in conjunction with the approval of a particular project, and any necessary mitigation measures identified at that time. Therefore, adoption of the Housing Element would have **no impact** on mineral resources.

MITIGATION MEASURES:

As there are no significant impacts to mineral resources, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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X. NOISE. Would the project:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan				
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or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial increase in ambient noise levels (including temporary or periodic) in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION:

a-d) Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). For the most sensitive uses, such as single-family residence, a 60 dBA Day-Night average level (Ldn) is the maximum normally acceptable exterior level. Ldn is the time average of all A-weighted levels for a 24-hour period, with a 10 dB upward adjustment added to those noise levels occurring between 10:00 PM and 7:00 AM to account for the general increased sensitivity of people to nighttime noise levels. The Community Noise Equivalent Level (CNEL) is similar to the Ldn except that it adds 5 dB to evening noise levels (7:00 PM to 10:00 PM). The City of Agoura Hills utilizes the CNEL for measuring noise levels.

The General Plan Safety Element’s Noise Section and City Noise Ordinance set noise standards for Agoura Hills. In addition, the U.S. Department of Housing and Urban Development (HUD) has established mandatory noise guidelines for residential construction. New residential development cannot be exposed to outdoor ambient noise levels in excess of 65 dBA (CNEL or Ldn) and sufficient insulation must be provided to reduce interior ambient levels to 45 dBA.

Most noise in the City derives from motor vehicles traveling along U.S. Highway 101. Motor vehicle noise is of concern, as it is characterized by a high number of individual events that often create a sustained noise level, and due to its proximity to noise sensitive land uses. The General Plan defines noise sensitive land uses as those that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods. The General Plan considers noise sensitive receptors to include schools, libraries and hospitals.

Agoura Hills has an identified RHNA of 115 units for the 2013-2021 planning period. The Housing Element illustrates that, under current General Plan land use and zoning designations, the City has an estimated additional capacity for 300 residential units that can be developed on vacant and underutilized sites. Most of these sites are not located along the freeway corridor.

The Housing Element is a policy document, and does not identify any specific development projects. As development projects are proposed, they would be analyzed separately under CEQA a part of project specific environmental review. The site-specific noise conditions, including temporary increases in noise levels due to construction and possible groundborne vibrations, would be assessed at that time. Any needed mitigation measures would be identified during the individual project or plan review, including compliance with the General Plan Safety Element’s Noise Section and the City’s Noise Ordinance. As such, adoption of the Housing Element would result in **no impact** to noise.

- e-f) The City is not located within an Airport Land Use Plan or within the vicinity of an airport or airstrip. The nearest airport is the Van Nuys Airport, located about 22 miles east of Agoura Hills. Therefore, there would be **no impact** from adoption of the Housing Element.

MITIGATION MEASURES:

Since there are no noise impacts, no mitigation measures are needed.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XI. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION:

- a) The Housing Element is one of seven state-mandated elements of a city’s general plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. As described in the Housing Element Section IV. Housing Resources, Agoura Hills has an identified regional housing growth need, or Regional Housing Needs Assessment (RHNA), of 115 units for the 2013-2021 planning period. The Housing Element illustrates that under current zoning and General Plan land use designations, the City has an estimated additional capacity for 300 residential units that can be developed on vacant and underutilized sites. As future residential development projects are proposed, they would each be analyzed individually pursuant to CEQA for potential impacts to population and housing. Therefore, adoption of the Housing Element, which is a policy document and does not propose any specific housing development project, would result in **no impact** on direct or indirect population and housing related growth inducement.

b-c) Since the Housing Element is a policy document, its adoption would not displace substantial numbers of housing or people. Agoura Hills plans to fulfill its RHNA allocation mostly through development on vacant parcels. The single underutilized parcel included in the Element's sites inventory currently contains a variety of commercial uses. Future development proposals on these vacant and underutilized sites would be analyzed separately under CEQA, but since the sites are vacant and/or occupied by non-residential uses, it is likely that no housing would be displaced. Therefore, no housing would be displaced as a result of adopting the Housing Element, and no impact would occur.

MITIGATION MEASURES:

Since there are no impacts to population and housing, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XII. PUBLIC SERVICES. Would the project result in adverse physical impacts associated with the provision or construction of new or physically altered government facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services?

a) Fire protection				X
b) Police protection				X
c) Schools				X
d) Parks				X

DISCUSSION:

a-d) Public services in Agoura Hills are provided by the Los Angeles County Fire Department (LACFD), Los Angeles County Sheriff's Department (LACSD), Las Virgenes Unified School District, and the City's Community Services Department. The General Plan includes goals and policies to ensure that adequate public services are available to meet the City's residences and businesses. In particular, these include Goal CS-1 (Park and Recreation Facilities) for balanced and comprehensive recreation facilities; Goal CS-6 (Coordination of Fire and Emergency Services) for coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community; Goal CS-7(Police and Emergency Services) for quality police protection and emergency services that protect the long-term health, safety, and well-being of residents, businesses, and visitors; CS-8 (Educational System) for quality education to all kindergarten-, elementary school-, middle school-, and high school-aged residents; and LU-1 (Growth and Change) that calls for sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

The Housing Element addresses the City's residential growth needs, or Regional Housing Needs Assessment (RHNA), for 115 units for the 2013-2021 planning period. The Housing Element also illustrates that, under current General Plan and zoning designations, the City has an estimated

additional capacity for 300 residential units that can be developed on vacant and underutilized sites. No land use or zoning designation changes are required as part of the Housing Element. As individual development projects are proposed in the future, the specific environmental effects of the future developments, including impacts on public services, would be evaluated pursuant to CEQA. Any needed mitigation measures would be identified at that time in order to ensure adequate public services. Therefore, adoption of the Housing Element would result in **no impact**.

MITIGATION MEASURES:

As there would be no impacts to public services, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XIII. RECREATION. Would the project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that could cause adverse impacts?				X

DISCUSSION:

a,b) As described in the General Plan, numerous recreational facilities and trails are located in Agoura Hills, including parks, hiking trails, equestrian trails, bike paths and the City's Recreation Center. The Infrastructure and Community Services Element of the General Plan establishes a standard of eight acres of park/open space per 1,000 people. Of this, three acres per 1,000 persons includes local park and recreation space, and the remaining five acres per 1,000 people is designated as open space. Any future proposal for residential development discussed in the Housing Element would be analyzed separately under CEQA as part of project specific environmental review. The impacts on existing parks/recreational facilities or impacts from new or expanded facilities would be assessed at that time. Any needed mitigation measures would be identified during the individual project or plan review. Therefore, adoption of the Housing Element, a policy document, would result in **no impact**.

MITIGATION MEASURES:

As there are no impacts to recreation, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XIV. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Result in temporary street or lane closures that would result in either a change of traffic patterns or capacity of the street system during construction activities (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in safety risks?				X
e) Substantially increase hazards related to existing intersections or roadway design features (e.g., sharp curves or dangerous intersections), or to incompatible uses (e.g., residential traffic conflicts with farm equipment)?				X
f) Result in inadequate emergency access?				X
g) Result in inadequate parking capacity?				X

DISCUSSION:

a-c, e-g) The City's existing street network includes arterial, collector, and local streets, as well as U.S. Highway 101. The Community Conservation and Development Element of the General Plan calls for phasing development and public facilities to assure that adequate public facilities are available at the time of site occupancy (Policy LU-1.3). The General Plan as a whole emphasizes sustainable development and alternative transportation. A majority of the sites included in the Housing Element residential lands inventory are within the Agoura Village Specific Plan, which calls for a mix of uses, and pedestrian and bike facilities.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The Housing Element identifies policies and potential sites to accommodate all new housing developments within existing residential and specific plan areas, and does not call for land use or zoning designation changes. The Housing Element does not include any specific development proposal. Any potential impacts related to increases in the existing traffic load, level of service standards, hazards due to design features, emergency access and parking capacity would be analyzed as future residential projects are proposed and are subject to separate CEQA review. Any needed mitigation measures or

conditions of approval would be identified during the individual project or plan review. Therefore, adoption of the Housing Element would result in **no impact**.

- d) The closest airport is the Van Nuys Airport, located approximately 22 miles east of the City. There are no airports or airfields in the vicinity of the City of Agoura Hills, so the Housing Element adoption would result in **no impact**.

MITIGATION MEASURES:

As there are no impacts to transportation/traffic, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XV. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities that could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities that could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

DISCUSSION:

- a-g) The Las Virgenes Municipal Water District (LVMWD) provides water and wastewater service to the City of Agoura Hills. The Calabasas Landfill and the Simi Valley Landfill serve the City for solid waste disposal. The City of Agoura Hills and the County of Los Angeles operate/own the City's storm drainage facilities.

The City's General Plan includes goals and policies to ensure that adequate utility systems are available to meet the needs of the City's residences and businesses. This includes Goal LU-1 Growth and Change regarding orderly and well-planned development that ensures the effective

and equitable provision of public services, and Policy LU-1.2 Development Phasing to ensure that adequate public facilities are available at the time of site occupancy. The General Plan emphasizes sustainable land uses and development, including maximizing the existing infrastructure, and reducing energy and water consumption. The Housing Element reflects this overall theme with Policy H-2.6 Green Building.

The Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The Housing Element identifies policies and potential sites to accommodate all new housing within existing residential and specific plan areas, and does not call for land use or zoning designation changes. The Housing Element does not include any specific development projects. The specific environmental effects to utility and service systems of future residential development that may be proposed in the Housing Element policies and programs would be evaluated as individual project proposals or plans are submitted and CEQA review conducted. Any needed mitigation measures would be identified at that time. Therefore, adoption of the Housing Element would result in **no impact**.

MITIGATION MEASURES:

As there would be no impact to utilities and service systems, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XVI. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

DISCUSSION:

- a-b) Greenhouse gases (GHGs) are emitted by both natural processes and human activities. Of these gases, carbon dioxide (CO₂) and methane (CH₄) are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases and sulfur hexafluoride (SF₆). Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale, generally 100 years. Because GHGs absorb different amounts of heat, a common reference gas (CO₂) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" (CO₂E), and is the amount of a GHG emitted multiplied by its GWP.

The Housing Element identifies a variety of potential housing sites, including part of mixed-use developments. Mixed-use development is one of strategies identified in the Housing Element to meet the City’s residential growth need (Policy H-3.3). This type of development is seen as a potential way to reduce greenhouse gases, as it places people near jobs, retail and other services, and promotes the use of alternative transportation and pedestrian linkages. The Housing Element also addresses sustainable and green building (Policy H-2.6), encouraging development that utilizes materials, architectural design features, and interior features and furnishings to reduce energy and water consumption.

Nonetheless, since the Housing Element is a policy document, and not a specific development proposal, it would not contribute to greenhouse gases. Any future proposal to develop the residential sites identified in the Housing Element would be considered a separate project under CEQA and greenhouse gas impacts would be identified on a site-specific basis and mitigated as necessary. Therefore, the Housing Element adoption would have **no impact** on greenhouse gases.

MITIGATION MEASURES:

As there would be no impact to greenhouse gases resulting from the Housing Element adoption, no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

- a-c) As described throughout this document, the Housing Element is one of the elements of Agoura Hills' General Plan, and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The City's RHNA for the 2013-2021 planning period is 115 units. The Housing Element illustrates that, under current General Plan land use designations and zoning, the City has an estimated additional capacity for 300 residential units that can be developed on vacant and underutilized sites where residential use is currently allowed. No land use or zoning designation changes are required as part of the Housing Element. The Housing Element does not include any specific development proposal for residential units. All environmental effects of future residential development would be evaluated as individual project proposals or plans are submitted to the City for consideration, pursuant to CEQA. Therefore, adoption of the Housing Element would not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse effects on human beings.

REFERENCES

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Agoura Hills, City of. *City of Agoura Hills Municipal Code*. Available online at: <http://ci.agoura-hills.ca.us>.

Agoura Hills, City of. *General Plan 2035 Environmental Impact Report Volumes 1 and II*. February 2010.

Agoura Hills, City of. *General Plan 2035*. March 2010.

Agoura Hills, City of. *Housing Element 2008-2014*. November 2008.

Figure 1

Fig. 1

San Gabriel Mts.
City of Agoura Hills
REGIONAL LOCATION

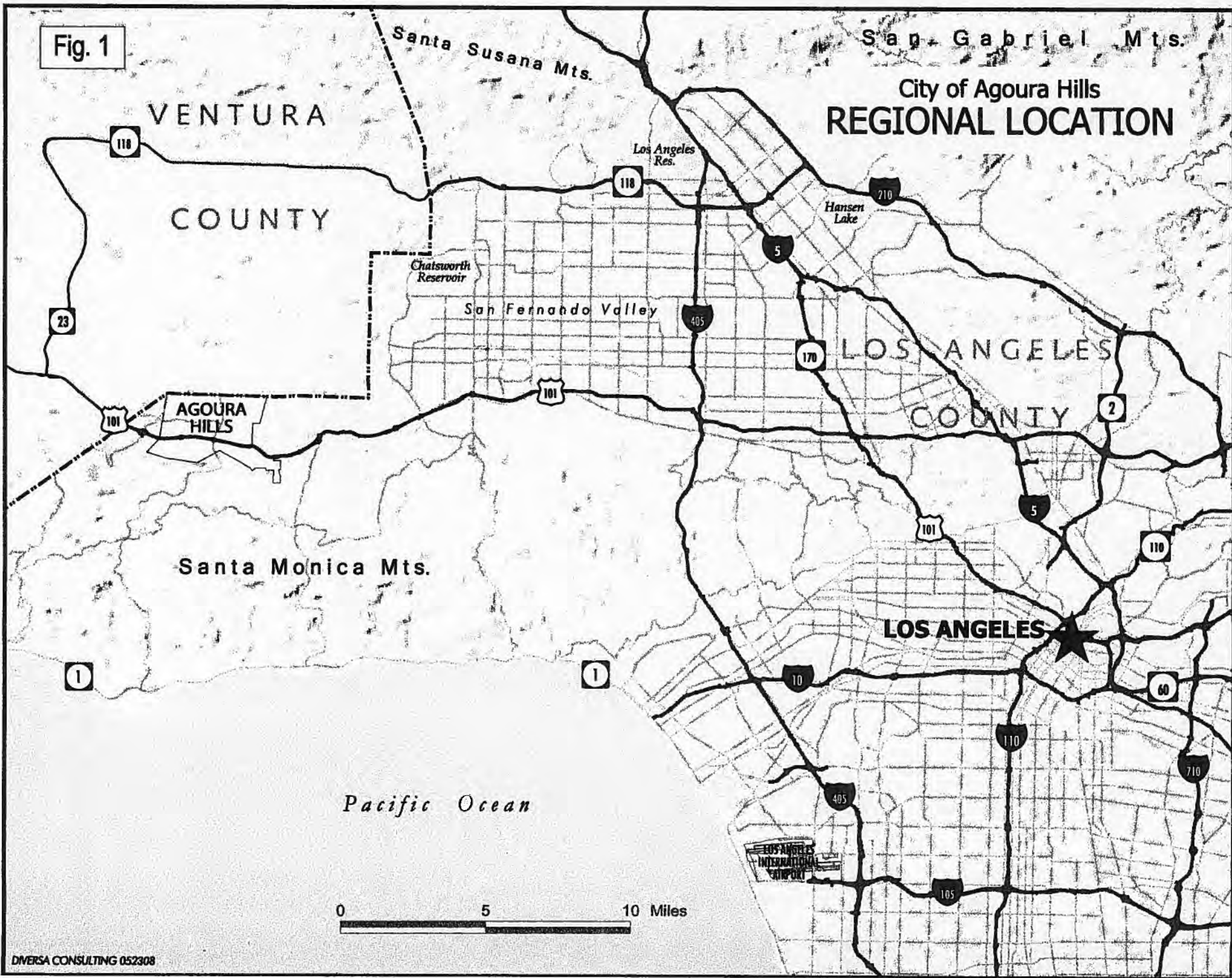
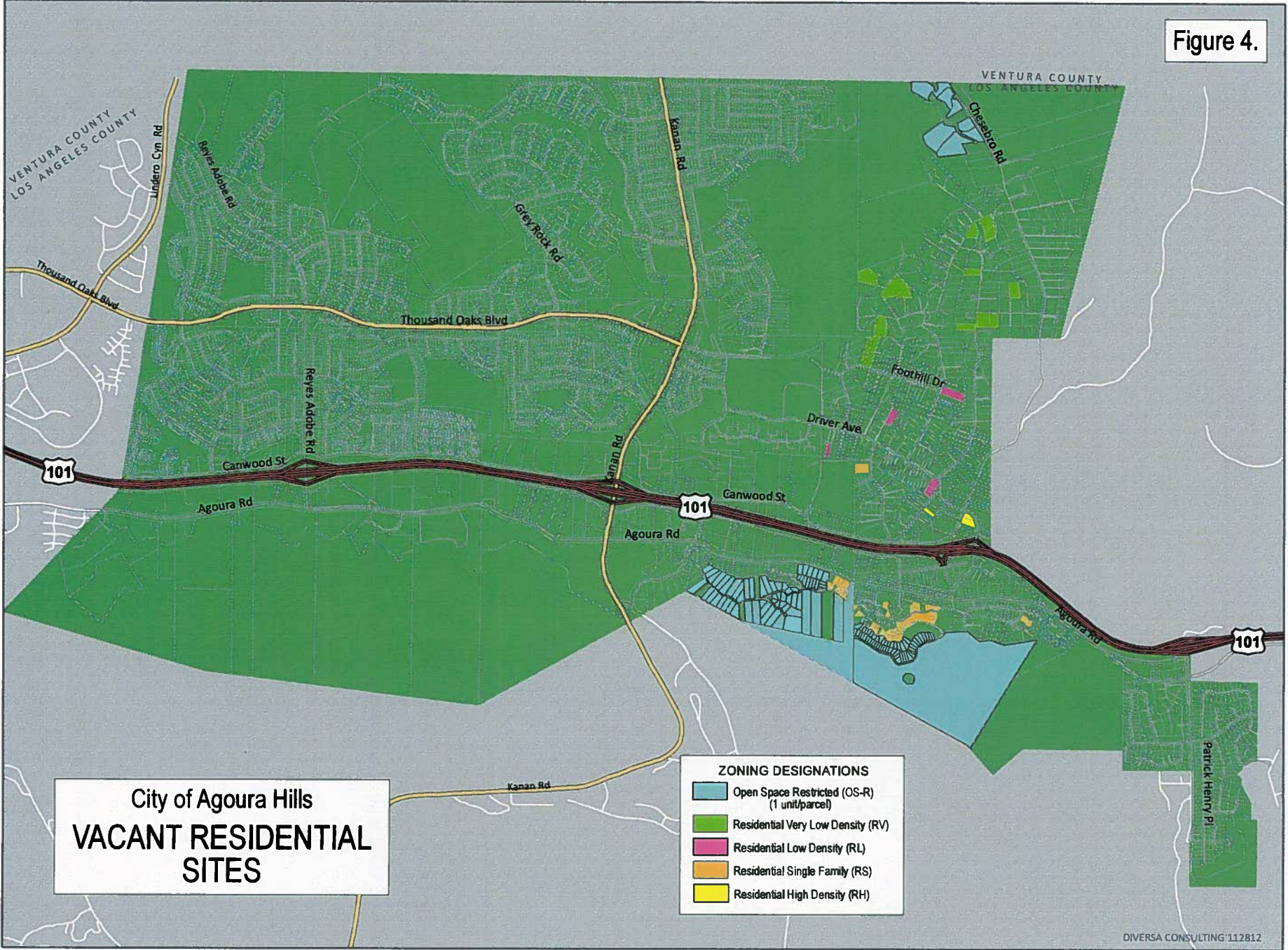


Figure 2

Figure 4.



**City of Agoura Hills
VACANT RESIDENTIAL
SITES**

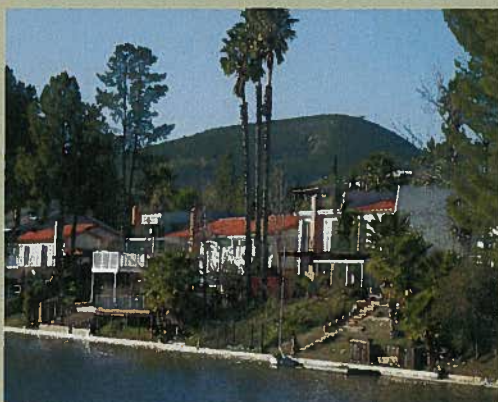
ZONING DESIGNATIONS

- Open Space Restricted (OS-R)
(1 unit/parcel)
- Residential Very Low Density (RV)
- Residential Low Density (RL)
- Residential Single Family (RS)
- Residential High Density (RH)

Appendix



City of Agoura Hills 2013-2021 Housing Element



May 2013



CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT

May 1, 2013

CITY OF AGOURA HILLS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
30001 LADYFACE COURT
AGOURA HILLS, CA 91301
Contact: Allison Cook, Principal Planner

Consultant to the City:



KAREN WARNER ASSOCIATES

The logo for Karen Warner Associates (KWA) consists of the letters "KWA" in a bold, stylized font. The "K" and "W" are dark green, and the "A" is a lighter shade of green. Below the logo, the full name "KAREN WARNER ASSOCIATES" is written in a bold, sans-serif font.

Acknowledgements

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Micheal Justice – Vice Chair

Linda Northrup - Commissioner

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Curtis Zacuto - Commissioner

Karen Warner Associates, Inc.

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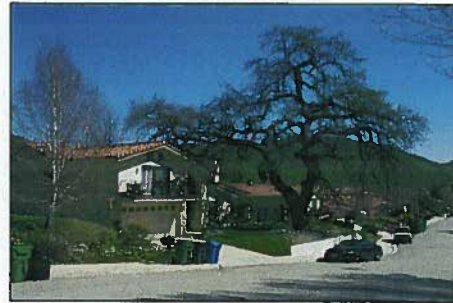
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I. INTRODUCTION

A. COMMUNITY CONTEXT

Located in the foothills of the Santa Monica Mountains in the Conejo Valley, Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban style development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway, and is situated approximately 36 miles west of downtown Los Angeles. Agoura Hills is known for its distinct neighborhoods, beautiful natural landscape, and array of recreational resources. The 2010 Census documents 7,585 dwelling units in Agoura Hills, housing a population of 23,330 residents.

Basic land use patterns are well established in Agoura Hills. Residential neighborhoods are fully developed, with opportunities for infill primarily limited to Old Agoura, a semi-rural neighborhood characterized by an eclectic mix of old and new houses on large lots. Agoura Hills' residential neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a primary goal of the Housing Element.



With adoption of the 135-acre Agoura Village Specific Plan in 2006, the City has provided significant additional capacity for higher density residential development in an area previously designated for commercial use. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including multi-family residential, commercial, office and entertainment uses. The Plan provides for up to 235 new apartment and condominium units.

The Agoura Hills 2035 General Plan, adopted in 2010, further expands opportunities for mixed use. The 9-acre North Agoura Road Planning Area (PD 5) is identified as a future Mixed Use Center, with the goal to promote the cohesive redevelopment of vacant and underutilized properties into a center of community commerce and living, including the integration of up to 72 dwelling units. The General Plan also introduces a new Commercial Shopping Center/Mixed Use (CS-MU) district to accommodate a mix of community-serving retail commercial uses with housing development. Three existing shopping centers totaling 26-acres have been designated CS-MU, providing for an estimated 44 new multi-family units.

While Agoura Hills is a predominately upper income community, the City does have its share of lower income households, with 14 percent of households earning less than 80 percent of the County median. In addition, many of the workers who make up Agoura Hills' workforce earn modest incomes, making it challenging to afford to live and work in the City. In 2012, the median price of a single-family home is around \$630,000, the median priced condominium is \$465,000, and the average two-bedroom apartment rent is \$2,000, all well above the levels affordable to low and moderate income households. The City has in place an inclusionary housing program to integrate affordable units within market rate developments, or to allow payment of an in-lieu fee to support production of affordable housing. The Housing Element sets forth a variety of programs to offer a range of housing opportunities for all economic segments of the community.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, State housing policy rests largely upon the effective implementation of local General Plans and in particular, local Housing Elements. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Agoura Hills Housing Element is an eight-year plan extending from 2013-2021.

Agoura Hills' Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City's 2013-2021 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Agoura Hills's identified housing needs (Section III);
- An evaluation of residential sites and financial resources available to address the City's housing goals (Section IV);
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

C. DATA SOURCES

In preparing the Housing Element, and the Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;

- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- 2012 housing market information is obtained through newspaper and internet rent surveys, and DataQuick sales transactions;
- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application.
- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

D. PUBLIC PARTICIPATION

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Agoura Hills has solicited input from the public on housing issues through the General Plan update; during development of the draft element; during public review of the draft element; and during the adoption process.

As part of the City's 2035 General Plan update, Agoura Hills residents, business owners, and representatives of special interest groups participated in a series of stakeholder interviews. The purpose of these stakeholder interviews was to begin to establish a long-range "vision" for Agoura Hills by identifying the community's strengths and weaknesses and future opportunities. The following summarizes some of the key input received on housing issues:

- There is a need for workforce housing; the local housing market has become too expensive for many working families and younger professionals.
- The City should explore ways to increase the housing stock, such as by increasing densities and creating more duplexes.
- There is a need for development incentives to facilitate the provision of affordable units within mixed income developments.
- Evaluate opportunities for senior housing to meet the needs of an aging population.
- The City should explore joint-use opportunities for housing.

Agoura Hills conducted a public workshop on October 18, 2012 before the Planning Commission during development of the draft Housing Element to solicit input on housing needs and to confirm policy direction in the Element. Notification of the workshop was provided in the local newspaper

and posted on the City's website. In addition, direct notification was provided to local stakeholders including: for-profit and non-profit developers active in the City; advocacy groups representing lower income populations; business organizations; realtors; and adjacent jurisdictions. A copy of the meeting notification and distribution list is included in the Appendix to the Element. A brief housing needs survey was distributed in conjunction with the workshop, as well as being provided at the Agoura Hills public library and the City's Recreation Center, and placed on the city's website. A copy of the survey is included in the Appendix, with the results summarized below. Community suggestions for expanded areas for mixed use and multi-family residential, and use of the City's inclusionary ordinance as a tool to integrate affordable units within market rate projects have been incorporated into development of the draft Housing Element.

Strengths of Agoura Hills' Housing and Neighborhoods

- Good mix of single and multi-family housing
- Well maintained neighborhoods separated from commercial and industrial uses
- Although housing prices relatively high, still a broad range of housing types, sizes, ages and prices
- Lack of gated communities makes the community more friendly and open
- Single-family development which preserves existing open space, oak trees, hills and parks, including wildlife adjacent to neighborhoods
- Nicely maintained, clean environment
- Ample open space and parks, good schools and secure neighborhoods
- Friendly atmosphere
- Limited growth

Community's Most Important Housing Needs

- Affordable housing for seniors on limited incomes. Also, need for luxury senior housing. P.U.D. (planned unit development) senior housing
- Accessible housing for seniors – single story units without stairs
- Subsidized housing for persons with disabilities
- Housing at affordable prices for young married couples and families, including apartments, condominiums and townhomes
- Housing for our kids to move into when they become independent – quality apartments and condominiums
- More affordable housing – smaller, clustered units in limited areas; loft units in Agoura Village
- Renovation of older multi-family developments
- In conjunction with housing, pedestrian walk-ways and paths setback from the streets

Suggested Options for City to Address Housing Needs

- Expanded potential for mixed use development, and increased residential densities in Agoura Village
- A mixture of apartments upstairs and commercial small business downstairs
- Encourage developers to build apartments, condominiums and townhomes as part of a plan to increase the amount of affordable housing
- Evaluate rezoning commercial areas for residential use

- Integration of affordable units within market rate projects through City's Inclusionary Housing Ordinance, rather than concentrating affordable units in one development
- Require projects to provide affordable units rather than pay in-lieu fee as means of dispersing low/mod units
- Potential conversion of unsightly, vacant office space into housing for seniors
- Adhere to Agoura Village Plan for that part of city. Mixed use with smaller living units above retail shops might work in other areas also. Vacant lot bordered by Palocomado and Dorothy Drive might be good location for mixed use development.
- Emphasize low to medium densities only

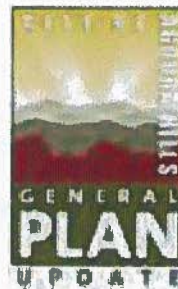
Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local library, the Recreation Center (which offers senior programming), and City Hall. In addition, the draft Housing Element is placed on the City's website. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Upon receipt of input from HCD, public hearings will be held before the Planning Commission and City Council during adoption of the Element. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are videotaped, rebroadcast for several days, and archived on the City's website, allowing greater access to individuals unable to attend in person.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 2035 Agoura Hills General Plan is comprised of nine elements organized into four overall chapters:

- Community Conservation & Development**
 - Land Use Element
 - Economic Development Element
 - Historic and Cultural Resources Element
 - Housing Element
- Infrastructure and Community Services**
 - Mobility Element
 - Infrastructure and Utilities Element
 - Community Services Element
- Natural Resources Element**
- Community Safety Element**



As part of the update of the Housing Element, the other Elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements. The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Special Needs Populations; D) Housing Stock Characteristics; and E) Regional Housing Needs Allocation.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses the population, age, race and ethnicity characteristics of Agoura Hills' residents.

1. Population Growth and Trends

Table II-1 presents population growth trends in Agoura Hills, and compares this growth to neighboring jurisdictions and the entire County of Los Angeles. This Table illustrates the extremely limited amount of growth experienced in Agoura Hills during the past two decades, with one percent increase in population during the 1990s and an actual decrease in population during the 2000s. The U.S. Census documents Agoura Hills' 2010 population at 20,330, representing a decline in approximately 200 residents over the most recent decade. In terms of future trends, the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast projects a modest 5.4 percent increase in Agoura Hills' population over the 2008-2035 period.

Table II-1: Regional Population Growth Trends 1990 – 2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Agoura Hills	20,390	20,537	20,330	1%	-1%
Calabasas	18,527	20,033	20,058	8%	<1%
Thousand Oaks	104,352	117,005	126,683	12%	8%
Westlake Village	7,455	8,368	8,270	12%	-1%
County of Los Angeles	8,863,164	9,519,338	9,818,605	7%	3%

Source: U.S. Census 1990, 2000, 2010.

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 shows the age distribution of Agoura Hills in 1990 and 2010, and compares this to the age distribution of Los Angeles County. As indicated in the table, in 2010, 32 percent of Agoura Hills' residents were children under the age of 18, compared to 1990 when children comprised 39 percent of the City's population. The decline in children is further evidenced by decline in family households with children in Agoura Hills, which dropped from 53 to 36 percent over the past two decades (refer to Table II-4 later in this chapter). Similarly, between 2000-2008, K-12 public school enrollment for schools within Agoura Hills decreased by eleven percent (source: National Center for Education Statistics).

The biggest changes to Agoura Hills' age profile occurred in the young adult (25-44 years) and middle age (45-64 years) groups. Both the proportion and number of young adults declined significantly during the past two decades, decreasing from 38 to 22 percent of the population, and declining by over 3,200 residents. This trend is a reflection of the aging in place of young adults into middle age, and the limited number of new young adults moving into the community. Conversely, the middle age population grew dramatically during, now comprising 35 percent of the City's population, and well above the Countywide average of 24 percent. This shift in growth from young adults to middle age is indicative of the area's high for-sale housing costs and limited rental opportunities.

Finally, the percentage of seniors (65 years and older) in Agoura Hills also increased significantly from 4 to 11 percent during this time. The population of Agoura Hills, as a whole, is aging. The City experienced the greatest numeric population increase in its two oldest age categories (middle age and seniors). The 2010 Census puts the median age of Agoura Hills at 42.4 years, nearly 8 years older than the median age of 34.8 years for the County.

Table II-2: Age Distribution 1990 – 2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	1,570	8%	896	4%	7%
School Age (5-17 yrs)	4,799	23%	4,008	20%	17%
College Age (18-24 yrs)	1,626	8%	1,582	8%	11%
Young Adults (25-44 yrs)	7,685	38%	4,465	22%	30%
Middle Age (45-64 yrs)	3,943	19%	7,089	35%	24%
Seniors (65+ years)	767	4%	2,290	11%	11%
TOTAL	20,390	100%	20,330	100%	100%

Source: U.S. Census 1990 and 2010.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic distribution of Agoura Hills' population and compares it to the Countywide distribution. The City experienced only minor change in ethnic composition over the last two decades, with Whites continuing to make up a large majority (79%) of the City's population. In contrast, Whites comprise only 28 percent of the population Countywide.

In Agoura Hills, the racial and ethnic groups that evidenced that biggest increase between 1990-2010 were Hispanics, which increased by approximately 700 persons, and persons of "other or two of more races" which added approximately 600 persons. The proportion of Asians (7%), African Americans (1%), and American Indians (<1%) in Agoura Hills have all remained relatively constant.

Table II-3: Racial and Ethnic Composition 1990 – 2010

Racial/Ethnic Group	1990		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
White	17,475	86%	15,971	79%	28%
Hispanic	1,243	6%	1,936	10%	48%
Asian/Pacific Islander	1,377	7%	1,525	7%	14%
African American	228	1%	256	1%	8%
American Indian	57	<1%	26	<1%	<1%
Other/2 or More Races	10	<1%	616	3%	2%
TOTAL	20,390	100%	20,330	100%	100%

Source: U.S. Census 1990 and 2010.

4. Employment

The Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast estimates there were a total of 11,600 jobs in Agoura Hills in 2008, and projects a 9.5 percent increase in Agoura Hills' employment over the 2008-2035 period. Table II-4 identifies the City's ten largest employers.

Table II-4: Top Ten Employers in Agoura Hills

Rank	Employer	Industry	# of Employees
1	Bank of America	Banking	824
2	Las Virgenes Unified School District	Public Education	457
3	THQ	Publishing	309
4	Touch Commerce	Internet	207
5	IBM Corporation	Technology	206
6	Farmers Financial Solutions	Insurance	187
7	Teradyne Inc.	Manufacturing	167
8	Pacific Compensation Insurance	Insurance	148
9	Wood Ranch BBQ & Grill	Restaurant	120
10	Agoura Hills Renaissance Hotel	Hotel	106

Source: Agoura Hills 2011 Comprehensive Annual Financial Report

The U.S. Census collects detailed information on primary jobs, defined as the highest paying job for an individual worker for the year, but excluding self-employed or "informally employed" workers. A total of 9,424 primary jobs were identified in 2010 in Agoura Hills; while this is approximately 18 percent below the 11,600 total jobs identified by SCAG, the data provides a greater level of detail on the City's workforce. As depicted in Table II-5, professional/scientific/technical services (18.6%) is the most dominant employment sector, followed by accommodation and food services (12.1%), and retail trade (11.7%).

Table II-5: Primary Jobs by Industry Sector 2010

Industry Sector	# Jobs	% Total Jobs
Professional, Scientific and Technical Services	1,752	18.6%
Accommodation and Food Services	1,143	12.1%
Retail Trade	1,104	11.7%
Administration & Support, Waste Mgmt and Remediation	810	8.6%
Information	764	8.1%
Finance, Insurance and Real Estate	736	7.8%
Educational Services	606	6.4%
Wholesale Trade	566	6.0%
Health Care and Social Services	526	5.6%
Construction	444	4.7%
Other Services (excluding Public Administration)	400	4.2%
Manufacturing	168	1.8%
Arts, Entertainment and Recreation	126	1.3%
Transportation and Warehousing and Utilities	126	1.3%
Public Administration	114	1.2%
Management of Companies and Enterprises	38	0.4%
Agriculture, Forestry, Fishing and Hunting	1	0.0%
TOTAL	9,424	100%

Source: U.S. Census 2012. OnTheMap Application. <http://onthemap.ces.census.gov/>

Approximately one-third of Agoura Hills's employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the city. The Census documents that ninety-five percent of the 9,424 persons employed within Agoura Hills commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community's workforce.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations are all factors that affect the type of housing needed by residents. This section discusses the various household characteristics that affect housing needs in Agoura Hills.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together who are related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as convalescent homes, are not considered households.

As illustrated in Table II-6, the 2010 Census documents 7,327 households in Agoura Hills, with an average household size of 2.76 persons. This represents a significant decrease in household size (3.08) from 1990, and falls below the Los Angeles County average household size of 2.98. With a ten percent increase in households and zero population growth during 1990-2010, the average household size in Agoura Hills has decreased correspondingly.

Families continue to comprise the majority of the households in Agoura Hills, though families have declined in relative proportion from 83 to 76 percent over the past two decades. Families with children evidenced the most significant decrease, comprising just 36 percent of households in 2010 compared to 53 percent in 1990, a decline in nearly 800 families with children. In contrast, single person households grew from 12 to 19 percent of households, an increase of 550 households. This decline in families with children and increase in single person households, combined with the decline in young adults and increasing middle age and senior populations, suggests that Agoura Hills' households are aging in place.

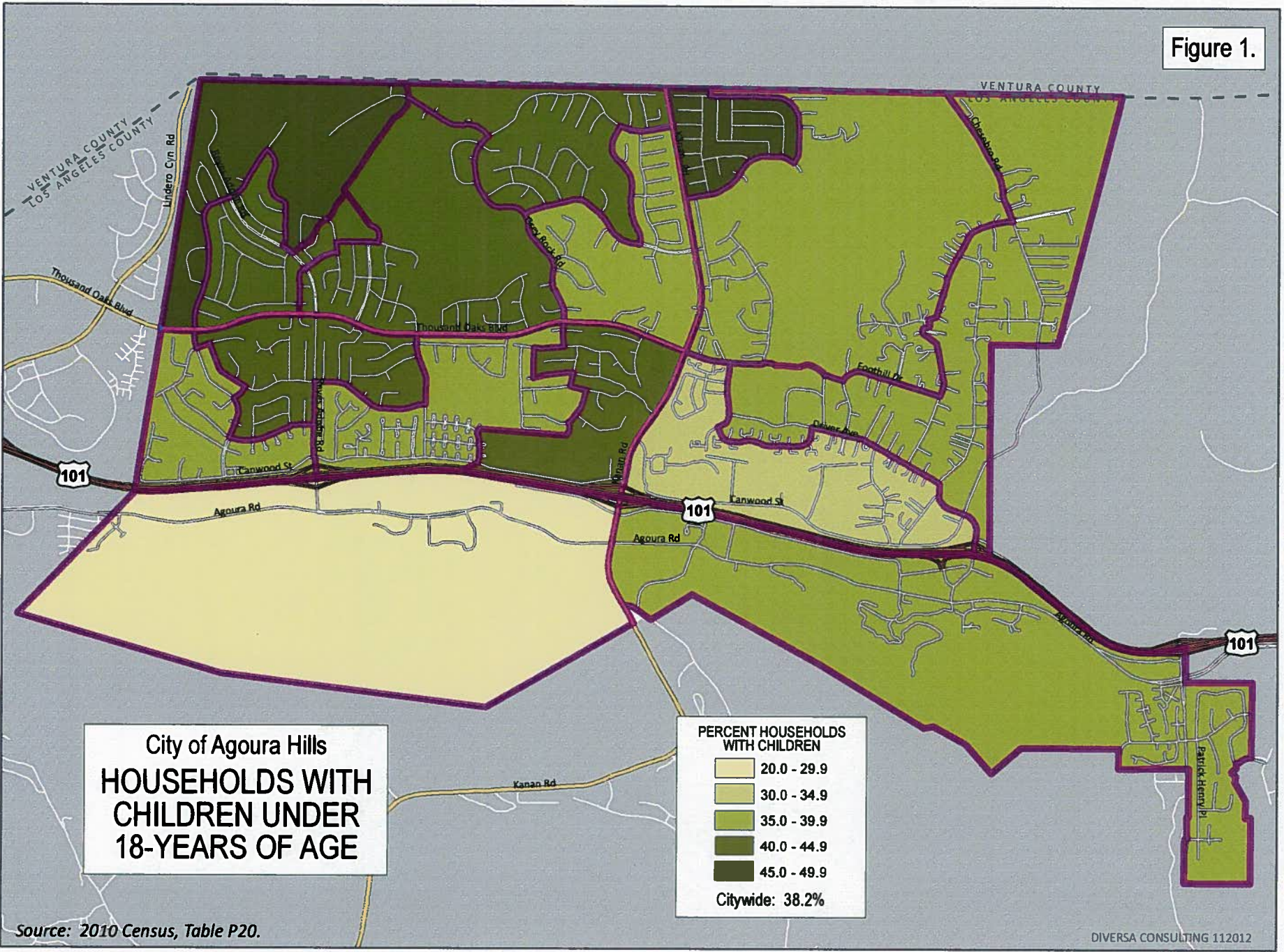
Figure 1 depicts the location of households with children in Agoura Hills, and illustrates concentrations in the northwestern quadrant of Agoura Hills, in contrast to Old Agoura which evidences fewer households with children.

Table II-6: Household Characteristics 1990 - 2010

Household Type	1990		2010		L.A. Co. %
	Households	Percent	Households	Percent	
Families	5,456	83%	5,593	76%	68%
With children	(3,462)	(53%)	(2,671)	(36%)	33%
With no children	(1,994)	(30%)	(2,922)	(40%)	35%
Singles	798	12%	1,346	19%	24%
Other non-families	356	5%	388	5%	8%
Total Households	6,610	100%	7,327	100%	100%
Average Household Size	3.08		2.76		2.98
Average Family Size	3.37		3.15		3.58

Source: U.S. Census 1990 and 2010.

Figure 1.



2. Household Income

The state and federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-7, which are thus used throughout the Housing Element.

Table II-7: State Income Categories

Income Category	% County Area Median Income (AMI)	2012 L.A. County Income Limits		
		1 person household	2 person household	3 person household
Extremely Low	0-30% AMI	\$17,750	\$20,250	\$22,800
Very Low	0-50% AMI	\$29,550	\$33,750	\$37,950
Low	51-80% AMI	\$47,250	\$54,000	\$60,750
Moderate	81-120% AMI	\$54,450	\$62,200	\$70,000
Above Moderate	120%+ AMI	>\$54,450	>\$62,200	>\$70,000

Source: California Dept of Housing and Community Development, 2012 Income Limits.

Table II-8 presents the distribution of household income in Agoura Hills by income category. At 72 percent, above moderate income households (>120% AMI) comprise the vast majority of households. Despite the City's overall affluence, however, over 1,100 Agoura Hills households earn lower incomes (<80% AMI). While relatively limited in number (4% of households), extremely low income (ELI) households (<30% AMI) have significant housing needs. According to CHAS Data compiled by HUD, 87 percent of the City's ELI households are homeowners (286 households), with 85 percent of these ELI homeowners spending more than half their income towards housing, placing them at risk of being unable to maintain, or potentially losing their homes. Among the City's estimated 43 ELI renter households, 50 percent spend more than half their incomes on rent.

Table II-8: Household Income Distribution 2010

Income Level	Households	%
Extremely Low Income	329	4%
Very Low Income	313	4%
Low Income	484	6%
Moderate Income	1,088	14%
Above Moderate Income	5,658	72%
TOTAL	7,872	100%

Source: SCAG Existing Housing Needs Statement, July 2011 (as derived from 2005-2009 American Community Survey).

Many of the workers who make up Agoura Hills' workforce earn modest incomes, making it challenging to afford to live in the City. Table II-9 presents a sampling of occupations in Agoura Hills that fall within very low, low and moderate income thresholds (based on a single worker household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Agoura Hills with the amount that households of different

income levels can afford to pay for housing. This analysis illustrates that very low, low and even most moderate income occupations, such as retail sales managers, vocational nurses, and administrative assistants, cannot afford to rent or purchase a home in Agoura Hills.

Table II-9: Los Angeles County Wages for Select Occupations 2012

Very Low Income ($< \\$33,750$ - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Waiters/Waitresses	\$10.41	\$21,645	\$541
Child Care Workers	\$12.11	\$25,187	\$630
Retail Salespersons	\$12.66	\$26,335	\$658
Nursing Aides, Orderlies, and Attendants	\$12.88	\$26,808	\$670
Security Guards	\$13.24	\$27,541	\$689
Hairdressers and Cosmetologists	\$13.39	\$27,849	\$696
Teacher Assistants	--	\$30,229	\$756
Emergency Medical Technicians and Paramedics	\$14.77	\$30,732	\$768
Preschool Teachers	\$15.26	31,736	\$793
Low Income (\$33,750 - \$54,000 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Transit Bus Drivers	\$18.66	\$38,811	\$970
Bookkeeping, Accounting, and Auditing Clerks	\$19.42	\$40,378	\$1,009
Tax Preparers	\$20.53	\$42,704	\$1,067
Retail Sales Manager	\$21.98	\$45,714	\$1,142
Real Estate Sales Agent	\$22.32	\$46,422	\$1,161
Licensed Practical and Vocational Nurses	\$24.22	\$50,390	\$1,260
Executive Secretaries and Administrative Assistants	\$25.38	\$52,798	\$1,320
Child, Family, and School Social Workers	\$25.80	\$53,677	\$1,342
Carpenters	\$25.97	\$54,021	\$1,350
Moderate Income (\$54,000 - \$62,200 - 2 person household)	Hourly Wage	Annual Income	Max. Monthly Affordable Housing Cost
Food Service Managers	\$24.59	\$51,148	\$1,279
Architectural and Civil Drafters	\$26.32	\$54,733	\$1,368
Computer Support Specialists	\$26.38	\$54,859	\$1,371
Postal Mail Carriers	\$26.51	\$55,156	\$1,379
Insurance Appraisers	\$26.62	\$55,377	\$1,384
Paralegals and Legal Assistants	\$28.99	\$60,312	\$1,508
Graphic Designers	\$29.04	\$60,404	\$1,510

Source: 2012 California Occupational Employment Statistics –Los Angeles County; 2012 State HCD Income Limits.

Income categories based on two person household with single wage earner.

Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

C. SPECIAL NEEDS POPULATIONS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, the following: economic status, age, disability, household size and household type. Special needs populations in Agoura Hills include the elderly, persons with disabilities, large households, female-headed households, and the homeless. Table II-10 summarizes the special needs populations in Agoura Hills. Each of these population groups, as well as their housing needs, is described in the section that follows.

Table II-10: Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	2,290		11%
With a Disability	760		(33%)
Senior Households		1,610	22%
Renter		242	(15%)
Owner		1,368	(85%)
Seniors Living Alone	438		2%
Persons Living with Disabilities*	1,658		8%
Large Households		762	10%
Renter		175	(23%)
Owner		587	(77%)
Female-Headed Family Households*		606	8%
Renter		328	(54%)
Owner		278	(46%)
TOTAL Persons/Households	20,330	7,327	

Source: U.S. Census 2010, *American Community Survey 2005-2007.

Note: Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 15% are renters and 85% are owners.



1. Senior Households

Seniors are a significant special needs group in Agoura Hills, comprising 22 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Concurrent with the trends throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

Although often viewed as homogeneous, Agoura Hills' senior population is quite diverse. Among the City's 1,610 senior households, 85 percent own a home and 15 percent rent housing. Approximately forty percent of Agoura Hills' seniors are 75 years of age and above, a population which may require more supportive housing options as they age and become more frail. Figure 2 depicts the location of senior households in Agoura Hills, and identifies several neighborhoods with high concentrations of senior citizens.

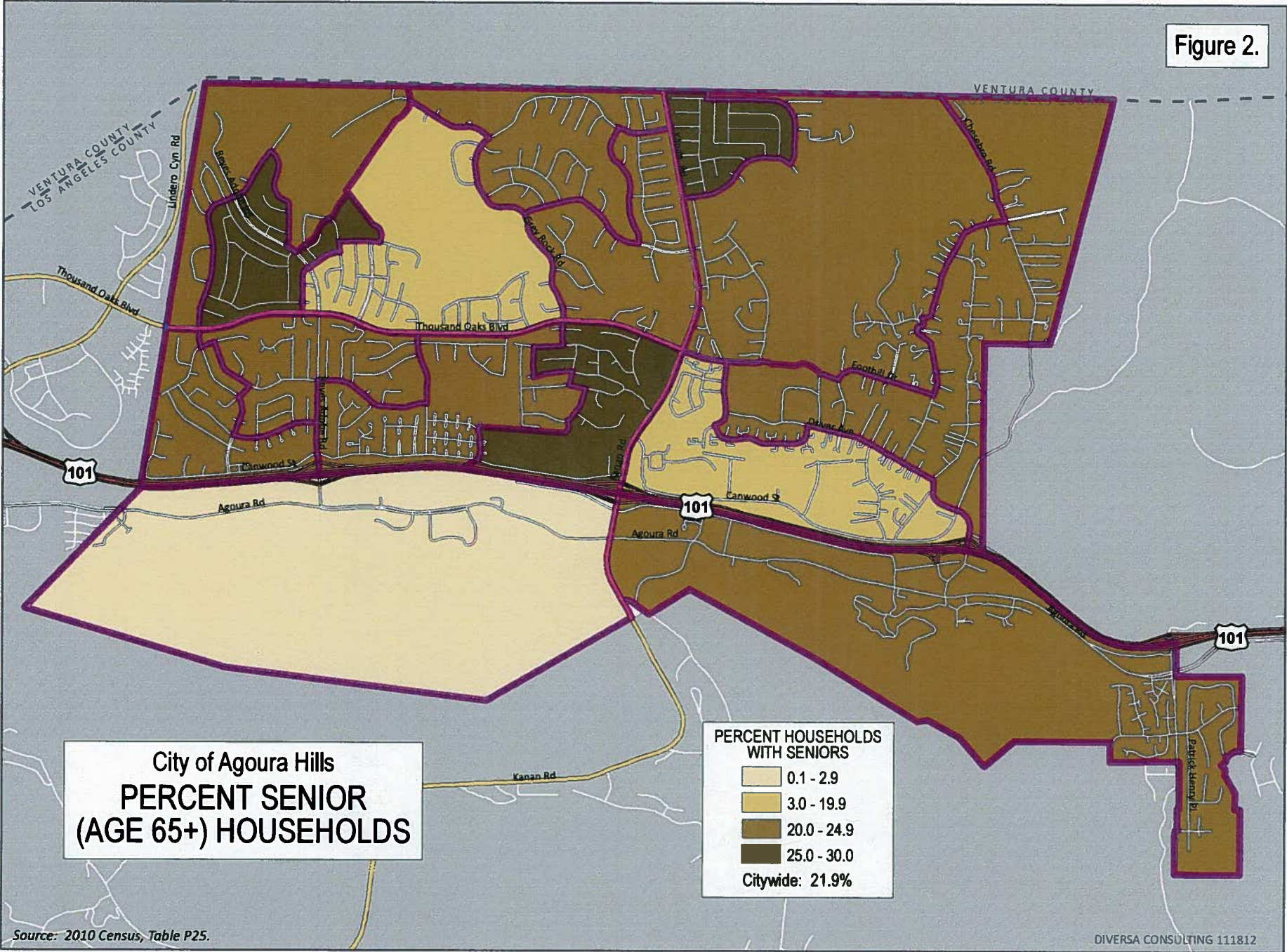
Some of the more pressing housing needs of Agoura Hills' seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Agoura Hills' approximately 250 senior renter households, three-quarters are lower income (<80% AMI), with half very low income (<50% AMI). Market rents in Agoura Hills are well beyond the level affordable to lower income households, as confirmed by the Census, which documents 70 percent of the City's lower income senior renters spending more than half their incomes on rent.
- **Disabilities.** The Census identifies 33 percent of Agoura Hills' seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+), this indicates a large segment of the senior population which may require various levels of housing support.
- **Housing maintenance.** Of Agoura Hills' approximately 1,400 senior homeowners, over one-third live alone. As these homeowners age, many may be unable to maintain their homes or perform minor repairs. The installation of grab bars and other assistance devices may be necessary to enhance accessibility.

Agoura Hills has a total of fourteen residential care facilities for the elderly licensed through the State of California. All but one of these facilities are in a small, group home setting, with six or fewer occupants, with one large facility - Agoura Hills Senior Retreat - providing capacity for up to 175 seniors. These residential care facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services to persons 60 years of age and over.

Addressing the diverse housing needs of Agoura Hills' senior population will require strategies that foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of variety of supportive living environments for seniors of all income levels.

Figure 2.



2. Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2005-2007 American Community Survey (ACS) identifies 1,658 Agoura Hills residents over the age of five as having one or more disabilities, representing eight percent of the City's population. One-third of these residents are unable to live independently. The ACS documents the presence of the following types of disabilities among Agoura Hills disabled residents:

- Hearing – 45%
- Ambulatory – 37%
- Cognitive – 34%
- Vision – 22%

Of the City's senior population, approximately one-third suffer from a disability. As Agoura Hills' population continues to age, the number of residents with disabilities will also increase.

Supportive services for the disabled in Agoura Hills include a Meals-on-Wheels program that delivers meals to individuals who are temporarily or permanently disabled. As funding permits, the City's Housing Rehabilitation Program can provide assistance to low and moderate income disabled households for accessibility accommodations.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities

Due to the dramatic rise in autism spectrum disorders (ASD), in 2010 the California legislature passed SB 812 which requires the Housing Element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources available to serve this population. The State Department of Developmental Services (DDS) currently provides community-based services to 6,000 adults diagnosed with ASD; over 4,000 California teenagers diagnosed with ASD will reach adulthood over the next five years, many of whom will want to live independently and need appropriate housing.

The North Los Angeles County Regional Center (NLACRC), which serves the San Fernando, Santa Clarita and Antelope Valleys, is among 21 regional centers operated by the State DDS to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives.

The NLACRC serves over 18,000 individuals with developmental disabilities and their families. Within zip code 91301, which encompasses greater Agoura Hills, the Regional Center currently provides services to 167 residents with developmental disabilities, including 125 persons under the age of 18 and 42 persons 18 years of age and older.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, affordable inclusionary units, and Section 8 rental vouchers.

Agoura Hills supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities and supportive housing, and ensure reasonable accommodation. Housing Element programs to facilitate affordable housing - including Inclusionary Housing Zoning, Housing Trust Fund, Affordable Housing Development Assistance, and Density Bonus Incentives – can also assist residents with developmental disabilities.

3. Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals, which typically consist of single-family homes.

In Agoura Hills, large households comprise ten percent of total households. Of the City's approximately 760 large households, just 23 percent are renters. The CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD documents 464 rental units and 4,949 owner units in Agoura Hills with 3 or more bedrooms, in general, the appropriate size for households with 5-6 members. In contrast, Agoura Hills is home to only 175 large renter households and 587 large owner households, indicating a more than adequate supply of both rental and ownership units to accommodate the City's large households.

4. Female-Headed Family Households

Female-headed family households tend to have modest incomes, and typically have a special need for such services as childcare and health care, among others. The American Community Survey identifies 606 female-headed family households (no husband present) in Agoura Hills, comprising eight percent of total households and eleven percent of family households. Of these female-headed households, over half (54%) are renters. Many of these households need assistance with housing subsidies, as well as accessible and affordable day care.

The Agoura Hills Recreation Center offers a variety of youth programs after school. Children and teens can participate in a variety of fitness activities and intramural sports leagues, arts and dance classes, after-school programs, and special spring, winter and summer break camps and excursions. The Agoura Hills/Calabasas Community Center is also available for use by the City's young residents.

This state-of-the-art recreational facility offers discounted memberships for students as well as a unique Child Watch Program that provides childcare using the Community Center's facilities.

5. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. In many parts of southern California, agriculture production is an important contribution to local economies. The City of Agoura Hills has no agricultural land in active production nor do the adjacent cities of Westlake Village or Calabasas. According to data compiled from the American Community Survey by SCAG, none of the 10,605 jobs identified within the Agoura Hills city limits fall within the industry of "Agriculture, Forestry, Fishing, Hunting and Mining."

6. Homeless

Due to the relative inaccessibility and distance from urban centers, Agoura Hills does not attract many transitional homeless individuals or families, and the 2010 Census identifies no homeless in the City. According to interviews with the Sheriff's Department at the Lost Hills Station, homeless in Agoura Hills are largely related to the day laborer population. This population consists of relatively young Hispanic men, with no women or families present. Encampments averaging 5 to 6 men are formed in the evening hours in the Ladyface Mountain foothills along Agoura Road, and are dispersed during the daytime hours as the men look for work. The Sheriff Department's policy is to leave these individuals alone unless they are creating a public nuisance, such as through public intoxication or urination.

Day laborers are considered temporarily homeless, in contrast to chronic homeless characterized by alcohol and drug dependencies and/or mental health issues. The Sheriff's Department estimates there to be an average of five or so chronic homeless in Agoura Hills at any given time.

Lutheran Social Services in nearby Thousand Oaks provides a number of programs and services to assist both the temporary and chronic homeless. The agency offers financial assistance to the homeless for rent, utilities and transportation. They also provide counseling services in eviction prevention and employment assistance. In addition, Lutheran Social Services operates a full-time meal and shelter program for the homeless.

D. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Agoura Hills' physical housing stock. This includes an analysis of housing growth trends, housing conditions, housing prices and rents, and housing affordability.

1. Housing Growth

Table II-11 displays housing production in Agoura Hills compared to neighboring cities and the County of Los Angeles. During the 1990s, Agoura Hills' housing stock grew by only one percent, below the three percent housing growth experienced Countywide. While housing growth in neighboring Calabasas (3%) was comparable to that in the County, both Westlake Village and Thousand Oaks experienced growth levels of over 10 percent.

The 2010 U.S. Census documents Agoura Hills' housing stock at 7,585 units, reflecting nearly 600 new units since 2000. Development of the 336 unit Archstone Oak Creek Apartment complex contributed to over half of this growth. Other than this large project, post-2000 residential development has consisted of several small townhome developments and individual single-family infill. With an eight percent increase in its housing stock between 2000-2010, the housing growth rate in Agoura Hills surpasses the Countywide residential growth rate of five percent.

Table II-11: Regional Housing Growth Trends 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Agoura Hills	6,927	6,993	7,585	1%	8%
Calabasas	7,857	8,107	8,878	3%	10%
Thousand Oaks	37,765	42,958	47,497	14%	11%
Westlake Village	3,006	3,347	3,384	11%	1%
L.A. County	3,163,343	3,270,909	3,443,087	3%	5%

Source: U.S. Census 1990, 2000, 2010.

2. Housing Type and Tenure

Table II-12 depicts the mix of housing types in Agoura Hills. Single-family homes remain the dominant housing type, comprising 83 percent of the housing stock, a modest decline from the 89 percent single-family homes in 2000. During the past decade, a net increase of 142 single-family homes have been added to the City's housing stock, in comparison to a net increase in 428 multi-family units. As previously mentioned, the majority of multi-family growth is attributed to construction of the 336-unit Archstone Oak Creek Apartment complex.

Table II-12: Housing Type 2000 - 2010

Unit Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	5,220	75%	5,322	70%
SF Attached	979	14%	1,019	13%
Total Single-Family	6,199	89%	6,341	83%
2 to 4 Units	176	2%	171	2%
5 or more units	618	9%	1,051	14%
Total Multi-Family	794	11%	1,222	16%
Mobile Homes & Other	0	0%	22	<1%
Total Housing Units	6,993	100%	7,585	100%
Vacancy Rate	1.7%	--	3.4%	--

Source: U.S. Census 2000, 2010. Dept of Finance 2010 Population and Housing Estimates.

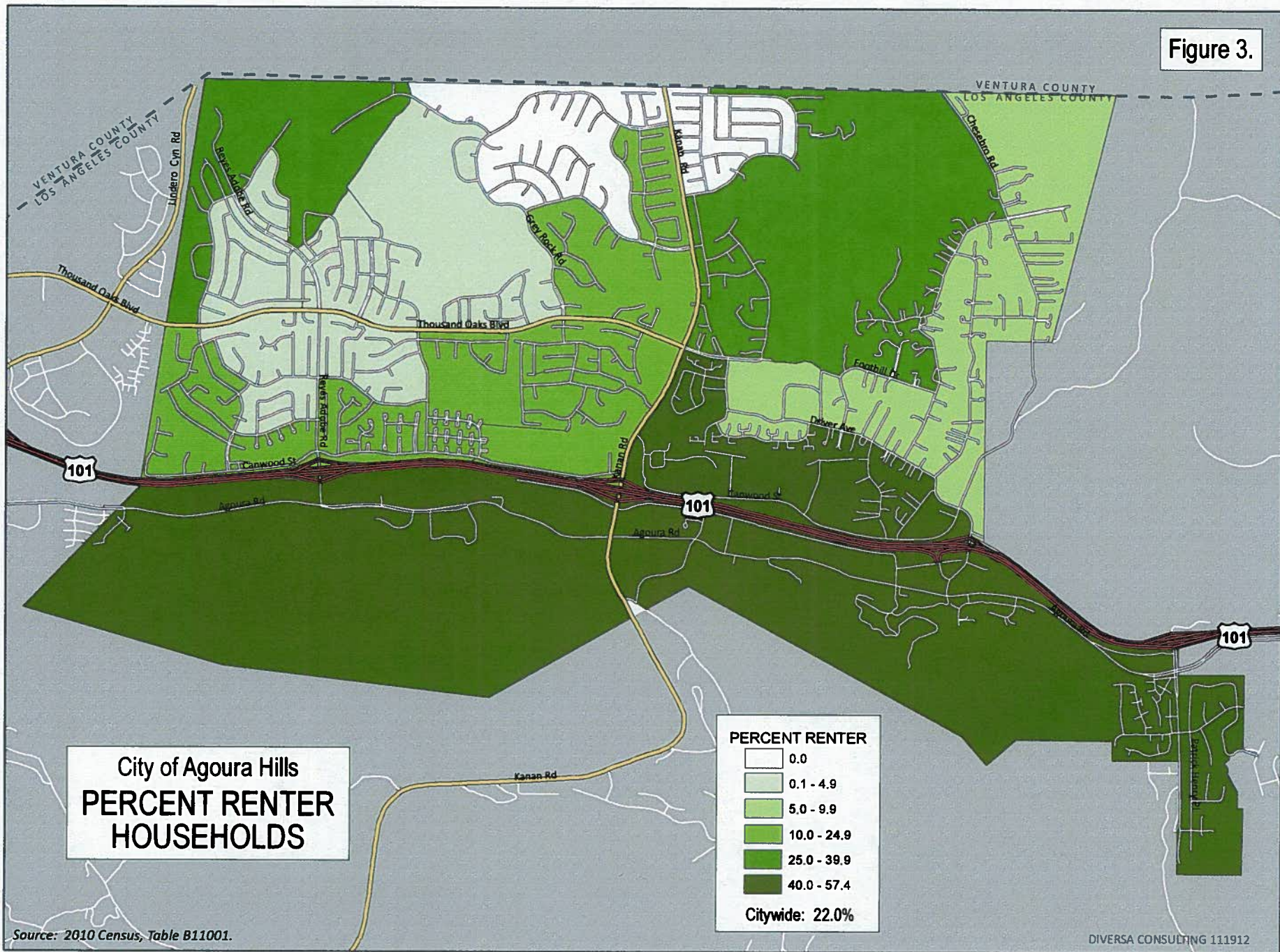
Housing tenure refers to whether a housing unit is owned or rented. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally seeing lower turnover rates than rental units. According to the 2010 Census, 78 percent of Agoura Hills' households were homeowners, a slight decline in homeownership from the City's 1990 home ownership levels (83%), yet substantially higher than the Countywide average of 48 percent. Figure 3 depicts the locations of renter households in the community, and illustrates neighborhoods with the highest proportion of renters are generally located in the southern half of the City.

Table II-13: Housing Tenure

Housing Tenure	1990		2000		2010	
	Occupied Units	Percent	Occupied Units	Percent	Occupied Units	Percent
Renter	1,097	17%	1,099	16%	1,612	22%
Owner	5,513	83%	5,775	84%	5,712	78%
Total	6,610	100%	6,874	100%	7,327	100%

Source: U.S. Census, 1990, 2000, 2010.

Figure 3.



Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2010 Census, the residential vacancy rate in Agoura Hills was 0.5 percent for ownership units, indicating a high pent-up demand for ownership housing in the City. While the Census identifies a 6.8 percent rental vacancy rate, interviews with property managers at the City's two largest apartment complexes - Archstone Oak Creek (336 units) and Archstone Agoura Hills (175 units) – identify current (2012) vacancies of well below 3 percent.



Oak Creek Apartments

3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically, housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-14 displays the age of Agoura Hills' occupied housing stock by tenure as of 2009. With 52 percent of Agoura Hills' housing stock built prior to 1979, over half of the City's housing has reached the 30 year benchmark, representing approximately 4,000 units. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

Prior to establishing the City's housing rehabilitation program, the City conducted a Citywide housing conditions survey, supplemented with more in-depth field surveys in targeted areas. The results of the survey showed that concentrations of homes in need of minor rehabilitation improvements were located in the Lake Lindero and Old Agoura neighborhoods. The City's Single Family Housing Rehabilitation Program was subsequently established to assist low and moderate homeowners to correct code deficiencies and make other needed improvements, and has resulted in the upgrading of 55 units occupied by low and moderate income households.¹ While no units have been identified as needing replacement, City rehabilitation staff estimate 25 percent of the pre-1970 housing stock (approximately 150 units) may be in need of some level of rehabilitation.

Table II-14: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	15	1%	33	<1%	<1%
2000-2004	266	18%	21	<1%	4%
1990-1999	56	4%	322	5%	5%
1980-1989	404	28%	2,664	42%	39%
1970-1979	519	36%	2,335	36%	36%
1960-1969	150	10%	683	11%	11%
1950-1959	46	3%	247	4%	4%
1940-1949	0	0%	76	1%	1%
1939 or earlier	0	0%	34	1%	<1%
Total	1,456	100%	6,415	100%	100%

Source: U.S. Census 2005-09 American Community Survey.

¹ Due to the elimination of Redevelopment Agency funding, the Rehabilitation Program is currently on hold until a replacement source of funds can be secured.

4. Housing Costs and Affordability

Rental Housing Market

A rent survey was conducted in July-August 2012 to evaluate rental costs in Agoura Hills. Rental data was collected based on asking rents for units advertised on several rental websites and from rental listings contained in *The Acorn* newspaper. Table II-15 presents the results of the rent survey by unit type, including apartments/condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 35 multi-family units were advertised for rent, including 16 apartments and 19 units identified as townhomes or condominiums. Median monthly rents were \$1,600 for a one-bedroom unit, \$2,000 for a two bedroom unit, and \$2,375 for a three bedroom unit. While no three bedroom apartments were advertised, townhome/condominiums helped to fill the gap in larger unit rentals.

Single-family homes comprised 40 percent of advertised rentals in Agoura Hills, with median rents of \$2,800 for a three bedroom home, \$4,800 for a four bedroom home, and \$6,500 for a home with five or more bedrooms. The significant number of single-family home rentals is likely a reflection of the “shadow market” occurring in many California communities where homeowners looking to move are unable to sell or are unwilling to take a large hit to their equity, and instead choose to rent out their homes.

In addition to the full rental units surveyed, six individual rooms were listed for rent within condominiums and single-family homes, ranging in price from \$650 to \$950. Rooms provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

Table II-15: Survey of Vacant Rental Units: July – August 2012

Unit Type and Bedrooms	# Units Advertised	Rental Range	Median Rent
<i>Apartments/Condominiums/Townhomes</i>			
1	12	\$1,225 - \$1,966	\$1,600
2	15	\$1,600 - \$2,430	\$2,000
3	8	\$1,800 - \$2,850	\$2,375
<i>Single-Family Homes</i>			
3	12	\$1,600 - \$3,900	\$2,800
4	9	\$2,975 - \$8,500	\$4,800
5	3	\$4,500 - \$8,500	\$6,500
<i>Rooms for Rent</i>			
1	6	\$650 - \$950	\$700

Source: *The Acorn Real Estate Guide*; craigslist .com; rentalsource.com; homes.com; westsiderrentals.com. July-August 2012

Homeownership Market

Table II-16 compares single-family and condominium sales prices in Agoura Hills and nearby communities by zip code during calendar year 2011. A total of 117 single-family homes were sold within the 91301 Agoura Hills zip code², commanding a median sales price of \$705,000. The City's median home price decreased by just 1.4 percent from the previous year, well below the price declines evidenced in nearby communities. Single-family home prices in Agoura Hills were more reasonably priced than many of the surrounding communities, including Calabasas, Malibu, Topanga, and Westlake Village. Only Thousand Oaks had home prices similar to Agoura Hills, with home prices in zip code 91362 selling for a median of \$685,000.

Condominiums represented two-thirds of all units sold in Agoura Hills in 2011, with 203 condos sold within the 91301 zip code. The median condo sales price was \$437,000, representing a slight 1.8 percent decline from the previous year. Condominium prices in Agoura Hills were below the countywide average of \$430,000, as well as that in the other communities surveyed, reflecting the older stock of condominiums in the City.

Table II-16: Single-Family Homes and Condominium Sales 2011

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2010	# Condos Sold	Median Condo Price	Change from 2010
Agoura Hills	91301	117	\$705,000	-1.4%	203	\$437,000	-1.8%
Calabasas	91302	178	\$980,000	-19.7%	177	\$840,000	-11.6%
Malibu	90265	206	\$1,650,000	-21.0%	88	\$487,000	-2.3%
Topanga	90290	70	\$876,000	-7.0%	14	\$280,000	-12.6%
Thousand Oaks	91360	360	\$465,000	-4.9%	73	\$220,000	-20.0%
	91362	285	\$685,000	-3.5%	213	\$311,000	-8.1%
Westlake Village	91361	130	\$810,000	-2.8%	170	\$469,000	-1.4%
Los Angeles County	all	53,437	\$325,000	-4.4%	16,941	\$275,000	-8.3%

Source: DQNews – 2011 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

Note - The 91301 zip code encompasses several small residential areas which fall outside the Agoura Hills City limits, including Malibou Lake and several Calabasas neighborhoods located west of Las Virgenes. Table II-16 which follows provides sales information for the City's corporate limits.

² The 91301 zip code also encompasses unincorporated areas outside Agoura Hills, including the Malibou Lake and Cornell communities, and a portion of Calabasas west of Lost Hills Road.

While the prior Table II-16 provides an overview of the subregional housing market and sales within the greater 91301 Agoura Hills zip code, the following Table II-17 provides detailed information on all sales of existing and new single-family homes and condominiums within the Agoura Hills city limits during the eight month period January through August 2012. A total of 68 single-family home sales were recorded during this period. Three- and four-bedroom units were the most prevalent homes sold, characteristic of Agoura Hills' relatively new housing stock of larger sized units. For example, the average unit size among the 32 four-bedroom units sold was 2,600 square feet, and the average year built was 1980. Single-family lot sizes are large, averaging 18,700 square feet. Median sales prices ranged from \$612,000 (three-bedroom), to \$640,000 (four-bedroom), and \$1,030,000 (five or more bedrooms).

A total of 121 condominiums were sold during this eight month period, comprising 65 percent of all homeownership sales in Agoura Hills. Median prices for condominiums ranged from \$240,000 (two-bedroom), to \$399,000 (three-bedroom), \$739,000 (four-bedroom), and \$975,000 (four-bedroom). While limited in number, two-bedroom condominium units continue to offer a relatively affordable homeownership option in Agoura Hills.

Table II-17: Home and Condominium Sales Prices January - August 2012

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
Single-Family Homes						
3	32	\$410,000 - \$1,260,000	\$612,000	2,400 sf	21,300 sf	1980
4	32	\$455,000 - \$1,225,000	\$640,000	2,600 sf	14,700 sf	1980
5+	4	\$540,000 - \$3,850,000	\$1,030,000	4,200 sf	29,800 sf	1983
Total	68	\$410,000 - \$3,850,000	\$632,000	2,600 sf	18,700 sf	1980
Condominiums						
2	19	\$208,000 - \$402,000	\$240,000	1,200 sf	--	1979
3	54	\$200,000 - \$920,000	\$399,000	1,700 sf	--	1979
4	37	\$405,000 - \$1,000,000	\$739,000	2,800 sf	--	1980
5	11	\$595,000 - \$1,800,000	\$975,000	3,800 sf	--	1986
Total	121	\$200,000 - \$1,800,000	\$467,000	2,200 sf	--	1980

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Home Foreclosures

Nearly 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. While the number of mortgage default notices in the State has been consistently declining since its peak in 2010, the level of foreclosure activity in California remains among the highest in the country. Approximately 55,000 Notices of Default were recorded in the state during second quarter 2012, a modest 3.6 percent decrease from the prior year.

Within the Agoura Hills city limits, www.RealtyTrac.com identifies 129 residential properties (September 2012) in various states of foreclosure: 47 units in "pre-foreclosure" having received a notice of mortgage default; 48 units undergoing foreclosure with notice of a trustee sale; and 34 units with ownership taken over by the bank. Within the entire Agoura Hills zip code 91301 (encompassing Agoura Hills and the unincorporated communities of Oak Park, Calabasas Hills, Saratoga Hills and Cornell), RealtyTrac recorded a total of 168 new foreclosure filings in August 2012, representing 1 filing for every 368 residential units. In comparison, the ratio of August foreclosure filings to total housing units in the state and southern Ventura County jurisdictions was higher than in Agoura Hills, whereas the foreclosure ratio in Los Angeles County, Calabasas and Malibu were all below that of Agoura Hills.³

Moorpark	1 : 253
Simi Valley	1 : 275
Ventura County	1 : 328
California	1 : 340
Thousand Oaks	1 : 340
Camarillo	1 : 367
Agoura Hills (zip 91301)	1 : 368
Malibu	1 : 411
Los Angeles County	1 : 438
Calabasas (zip 91302)	1 : 462

While foreclosures have been on the decline, "short sales" - where the sales price falls short of what is owed on the property - have been rising. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In second quarter 2012, short sales comprised 18 percent of statewide resale activity.

³ The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Housing Affordability

The affordability of housing in Agoura Hills can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-18 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Agoura Hills as previously documented in Table II-17. As illustrated below, the maximum affordable purchase price ranges from \$320,000 for a three person household, \$357,500 for a four person household, and \$383,500 for a five person household, rendering single-family home prices in Agoura Hills well beyond the reach of moderate income households.

Condominiums, however, do provide an affordable homeownership option for many moderate income households in Agoura Hills. For example, a three person moderate income household can afford a purchase price up to \$320,000, and is thus able to afford the \$240,000 median priced two-bedroom condominium. While the median price of a three bedroom condominium (\$399,000) exceeds the level affordable to a three person moderate income household (\$357,500), eighteen of the 54 three bedroom condominiums sold fell within this affordability threshold. Expanding the supply of condominiums, combined with downpayment assistance programs and inclusionary housing requirements, can be an effective way to extend affordable housing opportunities and ensure households earning moderate incomes remain part of the Agoura Hills community.

Table II-18: 2012 Los Angeles County Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	\$70,000	\$77,750	\$83,950
Income Towards Housing @ 35% Income	\$24,500	\$27,213	\$29,383
Maximum Monthly Housing Cost	\$2,041	\$2,267	\$2,448
Less Ongoing Monthly Expenses:			
Utilities	\$91	\$112	\$138
Taxes (1.1% affordable hsg price)	\$290	\$320	\$350
Insurance	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$1,380	\$1,540	\$1,650
Supportable 30 yr Mortgage @ 4.0% interest	\$289,000	\$322,500	\$345,500
Homebuyer Downpayment (10%)	\$31,000	\$35,000	\$38,000
Maximum Affordable Purchase Price	\$320,000	\$357,500	\$383,500
Agoura Hills Median Single-Family Sales Price	--	\$612,000	\$640,000
Agoura Hills Median Condo Sales Price	\$240,000	\$399,000	\$739,000

Source: Karen Warner Associates.

Utility costs based on LACDC single-family utility allowance schedule for gas appliances.

Table II-19 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with median apartment rents in Agoura Hills (as documented in the rent survey presented in Table II-15). As Table II-18 indicates, Citywide median rents are well above the level of affordability for very low, low and even moderate income households. The monthly affordability gap for a three person household ranges from \$1,165 for very low income households, \$595 for low income households, and \$364 for moderate income households. Some of the least cost rentals advertised, however, (\$1,225 1 bdrm, \$1,600 2 bdrm and \$1,800 3 bdrm) are within a level generally affordable to the top end of the moderate income range.

Table II-19: 2012 Maximum Affordable Rents* Los Angeles County

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$742	\$835	\$920
Low Income	\$1,248	\$1,405	\$1,553
Moderate Income	\$1,453	\$1,636	\$1,810
Agoura Hills Median Apartment/Condominium Rents	\$1,600	\$2,000	\$2,375

*Maximum rent reflects deduction of utility allowance per LACDC 2012 utility schedule: \$102 for 1 bdrms, \$114 for 2 bdrms, and \$133 for 3 bdrms.

**Income levels reflect the 2012 Official State Income Limits published by State HCD.

5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing.

Agoura Hills does not currently have any rent restricted housing in its jurisdiction. While the regulatory agreement associated with the tax-exempt bond issue on Archstone Agoura Hills previously required the property owner to maintain 20 percent of the units for occupancy by low income tenants, the income restrictions on this project are now expired.

6. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Agoura Hills is the extent of "housing problems." One measure of housing problems used by both the state and federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the state and federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-20 shows the incidence of overpayment in Agoura Hills.

Table II-20: Housing Overpayment 2010

Overpayment	Households	Percent	L.A. Co. %
Owners			
Overpayment (>30% income on housing)	2,269	40%	45%
Severe Overpayment (>50% income on housing)	1,046	18%	22%
Lower Income Households Overpaying	445	90%	
Renters			
Overpayment (>30% income on housing)	870	54%	56%
Severe Overpayment (>50% income on housing)	548	34%	29%
Lower Income Households Overpaying	160	70%	
Total Overpayment			

Source: American Community Survey (ACS) 2005-2009. Percentage overpayment from ACS applied to 2010 Census count of owner/renter households. Lower income overpayment derived from HUD CHAS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 40 percent of owners and 54 percent of renters in Agoura Hills were spending more than 30 percent of their total income on housing. Severe overpayment impacts 34 percent of the City's renters, a doubling of the level from 2000 and thus representing a significant housing need. In terms of overpayment among lower income households (<80% AMI), 160 lower income renter households and 445 lower income owners were faced with overpayment in Agoura Hills. The impact of housing overpayment on Agoura Hills' lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Overcrowding

The state defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, bathrooms, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized and affordable housing units.

Table II-21 shows the incidence of overcrowding in Agoura Hills and Los Angeles County by tenure, as measured by the 2006 -2010 American Community Survey. As indicated, just two percent of all households in Agoura Hills were living in overcrowded conditions, well below the incidence of overcrowding Countywide, where overcrowding impacts 12 percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined over the past decade, from seven percent in 2000 to four percent in 2010. Overall, household overcrowding remains a relatively minor issue in Agoura Hills.

Table II-21: Overcrowded Households 2010

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	55	1%	6%
Severe Overcrowding	0	--	1%
Renters			
Overcrowding	65	4%	18%
Severe Overcrowding	27	2%	7%
Total Overcrowding	110	2%	12%

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

E. REGIONAL HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment (RHNA) is a state-mandated process that determines the amount of future housing growth that cities and counties must plan for in their housing elements. This “fair share” allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction’s projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an “ideal” vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development’s (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California’s designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to distribute the region’s assigned share of statewide need to cities and counties by income level. In allocating the region’s future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2013-2021 Housing Element cycle, and has allocated Agoura Hills the following share of the region’s housing needs:

Table II-22 Regional Housing Needs Assessment 2013-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	15	13%
Very Low	31-50%	16	14%
Low	51-80%	19	17%
Moderate	81-120%	20	17%
Above Moderate	120%+	45	39%
Total		115	100%

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

* AMI – Area Median Income.

** An estimated half of the City’s very low income housing needs (31 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide “adequate sites” for through zoning, and is one of the primary threshold criteria necessary to

achieve state approval of the Housing Element. As the RHNA represents a planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target in terms of units built. Agoura Hills will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Agoura Hills.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

General Plan Land Use and Community Form Chapter

The General Plan Land Use and Community Form Chapter, adopted by the City in March 2010, provides for five residential categories. Densities range from 0.2 – 1.0 unit/acre in Residential Very Low Density areas to 15 - 25 units/acre in Residential High Density areas. Higher densities can be achieved through density bonuses.

Zoning Ordinance

The Agoura Hills Zoning Ordinance provides for five residential zones, corresponding to the General Plan land use designations. Table III-1 provides an overview of the City's residential development standards.

The City's parking requirements range from 2 spaces in a garage for single-family units, to 2.5 spaces for condominium units (2 covered spaces, 0.5 uncovered spaces). Parking for apartments varies based on the number of bedrooms as follows: studios - 1 covered, 0.5 uncovered; 1 bedroom - 1.5 covered, 1 uncovered; 2 or more bedrooms - 2 covered, 0.5 uncovered. Covered spaces in apartment units can be provided within carports, eliminating the added cost of providing garage parking. Parking requirements for second units and granny flats have been reduced to one covered space per unit. The Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit. In addition, the proportion of covered spaces can be reduced by half to the extent senior housing is provided for lower income households.

Table III-1: Residential Land Use Controls

Zone District	Purpose	Permitted Uses	Setbacks	Height	Lot Coverage	Max. Density/Intensity
Very Low Density (RV)	Large lot development suitable for equestrian and agricultural oriented uses; >25% slope	1 S.F. du per lot	25' front yard 25' rear yard 12' side yard	2 stories/ 35'	25%	<2 du/acre
Low Density (RL)	Large lots for equestrian uses in conjunction with residential and related development	1 S.F. du per lot	25' front yard 25' rear yard 12' side yard	2 stories/ 30'	35%	1-2 du/acre
Single-Family (RS)	Conventional Single-family detached development	1 S.F. du per lot	20' front yard 20' rear yard 8'-10' side yard	2 stories/ 35'	50%	2-6 du/acre
Medium Density (RM)	Small lot subdivisions and duplexes	1 S.F. du per lot, two-family dwelling per lot, congregate housing	15' front yard 15' rear yard 7'-12' side yard	2 stories/ 35'	60%	6-15 du/acre
High Density (RH)	Condominiums Apartments	Duplexes, apartments, dwelling groups, congregate housing, townhouses, multi-family units	15' front yard, 10' rear yard, 7'-10' side yard	2 stories/ 35'	50%	15-25 du/acre

Source: City of Agoura Hills, Zoning Ordinance.

The City of Agoura Hills has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing:

Inclusionary Housing: Section 9133 of the Municipal Code requires all new residential development with greater than 10 units to provide at least 15 percent of the total units for low and moderate income households. Of the 15 percent, a minimum of six percent of the units shall be for very low income households, with the remaining nine percent for low or moderate income households. Units set aside as affordable must remain available for the target income category for a period of not less than 45 years. An in-lieu fee option is available for fulfillment of the inclusionary housing requirement. The in-lieu fee is currently \$15,313 for rental units and \$21,821 per unit for ownership units.

The future application of the Inclusionary Housing Program in Agoura Hills will primarily be focused on large parcels within areas designated for mixed use - Agoura Village, North Agoura Road Planning Area, and the Commercial Shopping Center/Mixed Use zoning district- as few vacant residentially zoned parcels remain that can accommodate 10 or more units. Aside from these mixed use areas, should there be zone changes to residential use, or current buildings are demolished and rebuilt as housing, the City's inclusionary housing program may come into play. As indicated under Housing Element Program #4 (Inclusionary Housing Program and Housing Trust Fund), the City will consider re-evaluating its Inclusionary Housing Ordinance in response to case law and market conditions.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving the affordable housing stock, Section 9281.2 of the Municipal Code requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. All condominium conversion projects over 10 units need to comply with the Inclusionary Housing Ordinance, such that a portion of the units converted would be reserved for very low, low and moderate income households.

Residential Density Bonus: Section 9674 of the Municipal Code outlines the provisions for a residential density bonus, consistent with Government Code Sections 65915 and 65915.5, Statewide Density Bonus Law. The purpose of the residential density bonus is to encourage developers of housing projects consisting of five or more units or lots to integrate affordable units by providing incentives to do so, in the form of both: (1) a density bonus of 20 to 35 percent, and (2) one to three exceptions from normally applicable zoning and other development standards. The ranges of density bonus and incentives depend on the percentage of affordable units provided and the income level of these units. To date, no developer in Agoura Hills has requested a density bonus. As described in "*Inclusionary Housing*," limited vacant residentially zones site remain in Agoura Hills that can accommodate a housing project of at least five units. Therefore, the application of the residential density bonus in the City may be limited to properties in the Agoura Village Specific Plan, North Agoura Road Planning Area, and Commercial Shopping Center/Mixed-Use areas.

Cluster Development: The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD Overlay can be applied to all residential zone districts and provides for greater flexibility in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay

provides for an increase in density of up to three times the density of the underlying zone. However, as no remaining vacant lands remain with a CD overlay, its applicability in the future is limited.

Transfer of Development Regulations (TDRs): The City's Zoning Ordinance establishes a TDR procedure whereby development credits may be transferred from open space parcels, which because of aesthetics, access, geology, slope, biota, or other environmental factors, are retained as open space, to residentially zoned parcels more suited to development. TDRs have yet to be utilized in Agoura Hills.

Agoura Village Specific Plan

The City's Agoura Village Specific Plan covers a 135-acre area running along both sides of Agoura Road generally between Kanan and Cornell Roads. The Agoura Village area is currently characterized by a mix of vacant parcels and commercial land uses, with the goal of the Specific Plan to transform the Village into a pedestrian oriented center with retail, restaurant, entertainment and residential uses. The Plan provides for greater flexibility than what was previously allowed under City zoning regulations, including the integration of both vertical (housing above commercial) and horizontal (stand-alone residential) mixed use.

The Specific Plan provides for development of townhomes and apartments on three vacant sites and one underutilized commercial site, with capacity for development of 235 multi-family units, with additional units achievable through density bonuses. While the specific unit capacities for each of these sites are evaluated as part of the Residential Sites Inventory, the following development standards apply to all residential and mixed use development within the Specific Plan:

- Maximum building coverage is 60%.
- Residential density limits or minimum unit sizes are not prescribed. As a means of providing flexibility, a maximum number of dwelling units are identified for the 4 specific plan zones (sites) planned for residential and mixed use.
- For mixed use, the commercial component is regulated by FAR and a maximum number of residential units is separately established for the residential component within a given zone.
- Maximum building height is two stories (35 feet), or 3 stories (45 feet) if at least one floor is dedicated to residential over commercial use.
- Building setbacks are minimal to create a vibrant, walkable village environment. For buildings with ground floor commercial and upper story residential, no side or rear setback is required, with front setbacks varying from 5 to 10 feet, depending on the zone. For stand-alone residential, 10 foot side, rear and front setbacks (to the porch) are required.
- Parking requirements for apartments and condominiums are based on the standards established in the City's Zoning Ordinance. Mixed-use projects may be eligible for up to a 25% shared parking reduction on the non-residential portion. Shared parking agreements between two or more land uses on the same site are encouraged.
- As a means of attaining the densities necessary to support an inter-active village environment, single-family development is prohibited in the Specific Plan.

Currently, the City is processing a pre-application for development of the Agoura Town Center. This project was submitted for City review during the last Housing Element cycle, but due to the

economic downturn, was not pursued by the applicant. Within the last year, the developer has expressed renewed interest in undertaking a revised version of the mixed use project, which is located on a 22 acre site at the southwestern corner of Kanan and Agoura Roads. The developer is considering different project alternatives, which would include a combination of retail and restaurant uses, and multi-family housing.

In 2012, the potential developer of the Cornerstone Project (southeast corner of Agoura and Cornell Road) withdrew his application for combining 22 hillside lots into a single 6.8 acre parcel for development of 25,000 square feet of retail, 17,800 square feet of office, and 35 apartment units.

The Agoura Village Specific Plan is located within the former Redevelopment Project Area. As such, any residential development within this area would have been subject to requirements to provide 15 percent of units as affordable to low and moderate income households, with 6 percent of these affordable to very low income households, pursuant to California Redevelopment Law. With the elimination of the City's Redevelopment Agency and removal of the Redevelopment Project Area, the Specific Plan area will now be subject to the City's Inclusionary Housing Ordinance which also requires a minimum of 15 percent affordable units in projects with ten or more units.



Agoura Village Concept

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table III-2 summarizes the housing types permitted in each of Agoura Hills' residential zone districts.

Table III-2: Housing Types by Residential Zone Category

Housing Types Permitted	Residential/Commercial Zone District								
	RV	RL	RS	RM	RH	CS	CRS	CN	CS-MU
Single-Family	P	P	P	P					
Multiple-Family				C	P				
Manufactured Housing	C	P	P	P	P				
Second Units	P	P	P	P	P				
Two-Family Dwelling				P	P				
Care Facilities (6 or fewer)	P	P	P	P	P				
Care Facilities (7 or more)	C	C	C	C	C				
Transitional Housing (Apt building)				C	P				
Transitional Housing (1 or 2 family dwelling)				P	P				
Emergency Shelters						C	P	P	P
Congregate Housing			D	P	P				
Supportive Housing (Apt bldg)				C	P				
Supportive Housing (1 or 2 family dwelling)				P	P				

P = Permitted

D = Director's Approval

C = Conditionally Permitted

Second Units

Second units as an accessory use are allowed in all residential zone districts in the City pursuant to Section 9283 of the Municipal Code. The City requires that all such units be compatible with the neighborhood in which they are located and with the community as a whole. The following summarizes Agoura Hills' second unit development standards:

- ✓ Except for density limitations, all provisions of the underlying zoning district shall be adhered to.
- ✓ One covered parking space shall be provided, which can be either a carport or garage. Parking for the second unit is permitted to be located in any property setback area, provided it does not preclude parking and access for the primary residence.
- ✓ The maximum size of the unit is 640 square feet
- ✓ Second units may be attached or detached from the primary residence
- ✓ Exterior building materials and colors of second units shall be identical to the primary residence
- ✓ Second units shall be connected to either public or private water and sewer facilities

Despite the presence of numerous large parcels that can accommodate a second unit, Agoura Hills has received and approved only one application for a second unit in Old Agoura. The City recognizes the benefit second units can offer in providing modestly priced housing within existing neighborhoods for family members, elderly, in-home health care providers, persons with disabilities and others. In addition, homeowners who create second units benefit from added income and an increased sense of security.

As a means of encouraging the provision of second units in existing and new development, the Housing Element establishes a program for the City to re-evaluate its second unit standards and assess potential refinements. Areas for consideration include: establishment of discretionary review process to accommodate second units larger than 640 square feet; and deviations in setback and lot coverage requirements where privacy and environmental considerations are not compromised; and allowances for deed restricted second units to fulfill inclusionary housing requirements in new residential subdivisions.

Manufactured Housing/ Mobile Homes

Manufactured housing on permanent foundations is a permitted use in all residential zone districts of the City with a Mobile Home Permit. A Conditional Use Permit (CUP) is required in all zones if more than ten (10) years have elapsed between the date of manufacture of the home and the date of application for a Mobile Home Permit to install the manufactured home. Section 9674 of the Municipal Code establishes the Mobile Home Permit application process, and development standards and specifications designed to ensure compatibility of the manufactured home with surrounding uses.

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. More specifically, the Government Code requires the following:

Except with respect to architectural requirements, jurisdictions can only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings, but requirements may not exceed those which would be required of conventional single-family dwellings constructed on the same lot. In no case may a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.

The Agoura Hills Mobile Home Permit primarily focuses on the regulation of roofing overhang, and roofing and siding materials, as well as landscaping and minimum yard setbacks, and is consistent with state law.

Multi-Family Rental Housing

Multi-family housing makes up almost one-fifth of the City's total housing stock. The Agoura Hills Zoning Ordinance permits the development of multi-family housing in the RH residential zone by right, and because the RM zone is characterized by small lot development and duplexes and is primarily single-family in character, multiple family uses in this zone require a Conditional Use Permit. The City allows for densities of 6-15 units per acre in the RM zone and 15-25 units per acre in the RH zone, with additional densities achievable through density bonuses.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

In March 2011, the City Council adopted Ordinance No.11-383, which adopted new standards and definitions for a range of special housing types. The Ordinance more clearly defined "small community care facilities," and "large community care facilities." With the passage of this Ordinance, the Agoura Hills Zoning Code identifies small community care facilities as six or fewer persons and large community care facilities as seven or more persons. Small community care facilities are permitted uses in all residential districts (RV, RL, RS, RM and RH), while large community care facilities are conditionally permitted uses in these same residential districts. The

City places no concentration limitations or spacing requirements on these uses or other types of special needs housing. Review of the California Community Care Licensing Division inventory of community care facilities identifies thirteen residential care facilities for the elderly in Agoura Hills with six or fewer residents; each of these facilities was treated as a permitted use.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Agoura Hills accommodates most accessibility modifications through issuance of a simple remodel permit. Required accessible features (e.g., guardrail, ramp) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. More significant accessibility modifications, such as a ramp with several switchbacks visible from the public sidewalk, may require a general site plan for Planning and Community Development Department staff to review the project's aesthetics, and are able to be reviewed within approximately five days.

In January 2012, the City Council adopted Ordinance No. 11-393, the Reasonable Accommodations Ordinance, consistent with federal and state laws regarding providing reasonable accommodations. The Ordinance creates a procedure in the Municipal Code for an individual with a disability to request a reasonable accommodation from land use and zoning regulations, policies, and practices, when needed, to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is made by the City Director of Planning and Community Development. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation.

The City Building Department strictly enforces state and federal accessibility requirements in new construction based on a standard of "equivalent facilitation" for disabled individuals. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. Subject to funding availability, the City also makes available housing rehabilitation assistance to income qualified households for accessibility improvements.

The City's off-street parking requirements for handicapped spaces can be summarized as follows:

<u># Total Parking Spaces</u>	<u># Handicapped Spaces</u>
1 to 100	1 for every 25 spaces
101 to 200	1 for every 50 spaces
201 to 500	1 for every 100 spaces
501 to 1,000	2% of total spaces
1,001 and above	20 plus 1 for each 100 over 1,000

The City's Zoning Ordinance specifies that the Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit, and the proportion of covered spaces by 50 percent to the extent senior housing is provided for lower income households. The Planning Commission also maintains the discretion to reduce parking requirements for projects with unusual circumstances that warrant a reduction in the City's standard parking requirements. Housing for persons with a non-ambulatory disability, or other disability that restricts driving, would qualify for parking reductions under these provisions.

Land Use Controls: As described under the discussion of Community Care Facilities above, the City allows small community care facilities with six or fewer persons by right, and facilities with more than six persons with a CUP within its residential districts.

Zoning Definition of Family: The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution.

The Agoura Hills Municipal Code includes the following definition of family:

"Family" shall mean any number of persons living together in a room or rooms comprising a single dwelling unit and related by blood, marriage or adoption, or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage, or adoption, but inhabiting a dwelling unit, shall for the purpose of this article be considered to constitute one (1) family if it is a bona fide single household, including servants and other live-in employees contained in such group.

Pursuant to California statutes, Agoura Hills' definition of family is not limited to individuals; encompasses persons not related by blood, marriage or adoption; and does not limit the number of unrelated persons living in a housing unit. It is, therefore, not a constraint to housing development in general or the provision of housing for disabled persons.

Building Codes: The City's Building Code is based on the latest, 2010 version of the California Building Code, along with all required updates. The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities.

Congregate Housing

The City's Zoning Code defines congregate housing as "a residential development for the senior citizen where services such as food preparation, dining and housekeeping are provided. A congregate unit shall be equivalent to 0.33 of a dwelling unit for density purposes." The Code currently permits congregate housing within the RM and RH zones, as well as within the RS zone subject to the Planning and Community Development Director's approval. However, the availability of vacant sites within these residential zones is extremely limited. Given Agoura Hills' growing senior citizen population and the City's desire to provide a range of housing options to allow seniors to remain in the community, the Housing Element establishes a program to conduct a land use study to evaluate expanding the permitted locations for congregate housing to additional zone districts, such as the Commercial Retail Service (CRS) zone district.

Transitional Housing and Emergency Shelters

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units. Pursuant to Ordinance No. 11-383, adopted in March 2011, the Agoura Hills Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." The Code allows transitional housing in the same manner as other similar housing types in the same zone. For example, multi-family housing, which is greater than two-family dwellings, is allowed with a Conditional Use Permit in the RM zone, and by right in the RH zone. Transitional housing that consists of more than two dwellings is also conditionally allowed in the RM zone, and allowed by right in the RH zone. Transitional housing that consists of one or two family dwellings is a permitted use in the RM and RH zones, the same as that for non-transitional housing of the same density.

Agoura Hills has added the following definition of supportive housing to its Code: "housing with no limit on the length of stay, that is occupied by the target population as identified in state law, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community." Similar to transitional housing, Agoura Hills regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

With the adoption of Ordinance No. 11-383 (March 2011), the Agoura Hills Zoning Code defines emergency shelters as "housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay." Emergency shelters are permitted by right in the Commercial Retail Service (CRS) zone, and conditionally permitted in the Commercial Shopping Center (CS) zone. The CRS zone is best suited to house an emergency homeless shelter. This zone district is characterized by proximity to transit (bus service), is centrally located and has good freeway access. Review of existing land use within the CRS zone identifies 16 vacant parcels (8 acres), and 20 parcels considered underutilized (10.8 acres), providing adequate capacity for provision of an emergency shelter.

The process for permitting an emergency shelter in the CRS would be the same as that of any other by right use, and the process for granting a Conditional Use Permit for an emergency shelter in the CS zone would be the same as that of any other conditionally allowed use. The City's CRS development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 sq ft
- Minimum lot width and depth: 100 ft
- Maximum lot coverage: 60%
- Building height: 35 ft
- Front yard setback: 35 ft or up to building height
- Side yard setback: none, or 10 ft if adjacent residential zone or public street
- Rear Yard Setback: 10 ft or up to building height
- Landscaping: 10% of property

The Agoura Hills Municipal Code establishes the following objective standards to regulate emergency shelters to be located in the CRS zone:

- The maximum number of occupants to be served shall not exceed twenty (20);
- A minimum distance of 300 feet shall be maintained from any other emergency shelter;
- The maximum stay at the facility shall not exceed ninety (90) days in a 365-day period;
- Clients shall only be on-site and admitted to the facility between five p.m. (5:00 p.m.) and eight a.m. (8:00 a.m.);
- An interior waiting and intake area shall be provided which contains a minimum of two hundred (200) square feet. If not feasible to locate internally, an exterior waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility; shall be in a location not adjacent to the public right-of-way; and shall be visibly separated from public view by a minimum six (6)-foot tall visual screening;
- A minimum of one (1) employee per 15 beds, in addition to any security personnel, shall be on duty and remain on-site during operational hours;
- Security personnel shall be provided during operational hours and when people are waiting outside;
- Exterior lighting shall be provided for the entire outdoor area of the site, consistent with the provisions of this article and the City Lighting Standards and Guidelines;
- Parking shall be provided at a ratio of one space per 250 square feet of building area, consistent with parking requirements for retail commercial uses in the CRS zone; and
- The operator of the facility shall provide an annual report of the use of the facility and demonstration of compliance with the City's development standards for the use.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the Sheriff's Department reports that homeless in Agoura Hills are primarily related to the day laborer population, and consist of about five or six up men who form encampments in the evening hours in the Ladyface Mountain foothills. Beyond this, the Sheriff's Department indicates the presence of a small number of chronic homeless (five or so) in Agoura Hills. The City's policy is generally to leave these individuals alone, unless they are causing a public nuisance.

Single Room Occupancy (SRO)

The March 2011 update to the Agoura Hills Zoning Code included specifying provisions for single room occupancy (SRO) hotels. The Zoning Code defines a single room occupancy hotel as a “commercial facility where individual secure rooms are rented to a one or two-person household. Single-room occupancy hotel units are provided on a daily, weekly, or monthly basis, and are typically eighty (80) to two hundred fifty (250) square feet in size, with a sink and closet, but which require the occupant to share a communal bathroom, shower, and kitchen.” The Business Park – Office Retail (BP-OR) zone west of Palo Comado Canyon Road is the most conducive to provision of SROs, either through new development or reuse of an existing building. An SRO is a conditionally permitted use within this zone. Other hotels are permitted in this same area of the BP-OR zone.

Farm Employee Housing

According to the 2010 Census, none of the employed population in Agoura Hills works in the industries of farming, fishing or forestry, and there is no agriculturally zoned land in the City. Therefore, given the apparent absence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. Employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. A program has been added to the City’s Housing Element to amend the Zoning Code to provide consistency with the Employee Housing Act.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install collector and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement, there are no other means of providing necessary infrastructure to the City’s land parcels. Requirements for site improvements are at a level necessary to meet the City’s costs and are necessary to protect health, safety, and welfare. The cost of these required off-site improvements varies with the sales price of each dwelling unit, depending on the nature of development (i.e., hillside or flatland development). The City charges a Traffic Impact Fee (TIF) for cumulative traffic mitigation. Public street right-of-way improvements are credited against this TIF.

In terms of street standards, the City uses a standard 36-foot curb-to-curb width requirement within a 50-foot right-of-way for local residential streets. Secondary arterial streets are 50-64 feet curb-to-curb, within a 70-80 foot right-of-way. Within the Agoura Village Specific Plan, reduced street widths are provided to encourage slower travel speeds and reduce pedestrian crossing distances. For example, Agoura Road, which is at the heart of the Village, is designed to consist of one 12 foot

travel lane in each direction, an 8 foot buffer/Class II bike route, and 16 foot diagonal parking. Within Old Agoura, the City allows rolled curbs to maintain consistency with the area's rural character.

The developed portions of Agoura Hills have the majority of necessary infrastructure already in place. However, areas designated Very Low Density, and even some Low Density Residential areas, are not served by infrastructure necessary to support higher density development, and the extension of sewer and water lines to these areas would add significantly to development costs.

4. Development Fees

Table III-3 summarizes development fees for residential projects. The City's development fees were established based on an independent study to reflect the actual cost involved in permit processing and providing services. The City lacks the resources to provide these services at less than cost for the purposes of subsidizing housing. However, fees will vary per unit depending on the value of the unit and the nature of the approval process (such as whether a conditional use permit, plan amendment, oak tree report, soils/geology report, hydrology report, or major grading is required).

In October 2011, the City Council adopted a new Transportation Impact Fee (TIF) Rate (Resolution No. 11-1639). Development fees are assessed for cumulative traffic impacts. The development fee, or TIF, is \$3,094 per single family residential unit, \$1,516 per multi-family unit, and \$1,365 per residential multi-family unit in a mixed use project. Fees for commercial and industrial development are somewhat higher than residential fees based on the greater number of trips generated by these land uses. These fees are necessary to provide for roadway improvements due to deficiencies caused by new development. These fees, in effect, remove a constraint on housing as additional roadway improvements and capacities are made which help accommodate additional housing development throughout the City.

As a means of assessing the cost that fees contribute to development in Agoura Hills, the city has calculated the estimated total Planning, Building and Engineering fees for a 48 unit multi-family residential project currently being proposed in Agoura Village. As indicated in Table III-4, the estimated City fees for this project run approximately \$5,500 per unit. The City may consider providing fee reimbursements for affordable housing developments.

Table III-3: Development Fees for Residential Projects

Fee Category	Fee
Environmental Assessment	
Categorical Exemption	\$674
Initial Study	\$2,830
EIR or MND (Deposit)	\$24,724
Plan Check - SFD	\$4,119
Parcel Map	
Tentative Map	\$1,123
Final Map	\$175
Tract Map	
Tentative Map	\$1,324
Final Map	\$312
Zoning/Land Use Entitlement	
<i>Conditional Use Permit</i>	
New SFD	\$5,690
New MF	\$6,251
Zone Change	\$3,904
<i>General Plan Amendment</i>	
Pre-Screen Review	\$1,880
Public Hearing	\$3,042
<i>Zoning Ordinance Amendment</i>	
Pre-Screen Review	\$3,489
Public Hearing	\$4,352
<i>Site Plan/Architectural Review</i>	
Zoning Administrator	\$1,440
Planning Commission	\$6,452
Pre-Application Review	\$3,028 Deposit + \$2,831 (Admin. Cost)
Consultant Review	
Geological Consultant Review	\$535 Deposit + \$199
Geotechnical Consultant Review	\$535 Deposit + \$320
Oak Tree Permit	
Minor Oak Tree Permit	\$112
Administrative Review	\$371 - \$662
Consultant Review for Administrative Approval	\$350 - \$600 Deposit
Consultant Review for Planning Commission	\$1,000 Deposit
Art in Public Places (for 40+ dwelling units only)	In-Lieu Fee: 1.25% building valuation <i>or</i> Art Installation: 1% building valuation \$1.41/\$1,000 construction valuation
General Plan Cost Recovery	\$1.41/\$1,000 construction valuation
Specific Plan Cost Recovery (Agoura Village only)	\$.5882/s.f.
Traffic Impact Fee	\$1,516 (MF)-\$3,094(SF)/unit

Source: City of Agoura Hills, Planning Department Fee Schedule, 2012.

Table III-4: Total Development Fees for 48 Unit Multi-Family Project

Fee Category	Fee Amount	Deposit Amount
<u>PLANNING</u>		
AVDP Concept Application		\$4,000
AVDP Formal Application		\$8,000
General Plan Cost Recovery	\$5,298	
AVSP Cost Recovery	\$35,092	
Landscape Plan Check		\$2,500
Plan Check	\$8,713	
<u>BUILDING</u>		
Plan Check	\$44,961	
Building Permit	\$49,156	
<u>ENGINEERING</u>		
Traffic Impact Fee	\$72,768	
Grading Permit	\$8,360	
Grading Plan Check	\$2,166	
Grading Deposit		\$24,300
Subtotals	\$226,514	\$38,800
TOTAL	\$265,314	
TOTAL FEES PER UNIT	\$5,527	
<i>Total sq ft (w/o parking structure)</i>	<i>36,160</i>	
<i>Total sq ft (incl. parking structure)</i>	<i>59,660</i>	
<i>Total Valuation</i>	<i>\$3,757,747</i>	

Source: City of Agoura Hills Planning Division, January 2013. Project Assumptions: a) 48 residential units; b) No Tract Map or Parcel Map; c) Single level of underground parking located beneath residential.

5. Processing and Permit Procedures

Permit processing in Agoura Hills takes an average of three to six months for single-family development and up to a year for a tract development if an Environmental Impact Report (EIR) is required. The City has adopted one-stop permit coordination, and conducts a pre-application conference for larger scale projects to identify any potential concerns early on, and to identify any special studies required. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and all other proposed projects are required to submit a geotechnical report. Applications are not deemed complete until these reports have been accepted by City staff. Although the requirement for geological and geotechnical reports can extend the permit process and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Agoura Hills, as there has been a history of slope failures in the City.

All multi-family projects are required to undergo site plan review by the Planning Commission without a public hearing requirement unless deviation from zoning is requested. Hillside developments are required to obtain a Conditional Use Permit, triggering public hearing and noticing requirements.

Agoura Village Specific Plan

Development within the Agoura Village Specific Plan undergoes a unique review process to enhance development flexibility and innovation, while ensuring conformance with the vision of the Specific Plan. The City Council has declared development within Agoura Village as a priority, with the philosophy behind the established review process for staff to work closely with applicants up front to gain consensus prior to submittal of a formal application. All projects require an Agoura Village Development Permit (AVDP), with the Planning Commission serving as the final approval body. An interdepartmental Staff Review Team (encompassing Planning, Building and Safety, Engineering, County Fire, Oak Tree/Landscape, Traffic, Geotechnical, and Architecture) is assembled to work with the applicant early on in project design and throughout the process. The following describes the two-step AVDP Concept Plan Review and Formal Application Review process for multi-family and mixed-use development; single-family development is not permitted within the Specific Plan.

Concept Plan Review occurs early in the process while the site layout is in the preliminary stage. Its purpose is to work with the applicant from the outset to ensure projects are designed consistent with the Specific Plan. Concept plan review focuses on general design and site planning principles, including creation of streets and blocks, placement of buildings, location of parking, building types, and design of the public realm. The applicant is also informed about affordable housing requirements and opportunities, and invited to meet with City staff early to assist in determining how affordable housing can be accommodated in the project. The concept plan review process involves: 1) submittal of concept application materials by the applicant; 2) review of concept application by Staff Review Team; 3) applicant meeting before the Planning Commission/City Council Agoura Village Policy subcommittee (AVPC); and 4) review by the City's Architectural Review Panel (ARP). The ARP is a two member committee whose role is to provide feedback on the project concept based on the design guidelines contained in the Specific Plan; the ARP is not an official recommending or decision-making body.

Once the concept project has been reviewed by the three bodies, staff compiles a complete set of comments and meets with the applicant to help to coordinate any refinements or additional materials requested. Upon submittal of the requested information, the Staff Review Team reviews the submittal for completeness and forwards the project to the AVPC for final review. The applicant maintains the option of returning to the AVPC (or ARP) for additional direction prior to preparation of the formal application. Upon refinement of the project through Concept Plan review, a more detailed project application is submitted to the City to initiate the formal application review process.

Formal Application Review. The formal application submittal includes a complete set of drawings, including detailed site plan, building elevations, cross sections, floor plans, roof plans, grading plans, and landscape plans. These are not construction drawings, yet provide more detail than the conceptual drawings included in the preliminary application. Additionally, any required technical studies are submitted, including those related to soils/geology, and as applicable, an oak tree report and/or traffic study.

The formal application process involves: 1) completion of a formal Agoura Village Development Permit application; 2) review of application by Staff Review Team; 3) review by the AVPC; and 4) review by the Architectural Review Panel. Each of these bodies can meet fairly quickly, with review by the Subcommittee and ARP within two weeks of the Staff Review Team.

As with the concept review process, once the formal application submittal has been reviewed by the three bodies, staff prepares a complete set of comments and meets with the applicant for review. Once any necessary revisions are made to the application, it is forwarded to the Subcommittee for final review and recommendation to the Planning Commission for decision and issuance of the Development Permit.

CEQA review is managed by City staff, and as the Program EIR for the Specific Plan includes extensive baseline environmental analysis (including a detailed biological survey), project-level CEQA review will focus on project-specific impacts.

The City's policy is to work with applicants early on in the process to expedite processing of applications within the Agoura Village Specific Plan, with a goal of completing concept plan review through entitlement approval within one year.

6. Additional Governmental Constraints

Based on Agoura Hills' environmental characteristics, a number of performance standards are required of new development to minimize impacts on the community. Because the vast majority of future residential development would occur within the Agoura Village Specific Plan (AVSP), it is important to recognize that few of these special standards and overlay districts are applicable within the Specific Plan area. None of the overlay districts described below apply within the AVSP. The City's Hillside Management Ordinance, Grading Ordinance and Oak Tree Preservation Ordinance all apply to development within the Plan, with the exception of the density limitations identified in Section 9652.13 of the Hillside Ordinance (see Table III-4), which are superseded by the Specific Plan dwelling unit capacities identified for each zone.

Hillside Management Ordinance

The City's Hillside Management Ordinance protects the public health and safety with regard to fire hazards and slope stability. In order to preserve the natural character of the hillsides, plant and animal life, and scenic viewshed, the City has established the following density and open space requirements tied to the slope of the property:

Table III-5: Density Limitations and Open Space Requirements

Percent of Slope	Minimum Acreage/unit	Minimum Open Space/Parcel
10-15	0.50 acres	32.5%
16-20	0.66 acres	47.5%
21-25	1.00 acres	62.5%
26-30	1.66 acres	77.5%
31-35	2.50 acres	92.5%
36-over	20.00 acres	97.5%

Note: Should open space requirements preclude all development potential, one residential unit is permitted per parcel, subject to certain limitations.

Oak Tree Preservation

The purpose of this ordinance (AHMC Section 9657.5) is to protect and preserve oak trees in recognition of their historical, aesthetic and environmental value to Agoura Hills and to provide regulatory measures designed to accomplish this purpose. The City's Oak Tree Preservation Ordinance provides that "no one shall cut, prune, remove, relocate, endanger or damage any tree protected by this section or any public or private land located within the incorporated areas of the City of Agoura Hills, except in accordance with the conditions of a valid Oak Tree Permit, issued by the Department of Planning and Community Development or the Planning Commission." The City has retained the services of an Oak Tree Specialist to coordinate the processing of Oak Tree Permits and to supervise the pruning, relocating, or altering of any oak trees. This involves administrative and consultant review for the project. The oak trees in the City are, for the most part, located in hilly areas designated for single-family homes or commercial uses. The oak tree ordinance promotes slope stability, erosion control and energy conservation by providing buildings with shade, and adds to the character and identity of the community.

Grading Ordinance

The City has adopted grading criteria designed to minimize the visual and public safety impacts of grading. Chapter 4: Natural Resources of the General Plan has as a goal the preservation of significant visual resources as important quality of life amenities for residents, and as assets for commerce, recreation and tourism. The General Plan requires development to be located and