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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**DATE:** July 18, 2013

**TO:** Planning Commission

**APPLICANT:** City of Agoura Hills

**CASE NO.:** 13-GPA-001

**LOCATION:** Citywide

**REQUEST:** Consider the City of Agoura Hills 2013-2021 Housing Element; recommend that the City Council adopt the Final Initial Study/Negative Declaration for the Housing Element; recommend that the City Council adopt the Housing Element; and recommend that the City Council direct staff to submit the Housing Element to the California Department of Housing & Community Development (HCD) for certification.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration per CEQA

**RECOMMENDATION:** That the Planning Commission recommend that the City Council adopt the Final Initial Study/Negative Declaration for the City of Agoura Hills 2013-2021 Housing Element; recommend that the City Council adopt the Housing Element; and recommend that the City Council direct staff to submit the Housing Element to HCD for certification.

**ZONING DESIGNATION:** Citywide

**GENERAL PLAN DESIGNATION:** Citywide

## **PURPOSE AND BACKGROUND**

The purpose of this item is to present the *City of Agoura Hills 2013-2021 Housing Element* (Attachment 1) to the Planning Commission, and request the Commission's recommendation that the City Council adopt the Housing Element and the Initial Study/Negative Declaration (IS/ND) prepared for the Housing Element, as well as recommend that the City Council direct staff to forward the Housing Element to the State Department of Housing and Community Development (HCD) for its certification.

According to the State of California General Plan Guidelines (2003), Housing Element law requires all local governments in the state to adequately plan to meet their existing and projected housing needs, including their fair share of the regional housing need (Regional Housing Needs Assessment or RHNA). Housing Element law is the state's primary market-based strategy to increase housing supply. Further, the Guidelines state that in order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

The Housing Element is the only element of the General Plan that the state must certify. The state requires that the City's Housing Element be updated periodically, with this Housing Element Update being an eight-year plan extending from 2013-2021, and due to HCD by October 2013. Given these mandated timeframes and the certification requirement, updates of Housing Elements by cities and counties usually occur separately from the overall General Plan Update, which has no state prescribed requirement for revising. The update of the remaining elements of the City's General Plan occurred when the City Council adopted the *City of Agoura Hills General Plan 2035* in March 2010. The proposed Housing Element has been prepared consistent with the goals, policies and programs of the General Plan 2035.

Upon recommendation of the Planning Commission at its October 16, 2008 meeting, the City Council adopted the City of Agoura Hills 2008-2014 Housing Element on November 12, 2008. The State HCD certified the document on January 16, 2009, pursuant to state housing law requirements. All programs outlined in the 2008-2014 Housing Element have been accomplished as of 2012. These have included adopting the Residential Density Bonus Ordinance, the Inclusionary Housing Ordinance, and the Reasonable Accommodations Ordinance, as well as adopting Zoning Ordinance Amendments to address state requirements for special types of housing, and preparing public informational materials about housing opportunities in Agoura Hills.

Late last year, City staff began updating the Housing Element for the new housing element cycle 2013-2021. On October 18, 2012, staff and Karen Warner, the City's Housing Element consultant, made a presentation to the Planning Commission, and the Commission held a study session to receive public input on the preparation of the Housing Element. No public comments, either oral or written, were received.

The following sections describe the content of the 2013-2021 Housing Element and the

environmental review of the Housing Element per the California Environmental Quality Act (CEQA).

## **SUMMARY OF HOUSING ELEMENT**

### **A. State Required Components**

The purpose of the Housing Element, consistent with the state guidelines, is to: 1) conserve and improve housing and neighborhoods; 2) provide adequate housing sites; 3) assist in providing affordable housing; 4) remove governmental and other constraints to housing investment; and 5) promote fair and equal housing opportunities. It is also important to remember that the Housing Element does not require the construction of a certain number of units. The Housing Element instead takes a market based approach to housing by requiring cities to have zoning sufficient to provide housing for all income categories (see discussion below under “RHNA”).

The four major, and required, components of the Housing Element are the following:

- **Housing Needs Assessment**: An analysis of the City’s demographic, household and housing characteristics and related housing needs (Section II).
- **Housing Constraints**: A review of potential market, governmental, and infrastructure constraints to meeting the City’s identified housing needs (Section III).
- **Housing Resources**: An evaluation of residential sites and financial resources available to address the City’s housing goals (Section IV).
- **The Housing Plan**: A plan for addressing the City’s identified housing needs, constraints and resources through housing goals, policies and programs (Section V).

### **B. RHNA/Fair Share of Housing**

State 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 City’s Housing Element is an eight-year plan extending from 2013-2021. As defined by the recent Final Recommended RHNA, Agoura Hills’ need for the 2013-2021 period has been established at 115 new units, distributed among five household income categories of “extremely low,” very low,” “lower,” “moderate,” and “above moderate.” This figure is similar to the previous RHNA of 109 units. The following table shows the maximum household income to qualify under the various categories. Above moderate households are those making above 120 percent of the Area Median Income (AMI).

**Table 1. Maximum Household Income by Category**

<b>Income Category</b>	<b>% of AMI<sup>1</sup></b>	<b>Max. Income 4-Person HH<sup>3</sup></b>
Extremely Low	0-30	\$19,400
Very Low	31-50	\$42,700 <sup>2</sup>
Lower	51-80	\$68,300 <sup>2</sup>
Moderate	81-120	\$77,760 <sup>4</sup>
Above Moderate	120+	+\$77,760

<sup>1</sup> Area Median Income. L.A. County AMI of \$64,800 for 4-person household in 2013 (Source: 2013 Official State Income Limits – State HCD).

<sup>2</sup> Adjusted for high cost areas. <sup>3</sup> Household

<sup>4</sup> Lower income exceeding median income is an anomaly due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very low income figures not adjusted by HUD to account for any exceptions.

The following table shows the RHNA numbers broken down by income category, and compared to the City’s vacant residential sites inventory.

**Table 2. Comparison of Regional Growth Needs and Residential Sites in the City**

<b>Income Level</b>	<b>RHNA</b>	<b>Vacant Residential Parcels in City<sup>1</sup></b>	<b>AVSP Potential Units</b>
Extremely Low	15		193
Very Low	16		
Low	19		
Moderate	20	23	
Above Moderate	45	84	
<b>Total</b>	<b>115</b>	<b>107</b>	<b>193</b>
<b>Total Residential Sites</b>		<b>300</b>	

<sup>1</sup> Not including AVSP.

Table 2 above shows that there is a realistic capacity for development of 300 new units, including: 107 units on vacant residentially zoned sites; and 193 multi-family units in the Agoura Village Specific Plan (AVSP). While the maximum allowed number of multi-family dwelling units in Agoura Village is 293, a more realistic unit potential is 193, considering the development applications that have been received to date in the AVSP that include a residential component. The table indicates that the City has sufficient vacant lands zoned for residential use to meet the RHNA requirements. The RHNA requirements would be met primarily through development of the Agoura Village Specific Plan and construction of units on infill lots in Old Agoura and Indian Hills area. Therefore, no rezoning of property to residential is necessary. The availability of 300 sites does not imply that 300 units will be constructed by 2021, rather only that the City could feasibly provide for the construction of the 115 RHNA units (and more) under current zoning and regulations. As stated earlier, the market will dictate when and how many units would actually be built.

### C. Policies and Programs

The major component of the Housing Element is the Housing Program, which describes the goals and policies of the City to address housing-related issues, and then identifies the specific programs proposed to meet the goals and carry out the policies. The five goals of the Housing Element include:

- ✓ Conserve and improve the condition of the existing housing stock;
- ✓ Assist in the provision of affordable housing;
- ✓ Provide adequate sites to achieve a diversity of housing;
- ✓ Remove governmental constraints, as necessary; and
- ✓ Promote equal housing opportunity.

Policies to support these goals are identified in Housing Element Section V., Subsection B (pages V-11 through V-14). Table V-2 of the Housing Element (page V-24) summarizes the proposed housing programs and their time frames for completion, which are described in more detail in Subsection C. of Section V.

For the most part, the listed programs in the 2013-2021 Housing Element are a continuation of those contained in the current Housing Element (2008-2014), which are still relevant. Such programs include continuing to: promote fair housing (Program 14); facilitate the development of affordable housing (Program 5); implement the Condominium Conversion Ordinance (Program 3); and participate in Section 8 rental assistance (Program 7). Some programs seek to refine or update current programs. For example, the Housing Rehabilitation Program (Program 2) would evaluate the past Single Family Rehabilitation Program and consider revising the guidelines in order to reinitiate the program. Another item to re-evaluate is the Inclusionary Housing Program (Program 4). This program requires new residential projects with at least ten units to designate 15 percent of the units as affordable, or an in-lieu fee can be paid into the City's Inclusionary Housing Trust Fund. The proposed program would consider revising the Inclusionary Housing Ordinance to provide consistency with recent case law and market conditions, as well as creating Housing Trust Fund standards for prioritizing spending of trust fund monies.

There were no significant changes in state housing requirements or new legislation that warranted substantial revisions to policies and programs that were outlined in the prior Housing Element, with the exception of the dissolution of redevelopment agencies in February 2012. The City's Redevelopment Agency (RDA) was a source of funding for affordable housing programs in the City, which were required by California Redevelopment Law. Therefore, programs to encourage affordable housing have been directed mostly toward the City's existing Inclusionary Housing Program, as described above.

In brief, the key new programs in this Housing Element include:

- Reviewing and refining the City's existing Residential Second Unit Ordinance to better facilitate the provision of second units in residential areas, consistent with state law (Program 11).

- ❑ Conducting a land use study to evaluate expanding congregate housing (assisted living facilities for the elderly) into zone districts beyond the currently allowed residential zones, such as the Commercial Retail Service (CRS) zone, given the growth in the senior population and the currently limited site availability in Agoura Hills (Program 13a).
- ❑ Amending the City Zoning Ordinance to be consistent with the State Employee Housing Act (California Health and Safety Code Section 17021.5), which would allow employee housing providing accommodations for six or fewer employees to be deemed a single-family structure with a residential land use designation, and permitted as a single-family dwelling (Program 13b).

Of these new programs, two are to increase housing opportunities. They include Expanded Zoning for Congregate Housing (Program 13a) and Second Units (Program 11). Congregate housing is another term for assisted living, with each individual having a private bedroom or living area, but sharing with other residents a common dining area or recreational area. It most often serves the elderly population. Currently, while congregate housing is allowed in residential zones, site availability is limited, and demand for such facilities is growing. The program is to conduct a land use study to evaluate expanding congregate housing into additional zoning districts, such as the CRS.

The Second Unit Program is to re-evaluate the second unit standards and assess potential refinements to better facilitate creation of second units in existing and new development. Items that could be considered include the establishment of a discretionary review process to accommodate units larger than the current maximum of 640 square feet and deviations in setbacks and lot coverage requirements where privacy and environmental concerns are not compromised; and allowances for second units to fulfill inclusionary housing requirements in new development.

#### D. Comments from HCD

City Planning staff and the City's Housing Element consultant, Ms. Karen Warner, coordinated with staff of the State Department of Housing and Community Development (HCD) regarding the draft Housing Element. Upon review of the document, HCD staff requested that the City add programs related to persons with disabilities (see Program 16) and the Employee Housing Act (see Program 13b), as well as provide further information about the potential likely residential densities in the Agoura Village Specific Plan (AVSP). Staff responded to these comments in the Housing Element by adding housing programs and referring to current project applications for housing development in the AVSP, which are still in concept review stages, for likely development densities.

After reviewing the additions made by City staff to the Housing Element, HCD provided a letter to the City dated April 24, 2013 (Attachment 2) indicating that the Housing Element meets the requirements of state housing law, and that the Housing Element will comply with the Government Code once adopted and submitted to HCD. Upon adoption of the Housing Element

by the City, it would be forwarded to HCD for certification.

In addition to Planning staff, Ms. Karen Warner will be available at the hearing to provide a brief presentation, and respond to any questions you may have on the requirements and content of the Housing Element.

## **ENVIRONMENTAL REVIEW**

The *City of Agoura Hills 2013-2021 Housing Element* was analyzed for potential environmental impacts pursuant to the California Environmental Quality Act (CEQA). An Initial Study addressing the following environmental issue areas was prepared: land use and planning, biological resources, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, aesthetics, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems, greenhouse gases, and mandatory findings of significance. The project, being a policy document and not a specific physical development, was found to have no potential environmental impacts, and a Negative Declaration (ND) was issued.

The IS/ND was circulated for public comment from May 23, 2013 through June 24, 2013, and two agency comment letters were received during that period – one from Caltrans and the other from the County of Los Angeles Sheriff's Department. The responses to these comment letters are provided in the Final IS/ND (Attachment 3). The comments did not warrant any changes to the text of the IS/ND, including the environmental conclusions of no significant impact. After the close of the public comment period and finalization of the IS/ND, a letter was received on June 27, 2013 from the County of Los Angeles Fire Department providing comments on the Housing Element (Attachment 4). This letter is not included in the Final IS/ND due to the late date it was received. Nonetheless, the comments provided do not pertain to the adequacy of the IS/ND, rather address permits, reviews and requirements with which future residential development projects would need to comply. Therefore, the comments do not require any changes to the text of the IS/ND.

## **RECOMMENDATION**

Staff recommends that the Planning Commission approve the attached Resolution (Attachment 5) recommending that the City Council: (1) adopt the Initial Study/Negative Declaration for the City of Agoura Hills 2013-2021 Housing Element pursuant to CEQA; (2) adopt the City of Agoura Hills 2013-2021 Housing Element; and (3) direct staff to submit the Housing Element to the State Department of Housing and Community Development for certification.

## **ATTACHMENTS:**

1. City of Agoura Hills 2013-2021 Housing Element
2. Letter from the State Department of Housing and Community Development (4-24-13)
3. Final Initial Study/Negative Declaration (June 2013)

4. Letter from the County of Los Angeles Fire Department (dated 6-12-13, received 6-27-13)
5. Resolution Recommending Approval of the City of Agoura Hills 2013-2021 Housing Element

**CASE PLANNER: Allison Cook, Principal Planner**



**ATTACHMENT 1**

**HOUSING ELEMENT  
UNDER SEPARATE COVER**

**ATTACHMENT 2**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177 / FAX (916) 327-2643  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



April 24, 2013

Mr. Mike Kamino, Director  
Planning and Community Development Department  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Dear Mr. Kamino:

**RE: Review of the City of Agoura Hills' 5<sup>th</sup> Cycle (2014-2021) Draft Housing Element Update**

Thank you for submitting the City of Agoura Hills' draft housing element update received for review on March 26, 2013 along with additional revisions received on April 18, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review.

The Department conducted a streamlined review of the draft housing element based on the City meeting eligibility criteria detailed in the Department's Housing Element Update Guidance. The review was facilitated by a telephone conversation on April 16, 2013 and various other communications with Ms. Allison Cook, Principal Planner, and your consultant, Ms. Karen Warner.

The draft element addresses the statutory requirements of State housing element law. For example, the element demonstrates adequate sites to accommodate the regional housing need. As a result, the element will comply with Article 10.6 of the Government Code once adopted and submitted to the Department, pursuant to Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for Southern California Association of Government localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit our website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

Mr. Mike Kamino, Director  
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Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work of Ms. Cook and Ms. Warner throughout the review of the housing element and looks forward to receiving Agoura Hills' adopted housing element. If you have any questions or need additional technical assistance, please contact Mario Angel, of our staff, at (916) 445-3485.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul McDougall", written over a faint grid background.

Paul McDougall  
Housing Policy Manager

cc: Allison Cook, Principal Planner, City of Agoura Hills

**ATTACHMENT 3**

**FINAL INITIAL STUDY/NEGATIVE DECLARATION**

**UNDER SEPARATE COVER**

**ATTACHMENT 4**





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

CITY OF AGOURA HILLS  
2013 JUN 27 AM 10:12  
CITY CLERK

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

June 12, 2013

Allison Cook, Principal Planner  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Dear Ms. Cook:

**NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/NEGATIVE DECLARATION, "2013-2021 HOUSING ELEMENT" ADOPTION OF THE CITY'S 2013-2021 HOUSING ELEMENT AND TO REPLACE THE CITY 2008-2014 HOUSING ELEMENT, CITYWIDE, AGOURA HILLS (FFER #201300078)**

The Notice of Availability and Notice of Intent to Adopt an Initial Study/Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

**PLANNING DIVISION:**

1. We have no comments at this time.

**LAND DEVELOPMENT UNIT:**

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLEN DORA  
IRWINDALE  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

3. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
4. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of and comment on, all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within Contract Cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities.

The County of Los Angeles Fire Department, Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

5. The County of Los Angeles Fire Department, Land Development Unit's comments are only general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.
6. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department, Land Development Unit. Future land entitlement permits shall be submitted for review and approval to the County of Los Angeles Fire Department Land Development Unit prior to clearance for public hearing.
7. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit, Inspector Nancy Rodeheffer, at (323) 890-4243 or [nrodeheffer@fire.lacounty.gov](mailto:nrodeheffer@fire.lacounty.gov).
8. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

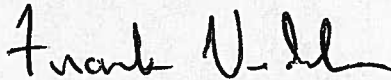
Allison Cook, Principal Planner  
June 12, 2013  
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**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. Based on the submitted documents, the Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

A handwritten signature in black ink, appearing to read "Frank Vidales". The signature is written in a cursive style with a large initial "F" and a long, sweeping underline.

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:ij

**ATTACHMENT 5**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF AGOURA HILLS RECOMMENDING CITY COUNCIL  
APPROVAL OF THE INITIAL STUDY/NEGATIVE DECLARATION  
PREPARED FOR THE CITY OF AGOURA HILLS 2013-2021 HOUSING  
ELEMENT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT, ADOPTION OF THE 2013-2021 HOUSING ELEMENT OF THE  
GENERAL PLAN OF THE CITY OF AGOURA HILLS, AND TRANSMITTAL  
OF THE 2013-2021 HOUSING ELEMENT TO THE STATE DEPARTMENT OF  
HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION**

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

**Section 1.** Pursuant to the requirements of Government Code Section 65588(a), the Planning Commission of the City of Agoura Hills has reviewed the 2008-2014 Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element.

**Section 2.** A duly noticed public study session before this Planning Commission was held on October 18, 2012 to receive public comments on the preparation of the draft Housing Element.

**Section 3.** Pursuant to Government Code Section 65352, the City has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community and housing groups through making available copies of the 2013-2021 Housing Element and/or giving notification of its availability for review.

**Section 4.** The City prepared a draft Housing Element and submitted it to the California Department of Housing and Community Development (HCD) for review on March 20, 2013. Pursuant to Government Code Section 65585(b), HCD commented on the draft Housing Element in the form of a letter to the City dated April 24, 2013.

**Section 5.** A duly noticed public hearing before this Planning Commission to consider the Initial Study/Negative Declaration (IS/ND) prepared pursuant to the California Environmental Quality Act (CEQA) and the proposed City of Agoura Hills 2013-2021 Housing Element was held on July 18, 2013 at which time evidence, both written and oral, was duly presented to and considered by the Planning Commission at this said hearing.

**Section 6.** Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the IS/ND

and the City of Agoura Hills 2013-2021 Housing Element, and the public comments received by the Commission, the Planning Commission hereby finds as follows:

- a) The City of Agoura Hills 2013-2021 Housing Element was prepared in accordance with Government Code Sections 65580-65589.8 and reviewed by HCD as required by the California Government Code.
- b) Government Code Section 65588 provides for the adoption of a Housing Element as part of the General Plan of each municipality, and said element shall be updated pursuant to state requirements.
- c) City staff and the Planning Commission have reviewed the comments contained in HCD's comment letter of April 24, 2013.
- d) The City of Agoura Hills 2013-2021 Housing Element has been reviewed and considered by the Planning Commission in accordance with the provisions of CEQA, as amended, and the CEQA Guidelines promulgated there under. The Planning Commission finds that the IS/ND has been completed in accordance with the state CEQA Guidelines and the City's CEQA Guidelines, and there was adequate review given of the Draft IS/ND. The IS/ND adequately discusses all significant environmental issues, and reflects the independent judgment and analysis of the City.
- f) The City of Agoura Hills 2013-2021 Housing Element is consistent with the other elements of the General Plan because all of the proposed Housing Element's goals and policies are consistent with those of the General Plan Elements (particularly General Plan Goals LU-7 through LU-10); and the Housing Element utilizes the land use designations and densities of the General Plan.
- e) The housing goals, policies and programs listed in the City of Agoura Hills 2013-2021 Housing Element are appropriate for the City and will contribute to the attainment of the state housing goals.
- f) The adoption of the City of Agoura Hills 2013-2021 Housing Element will aid the City's efforts to assist in the development of housing for all members of the community.
- g) For the foregoing reasons, the adoption of the City of Agoura Hills 2013-2021 Housing Element is in the public interest.

**Section 7.** The Planning Commission of the City of Agoura Hills hereby recommends to the City Council of the City of Agoura Hills that the 2013-2021 Housing Element IS/ND be adopted; the City of Agoura Hills 2013-2021 Housing Element be adopted; and that City staff transmit to HCD the City of Agoura Hills 2013-2021 Housing Element to be certified. This Resolution shall be transmitted to the City Council and shall

constitute the written recommendation required by Section 65354 of the Government Code.

PASSED, APPROVED, AND ADOPTED this 18th day of July 2013, by the following vote to wit:

AYES: 0  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

\_\_\_\_\_  
Michael Justice, Chairperson

ATTEST:

\_\_\_\_\_  
Mike Kamino, Secretary