

**ATTACHMENT 2**

## RESOLUTION NO. 13-1100

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION FOR THE CITY OF AGOURA HILLS 2013-2021 HOUSING ELEMENT (PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT), ADOPT THE 2013-2021 HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY OF AGOURA HILLS, AND DIRECT STAFF TO TRANSMIT 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 65350 *et seq.*, the City has provided opportunities for the involvement of citizens, public agencies, civic, educational, and other community and housing groups by making copies of the 2013-2021 Housing Element available 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.** The City prepared an Initial Study and draft Negative Declaration, which was circulated for public comment from May 23, 2013 through June 24, 2013. 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.

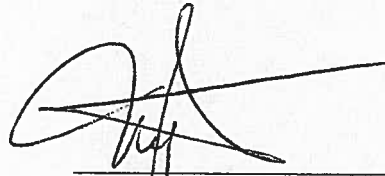
**Section 6.** Based upon the facts contained in this Resolution, those contained in the staff reports and other components of the legislative record, those contained in the IS/ND and the City of Agoura Hills 2013-2021 Housing Element, and the public comments received before and during the hearing, the Planning Commission hereby finds as follows:

- a) 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.
- b) The City of Agoura Hills 2013-2021 Housing Element was prepared in accordance with California Housing Element laws and has been reviewed by HCD as required by the California Government Code.
- 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 and the CEQA Guidelines. The IS/ND has been completed in accordance with the State CEQA Guidelines and the City's CEQA Guidelines, and there was adequate opportunity for the public to review and comment on the Draft IS/ND. There is no substantial evidence that the proposed Housing Element would have a significant effect on the environment. The IS/ND reflects the City's independent judgment and analysis. Copies of the documents have been made available for review with the Planning Director at City Hall, located at 30001 Ladyface Court, Agoura Hills, California 91301.
- e) 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.
- f) 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 state housing goals.
- g) 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.
- h) 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 that the City Council adopt the IS/ND for the City of Agoura Hills 2013-2021 Housing Element; adopt the City of Agoura Hills 2013-2021 Housing Element; and direct City staff to 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: (5)  
NOES: (0)  
ABSENT: (0)  
ABSTAIN: (0)

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

ATTEST:

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

**ATTACHMENT 3**



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION**

**July 18, 2013**

**CALL TO ORDER:**

Chair Justice called the meeting to order at 6:31 p.m.

**FLAG SALUTE:**

Commissioner Northrup

**ROLL CALL:**

Chair Michael Justice, Vice Chair John O'Meara, Commissioners Linda Northrup, Steve Rishoff and Curtis Zacuto.

Also present were Director of Planning and Community Development Mike Kamino, Principal Planner Allison Cook, Deputy City Attorney Diana Varat, Housing Element Consultant Karen Warner, and Recording Secretary Sheila Keckhut.

**APPROVAL OF AGENDA:**

On a motion by Commissioner Rishoff, seconded by Commissioner Northrup, the Planning Commission moved to approve the July 18, 2013 Agenda. Motion carried 5-0.

**PUBLIC COMMENTS:**

There were no public comments.

**APPROVAL OF MINUTES:**

1. Minutes – June 20, 2013 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve Minutes of the June 20, 2013 Planning Commission Meeting. Motion carried 3-0-2. Vice Chair O'Meara and Commissioner Northrup abstained.

**NEW PUBLIC HEARING:**

2. 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.
- APPLICANT: City of Agoura Hills
- CASE NO.: 13-GPA-001
- LOCATION: Citywide
- ENVIRONMENTAL DETERMINATION: Negative Declaration per CEQA
- RECOMMENDATION: That the Planning Commission recommended that the City Council adopt the Final Initial Study/Negative Declaration for the City of Agoura Hills 2013-2021 Housing Element; recommended that the City Council adopt the Housing Element; and recommended that the City Council direct staff to submit the Housing Element to HCD for certification.
- PUBLIC COMMENTS: Chair Justice opened the meeting for public comments.  
There were no speakers on this item.  
Chair Justice closed the item.
- ACTION: On a motion by Vice Chair O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 13-1100, approving Case No. 13-GPA-001, recommending that the City Council adopt the Final Initial Study/Negative Declaration for the City of Agoura Hills 2013-2021 Housing Element; recommending that the City Council adopt the Housing Element; and recommending that the City

Council direct staff to submit the Housing Element to HCD for certification. Motion carried 5-0.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 6:53 p.m., on a motion by Commissioner Northrup, seconded by Commissioner Rishoff, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, August, 1, 2013 at 6:30 p.m. Motion carried 5-0.



**ATTACHMENT 4**

**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).

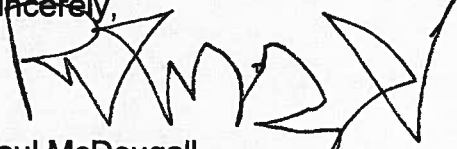
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for Southern California Association of Government localities. If adopted after this date, 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 5**



# 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	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKELAND	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRWINDALE	LAWDALE	PALOS VERDES ESTATES	ROSEMead	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUADAY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							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.

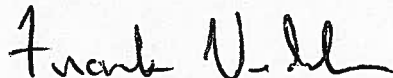
Allison Cook, Principal Planner  
June 12, 2013  
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**HEALTH HAZARDOUS MATERIALS DIVISION:**

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,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:ij