

**ORDINANCE NO. 06-334**

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

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

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

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

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

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

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

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

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

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

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Denis Weber, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Craig A. Steele, City Attorney