

Amendment; adopt Ordinance No. 14-__; adopt the Zone Change; and adopt the amendment to the City's Architectural Design Standards and Guidelines.

PASSED, APPROVED AND ADOPTED this 19th day of June, 2014, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Michael Justice, Chair

ATTEST:

Mike Kamino, Secretary

APPENDIX C

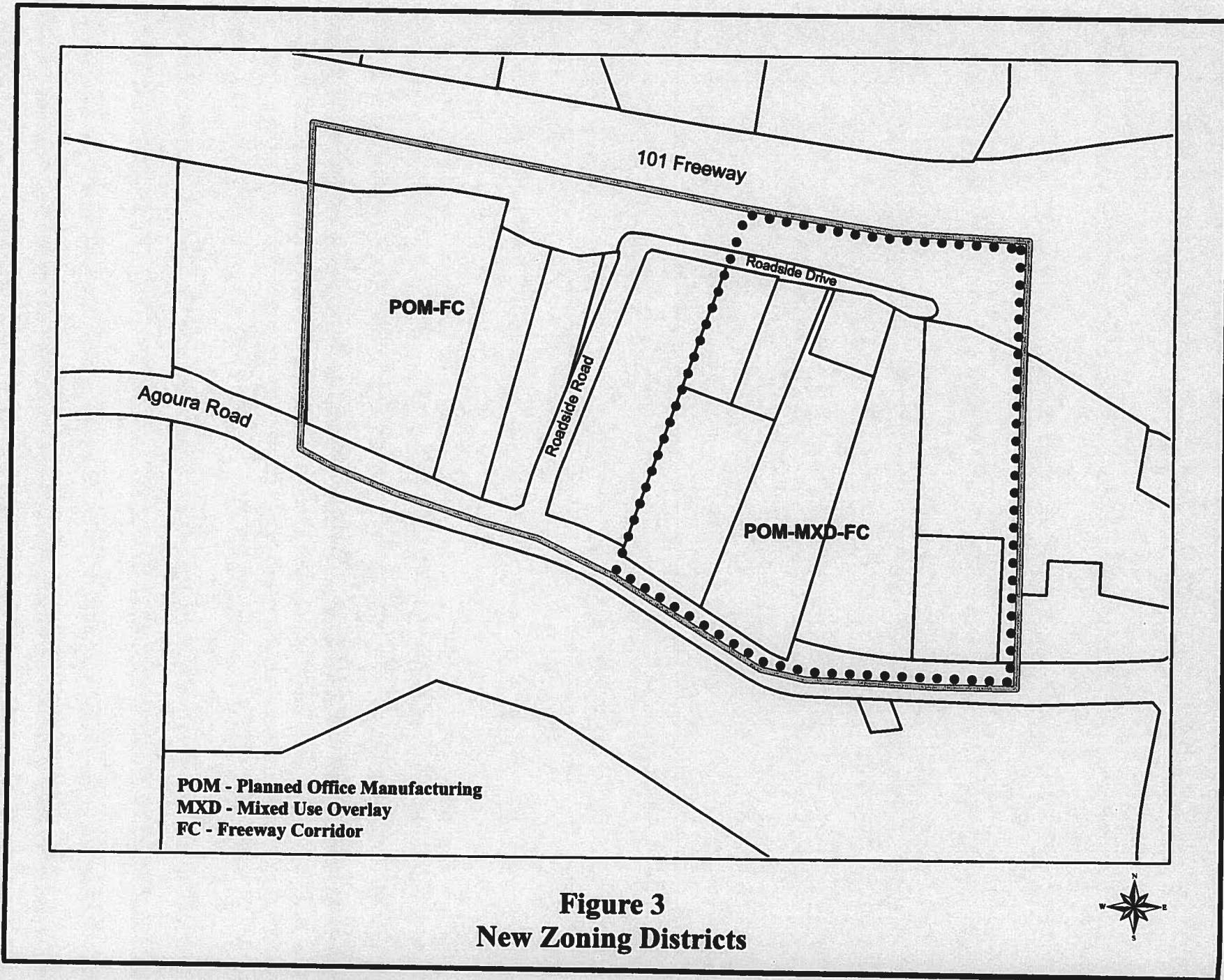
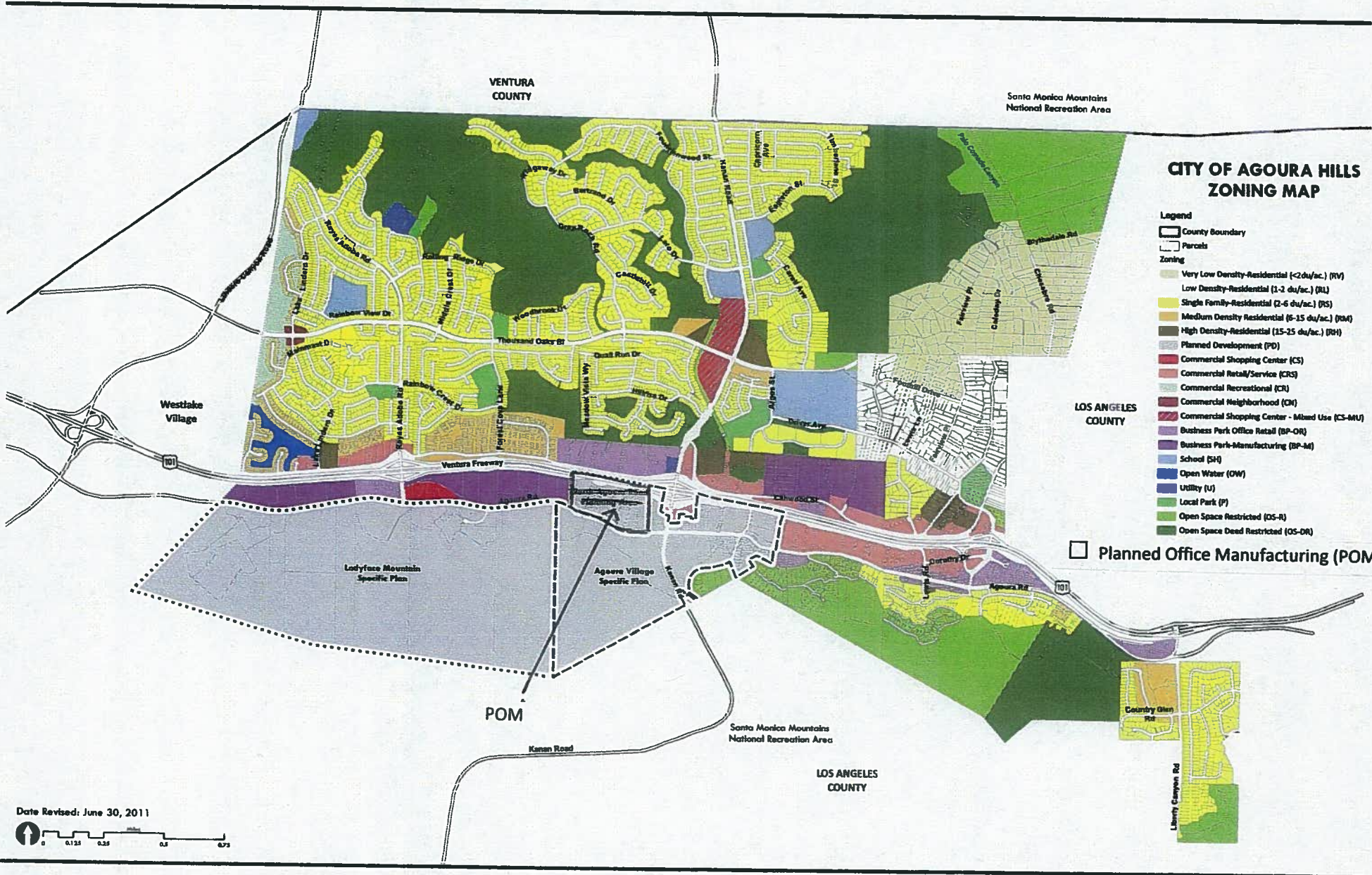


Figure 3
New Zoning Districts





CITY OF AGOURA HILLS ZONING MAP

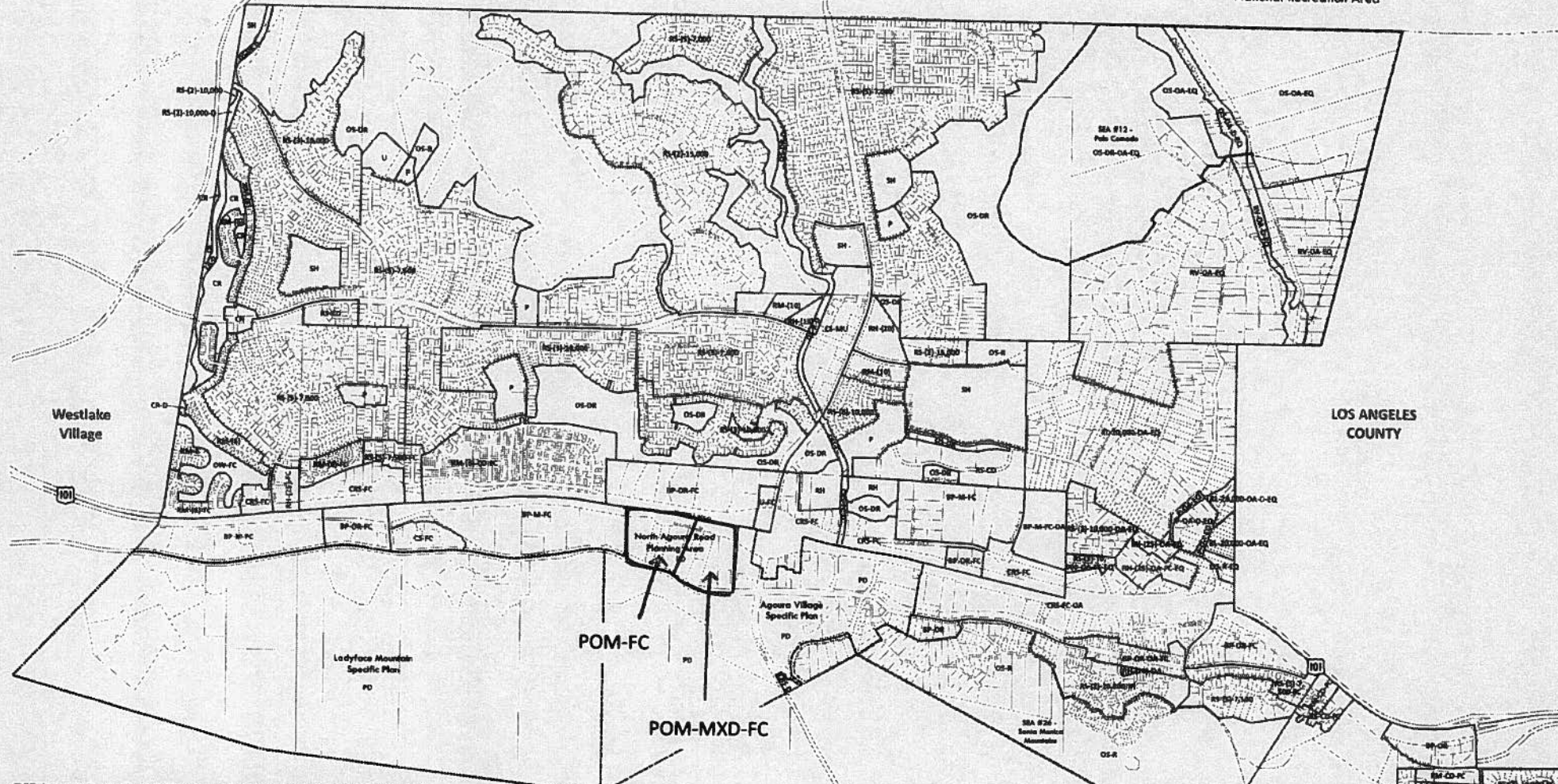
- Legend**
- County Boundary
 - Parcels
- Zoning**
- Very Low Density-Residential (<2 du/ac.) (RV)
 - Low Density-Residential (1-2 du/ac.) (RL)
 - Single Family-Residential (2-6 du/ac.) (RS)
 - Medium Density Residential (6-15 du/ac.) (RM)
 - High Density-Residential (15-25 du/ac.) (RH)
 - Planned Development (PD)
 - Commercial Shopping Center (CS)
 - Commercial Retail/Service (CRS)
 - Commercial Recreational (CR)
 - Commercial Neighborhood (CN)
 - Commercial Shopping Center - Mixed Use (CS-MU)
 - Business Park Office Retail (BP-OR)
 - Business Park-Manufacturing (BP-M)
 - School (SH)
 - Open Water (OW)
 - Utility (U)
 - Local Park (P)
 - Open Space Restricted (OS-R)
 - Open Space Dead Restricted (OS-DR)
- Planned Office Manufacturing (POM)

Date Revised: June 30, 2011

Zoning Map Amendment – Base Zoning Districts

VENTURA COUNTY

Santa Monica Mountains National Recreation Area



CITY OF AGOURA HILLS ZONING MAP

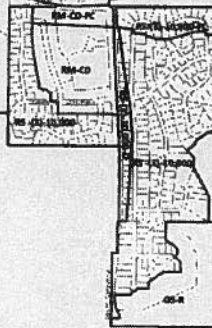
- Description of Basic Districts**
- RV - Very Low Density Residential
 - RL - Low Density Residential
 - RS - Single Family Residential
 - RM - Medium Density Residential
 - RH - High Density Residential
 - CH - Commercial Neighborhood
 - CS - Commercial Shopping Center
 - CBS - Commercial Retail Service
 - CS-MIX - Commercial Shopping Center-Mixed Use
 - CS - Commercial Neighborhood
 - BP-OR - Business Park-Office Retail
 - BP-IR - Business Park-Manufacturing

- Description of Overlay Districts**
- D - Drainage Way, Floodplain, Watercourse
 - FC - Freeway Corridor
 - OA - Old Agoura Design
 - RI - Indian Hills Design
 - CD - Cluster Development
 - EQ - Equestrian

- Description of Special Districts**
- F - Local Park
 - PD - Planned Development
 - SH - School
 - U - Utility
 - OW - Open Water
 - OS-R - Open Space - Restricted
 - OS-DR - Open Space-Drainage Restricted

- Other Additive Symbols**
- The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the density per acre, i.e. RS-10,000 means Single Family Residential 10,000 sq ft lots per acre.
- The numerical suffix in brackets when affixed to the R, RL, RS, RM, and RH districts indicates the density per acre, i.e. 10,000 sq ft lots per acre, four units per gross acre.
- SEA (Significant Ecological Area) #12 - Palo Colorado
 - SEA (Significant Ecological Area) #26 - Santa Monica Mountains
 - OMA Agoura Commercial Center

Zoning Map Amendment – Zoning Map with Overlay Districts



APPENDIX D

CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

- LU-5.6 **Building Rehabilitation.** Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City. (*Imp LU-23*)
- LU-5.7 **Housing Maintenance.** Encourage the continued high maintenance levels of the City’s housing stock. (*Imp LU-13*)

Land Use Categories, Standards, and Guidelines

LAND USE DIAGRAM

This section of the General Plan presents the diagram and standards that regulate the distribution and density/intensity of development permitted in the City of Agoura Hills. It establishes a system of land use classifications that define permitted uses, development densities/intensities, and, where applicable, intentions for physical form and design. The Land Use Diagram is presented in Figure LU-2 (Land Use Diagram) and development standards are specified below. Table LU-1 (Land Use Capacities) indicates the acreage and amount of development that would be accommodated in each land use category.

The map divides the City into various land use categories and assigns each category a name, or land use designation. Land use designations provide necessary information about the type and nature of development permitted at a given location. While the terms “residential,” “commercial,” and “industrial” generally are well understood, more unique designations like “Mixed Use” require explanation. Equally important, state law requires that the General Plan provide clear and concise definitions of the land use categories indicated on Figure LU-3 (Community Districts and Subareas). These definitions are provided under the heading “Land Use Classifications.”

The Agoura Hills General Plan establishes ~~nine~~eighteen land use categories. The five residential categories allow for a variety of housing types for all density ranges. Four commercial designations and ~~two~~three business park/industrial designations accommodate and encourage a range of community service and income-generating businesses. The *Commercial—Shopping Center/Mixed Use* category accommodates a mix of community-serving retail commercial uses with housing development. To allow for creative use of vacant and underutilized properties, a *Planned Development* designation is established. The *Public Facility*, *Open Water*, *Local Park*, *Restricted Open Space*, and *Open Space/Deed Restricted* categories are intended to protect lands for necessary public service and open space uses.

LAND USE & COMMUNITY FORM (LU)

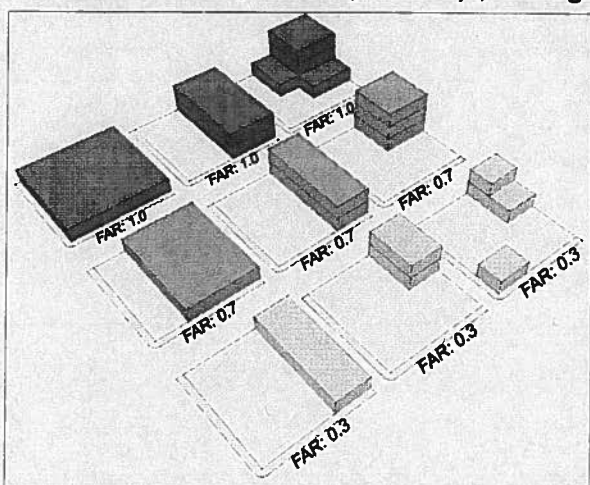
Table LU-1 Land Use / Development Capacity

Land Use Category	Maximum Permitted Density/Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet
Residential			
Residential—Very Low Density	(0.2–1 du/ac)	243.1	243
Residential—Low Density	(1–2 du/ac)	156.7	313
Residential—Single Family	(2–6 du/ac)	1,068.6	6,413
Residential—Medium Density	(6–15 du/ac)	140.1	2,102
Residential—High Density	(15–25 du/ac)	47.3	1,183
Commercial/Office			
Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
Commercial Shopping Center	(0.4:1 FAR)	8.5	41,817
Commercial Shopping Center-Mixed Use	(0.4:1 FAR)	26.0	453,024
Commercial Retail/Service	(0.4:1 FAR)	102.3	1,782,475
Commercial Recreation	(0.5:1 FAR)	27.9	607,662
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8	2,402,769
Planned Development	*	850.6 17.4	*
Planned Office and Manufacturing	(0.4:1 FAR)	33.2	462,168
Open Space/Park			
Restricted Open Space (3)	(1 du/5 acres)	1,000.5	N/A
Restricted Open Space/Deed Restricted	NA	304.2	N/A
Local Park	NA	73.5	N/A
Other			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
Total City Acreage		4,366.2	NA

LAND USE & COMMUNITY FORM (LU)

This element uses specific urban planning terms to define the land use categories. For residential uses, the term “density” means the population and development capacity of land. Density ranges are expressed in dwelling units (the individual residential living spaces) per acre. Development “intensity,” which applies to nonresidential uses, refers to the extent of development on a lot—the total building square footage, building height, the floor area ratio, and/or the percent of lot area covered by a building.

Simply stated, floor area ratio, or FAR, represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. Gross floor area includes occupiable building area, enclosed mechanical equipment, elevator shafts, lobbies, hallways, storage/maintenance rooms, as well as



enclosed aboveground parking. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot. For example, a 20,000-square-foot building on a 40,000 square foot lot yields an FAR of 0.50:1, as illustrated in the adjacent figure. The FAR controls use intensity on a lot. A 0.50 FAR allows a low-rise building which covers most of the lot, a mid-size structure with reduced lot

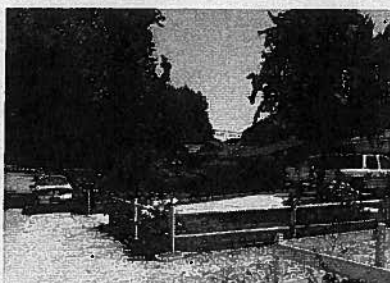
coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills). FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.

LAND USE CLASSIFICATIONS

All land in the Planning Area is designated with one of ~~eighteen~~nineteen land use classifications. These classifications are described as follows:

Residential Neighborhoods

Residential—Very Low Density (RV)
(0.2–1 dwelling units/acre)



This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in

LAND USE & COMMUNITY FORM (LU)

primary office use.

Planned Development

Planned Development (PD)

The *Planned Development* category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide the (a) integration of multiple buildings and/or a mix of land uses into a distinct and cohesive district and/or (b) location and design of development to respond to localized site constraints such as topography, natural resources, and drainage. By statute, such plans are required to be consistent with and are intended to prescribe greater detail than the General Plan. In this regard, they may be more, but not less, restrictive. Permissible densities and cumulative development yield shall be specified by the specific plan, master plan, or other regulatory document. Prior to the adoption of such a plan, permitted uses and densities shall be determined by the underlying category of use proposed for the property (e.g., business park—office/retail or high-density residential).

Two areas designated as *Planned Development* by the General Plan are subject to adopted specific plans: The *Ladyface Mountain Specific Plan* and the *Agoura Village Specific Plan*. ~~A third area immediately north of the Agoura Village Specific Plan and west of Kanan Road is designated as *Planned Development* with the intent for a specific plan, master plan, or other regulatory document to guide the integrated development of housing with retail, office, entertainment, and comparable uses as a pedestrian-oriented center.~~

Planned Office and Manufacturing

Planned Office and Manufacturing (POM) **(0.4:1, 35 ft. maximum building height)**

This category is to promote a distinct, planned area with a combination of well-integrated and compatible uses primarily consisting of office, light manufacturing, and restaurant. Retail use is allowed where it is secondary and complementary to the other commercial uses. A limited number of multi-family dwelling units are allowed conditionally to support the other uses as part of a mixed-use project. Development is required to provide for enhanced pedestrian and vehicle access to promote cohesiveness.

Open Space, Parks, and Recreation

Open Space—Restricted (OS-R)

The *Open Space—Restricted* category includes areas for which development rights are assumed to exist but development potential is constrained because of topographic, soils, geologic, and seismic hazards, as well as natural habitats, oak trees, visual/aesthetic values and related concerns. In Table LU-1, some dwelling units are assigned to restricted open space areas, limited to densities of no

LAND USE & COMMUNITY FORM (LU)

- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation
- Integration of signage with the building's architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery (*Imp LU-10, LU-12, LU-20*)

LU-16.3 Buffering from Adjacent Properties. Ensure that business park developments are positive additions to the City's community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses. (*Imp LU-10, LU-12, S-12, N-2*)

Planned Development and Planned Office and Manufacturing Districts

Goals and policies of this section of the General Plan are intended to address certain areas in the City that present special planning opportunities that provide for the special development attention of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture. The Planned Development and Planned Office and Manufacturing Districts outline special land use and development standards.

Goal LU-17

Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

Policies

LU-17.1 Site Development. Require that planned development and planned office and manufacturing districts seamlessly integrate uses and buildings as a cohesive project characterized by:

5. PLANNED OFFICE AND MANUFACTURING DEVELOPMENT-DISTRICT WEST OF KANAN ROAD AND NORTH OF AGOURA ROAD

Goal LU-24

~~Mixed-Use Center of Commerce with Supporting Uses.~~ Cohesive and integrated redevelopment of the properties as a center of community commerce ~~and living~~ with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policies

- LU-24.1 Development Transformation.** Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. *(Imp LU-19, LU-36)*
- LU-24.2 Land Use Mix.** Allow for the development of a diversity of uses consisting including of primarily retail, office, light manufacturing, and commercial restaurant, with retail and residential as secondary uses. ~~commercial recreation, entertainment, and residential.~~ Housing units shall be permitted conditionally to support the other uses as part of a mixed-use project, and shall be ancillary to the office, light manufacturing and commercial restaurant uses on inclusion in and adoption of a special planning document. ~~as stipulated by Policy LU-24.6.~~ *(Imp LU-19, LU-36)*
- LU-24.3 Internal Street Network.** Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity. *(Imp LU-19, LU-36)*
- LU-24.4 Site Development.** Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network. *(Imp LU-19, LU-36)*
- LU-24.5 Connectivity.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village. *(Imp LU-19, LU-36)*
- LU-24.6 Plan for Cohesive Development.** Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other

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	POM
Single-Family	P	P	P	P						
Multiple-Family				C	P					C
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					

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P = Permitted D = Director's Approval C = Conditionally Permitted

**CITY of AGOURA HILLS
General Plan Update**

**COMMUNITY DISTRICTS
AND SUBAREAS**

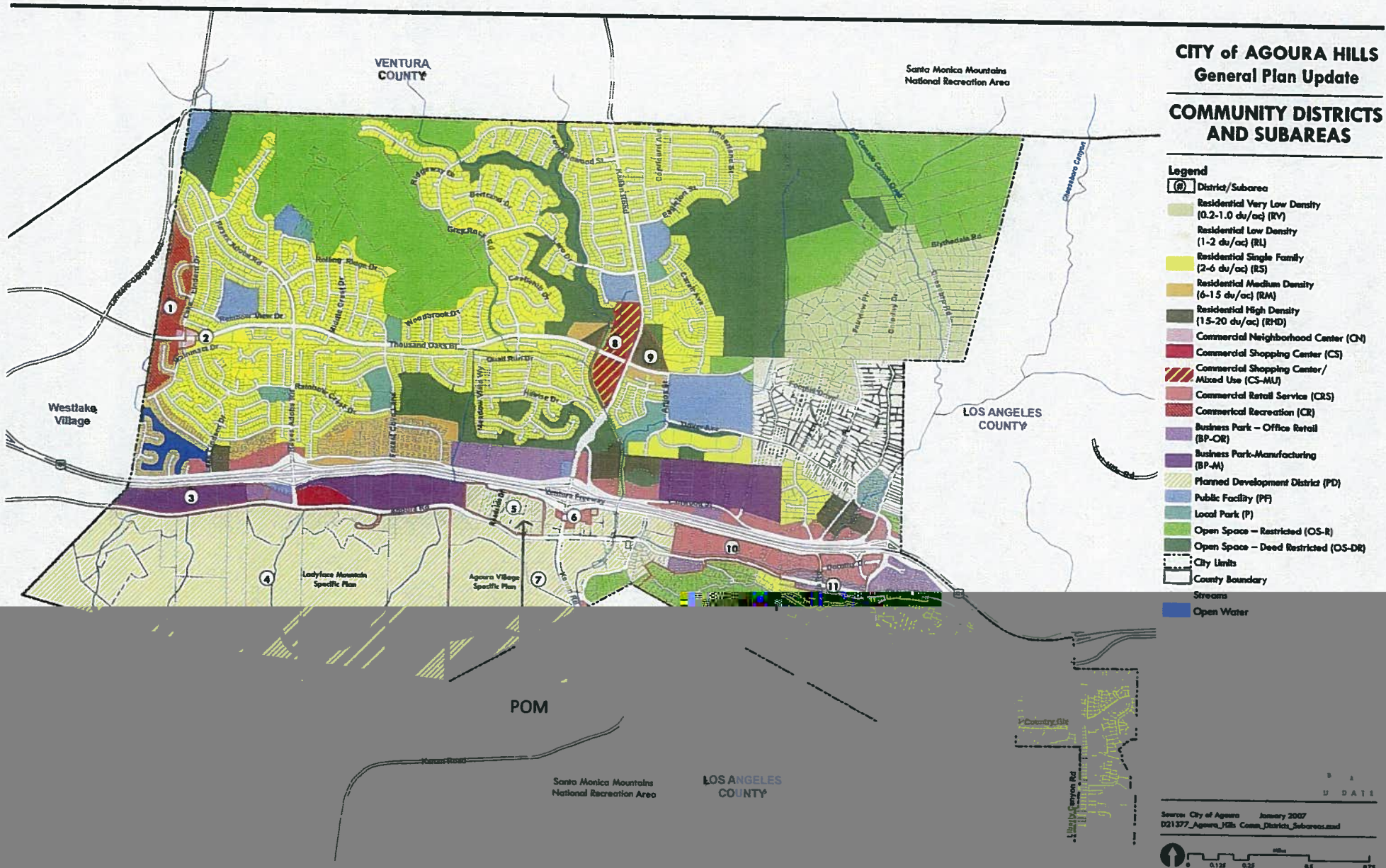


Figure LU-3

**CITY of AGOURA HILLS
General Plan Update**

**LAND USE
DIAGRAM**

Legend

-  Residential Very Low Density (0.2-1.0 du/ac) (RV)
-  Residential Low Density (1-2 du/ac) (RL)
-  Residential Single Family (2-6 du/ac) (RS)
-  Residential Medium Density (6-15 du/ac) (RM)
-  Residential High Density (15-20 du/ac) (RHD)
-  Commercial Neighborhood Center (CN)
-  Commercial Shopping Center (CS)
-  Commercial Shopping Center / Mixed Use (CS-MU)
-  Commercial Retail Service (CRS)
-  Commercial Recreation (CR)
-  Business Park - Office Retail (BP-OR)
-  Business Park-Manufacturing (BP-M)
-  Planned Development District (PD)
-  Public Facility (PF)
-  Local Park (P)
-  Open Space - Restricted (OS-R)
-  Open Space - Deed Restricted (OS-DR)
-  City Limits
-  County Boundary
-  Streams
-  Open Water



Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills_GPW_Update.mxd



PBSJ

General Plan Amendment – Land Use Diagram

Figure LU-2

APPENDIX E

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¹ Revisions adopted on April 13, 2011 per Resolution No. 11-1625.

² Revisions adopted on May 11, 2005 per Ordinance No. 05-330.

³ Revisions adopted on November 12, 2003 per Resolution 03-1302.

⁴ Revisions adopted on October 12, 2011 per Resolution No. 11-1651.

⁵ Revisions adopted on January 14, 2009 per Resolution No. 09-1513.

⁶ Revisions adopted on January 14, 2009 per Resolution No. 09-1513.

VII. Planned Office and Manufacturing District Design Guidelines

The goal of the Planned Office and Manufacturing (POM) District Design Guidelines is to assure the high quality development of a mix of land uses that are cohesive and reflect a distinct district identity. The following additional guidelines are intended to achieve this goal. The design guidelines supplement the other provisions of the City's *Architectural Design Standards and Guidelines*, and the zoning standards.

A. Site Planning and Design

- The design of new development is sensitive to the characteristics of the existing surrounding development and shall take into consideration the existing natural site constraints.
- Site layouts and buildings are designed to provide interesting street scenes; attractive, inviting pedestrian-scale features, open spaces and amenities; and well-screened outdoor storage, loading areas, and equipment and service areas that are designed as an integral part of the site design or building, consistent with the building architecture.
- New development enhances the character of its surrounding area through quality architecture, landscaping, and appropriate site arrangement, and a high level of urban design that is of a "human," not "monumental," scale. Development respects that of the immediate area through the use of complimentary building arrangements and buffers.
- There is an appropriate transition between projects with different uses and different intensities on the same or adjacent parcels to provide an effective visual and functional shift. Transition may be created through appropriate building setback, height, landscape buffers, building orientation and massing, and overall site organization. In multi-building complexes, a distinct visual link shall be established among various buildings through architecture and by using site design elements like courtyards, plazas, landscaping, and walkways to unify the project.
- Entry drive orientation and accent landscaping are used to enhance/identify entry sequence. The entry drive is oriented toward the main entrance of the building. Signs, paving and planting are incorporated into a well-designed site entry to visually link it to the buildings.
- Outdoor plazas, patios, courtyards, or other enhanced site features are provided at the building entries, with tables, benches or seat walls, potted plants, trash receptacles and enhanced paving.
- Entry driveways, loading/unloading areas, internal vehicle circulation, placement of structures on a lot, landscaped areas, pedestrian pathways or sidewalks, and

pedestrian amenities, such as outdoor gathering areas, are aligned with, and complement that of, adjacent parcels to the extent feasible so as to create a continuous network, while maintaining privacy for residential units and the common open space for residents, if part of the project.

- The siting of buildings considers energy efficiency, with building orientation and landscape material selected to provide the maximum energy efficiency for the building.

B. Building Design

- Buildings exhibit a high architectural quality that includes building entry accentuation; both vertical and horizontal articulation, including changes in the wall plane, use of openings and projections, and material and color variation; stepped building heights for multi-story buildings; stepped wall planes to break up long, flat façades; and architectural elements, such as overhangs, trellises, projections, awnings, and/or insets, to create shadow patterns that contribute to a building's character.
- Roof forms and planes are varied to create visual interest and to define the building edge. Roof forms are designed to completely screen roof-mounted equipment from public view through parapets, roof screens or equipment wells that are constructed consistent with the building materials and integral to the architecture.
- Predominantly natural and warm color palettes and materials are employed, and large expanses of glass and highly reflective materials are discouraged.
- Roof materials that minimize heat absorption are recommended, as are colors that reduce sun glare on wall planes and materials that reduce the transfer of heat into and/or out of the building, as feasible.

C. Circulation

- Figure 34 *Planned Office and Manufacturing District Conceptual Exhibit – Circulation Network* is the proposed vehicle, bicycle and pedestrian plan for the district. The plan identifies road improvements, and sidewalks and pedestrian paths, to promote pedestrian activity. On-street parking is encouraged along Roadside Road, and private shared driveways encouraged throughout for greater access to parcels and future developments internally within the district.
- Safe, convenient, and visually attractive access is provided to the building entry from the street, sidewalk, parking areas, and other onsite buildings; and between adjoining parcels and developments to create connectivity within the district, and to areas outside of, but adjacent to, the district.

- Shared driveway access between adjoining properties is encouraged for continuity and cohesiveness.

D. Parking

- Shared parking among adjoining properties is encouraged, consistent with section 9654 of the Agoura Hills Municipal Code, and with the preparation of a professional shared parking study acceptable to the City.
- To avoid large expanses of paved areas and to provide easy accessibility to buildings, large parking lots are divided into smaller parking areas and dispersed around the site, as feasible. Where larger parking lots are needed, such lots are designed with pedestrian and landscaping features, including but not limited to, seating areas, trellises, decorative walkways and plazas and other amenities to break up the appearance of the paved areas and to provide a comfortable place for pedestrians to walk.
- Long rows in parking areas are divided up with landscaping islands, other landscaping and pedestrian amenities, and buildings where feasible.

E. Pedestrian Amenities

- Onsite walkways link parking areas and public outdoor activity areas to each other as well as to the building(s), and are linked to the public sidewalk system.
- Trellises, arbors and other shade structures are provided for pedestrian areas, particularly those within parking lots.
- Pedestrian paths are defined by landscaping, low-level lighting, and special paving colors, materials or patterns to define such access ways onsite.
- Site furniture and fixtures, such as planters, lighting, arbors, trellises, tree grates, benches and mail boxes are incorporated into the design landscape. Such elements follow the same design concept as the major structures on site.
- Adequate outdoor seating and gathering places are provided for employees, visitors and others to encourage social and business activity. These may include atriums, plazas, courtyards, patios, expanded sidewalks and seating areas with special aesthetic treatments like water and art features and decorative materials. Where feasible, such places are sited where shade features (e.g., awnings, trellises, landscaping) can be utilized in sunlit areas.

VIII. Mixed Use Overlay District Design Guidelines

The goal of the Mixed Use Overlay (MXD) District Design Guidelines is to assure the high quality development of multi-family residential mixed-use developments. The following additional guidelines are intended to achieve this goal. The design guidelines supplement the other provisions of the City's *Architectural Design Standards and Guidelines*, and the zoning standards.

- Multi-family residential units are part of a well-integrated vertically or horizontally residential mixed-use project.
- Live/work units are encouraged.
- Attractive and smooth transition is provided between the solely commercial and light manufacturing uses within the district and residential mixed-use developments. Adequate and well-designed buffers and screening, including walls, fencing and/or landscaping, are employed to minimize the effects of any incompatible uses or activities, while still providing vehicular and pedestrian connectivity to the mixed-use development from adjacent parcels.
- The residential and non-residential components of a residential mixed-use development are compatible; not posing undue conflicts in types of activities; and designed for a high level of privacy and safety for residents, including separate residential entrances, separate access, fire suppression barriers, separate resident parking, and noise insulation.
- The ground floor of a vertical residential mixed-use building and the non-residential component of a horizontal mixed-use development along primary street frontages and public sidewalks and plazas are designed to engage pedestrians.
- Residential carports, detached garages and accessory structures are architecturally integrated into the overall design of the project with similar materials and details as the residences.

VHIX. ADMINISTRATIVE PROCEDURES/SUMMARY

Figure 34
Planned Office and Manufacturing District
CONCEPTUAL EXHIBIT – Circulation Network



* Diagonal parking will be allowed at the discretion of the Director of Public Works and requires street grade to be less than 5%.
 NOTE: Roadway improvements shall be implemented as shown in cross sections here, unless otherwise approved by the City Public Works Director/City Engineer.