

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

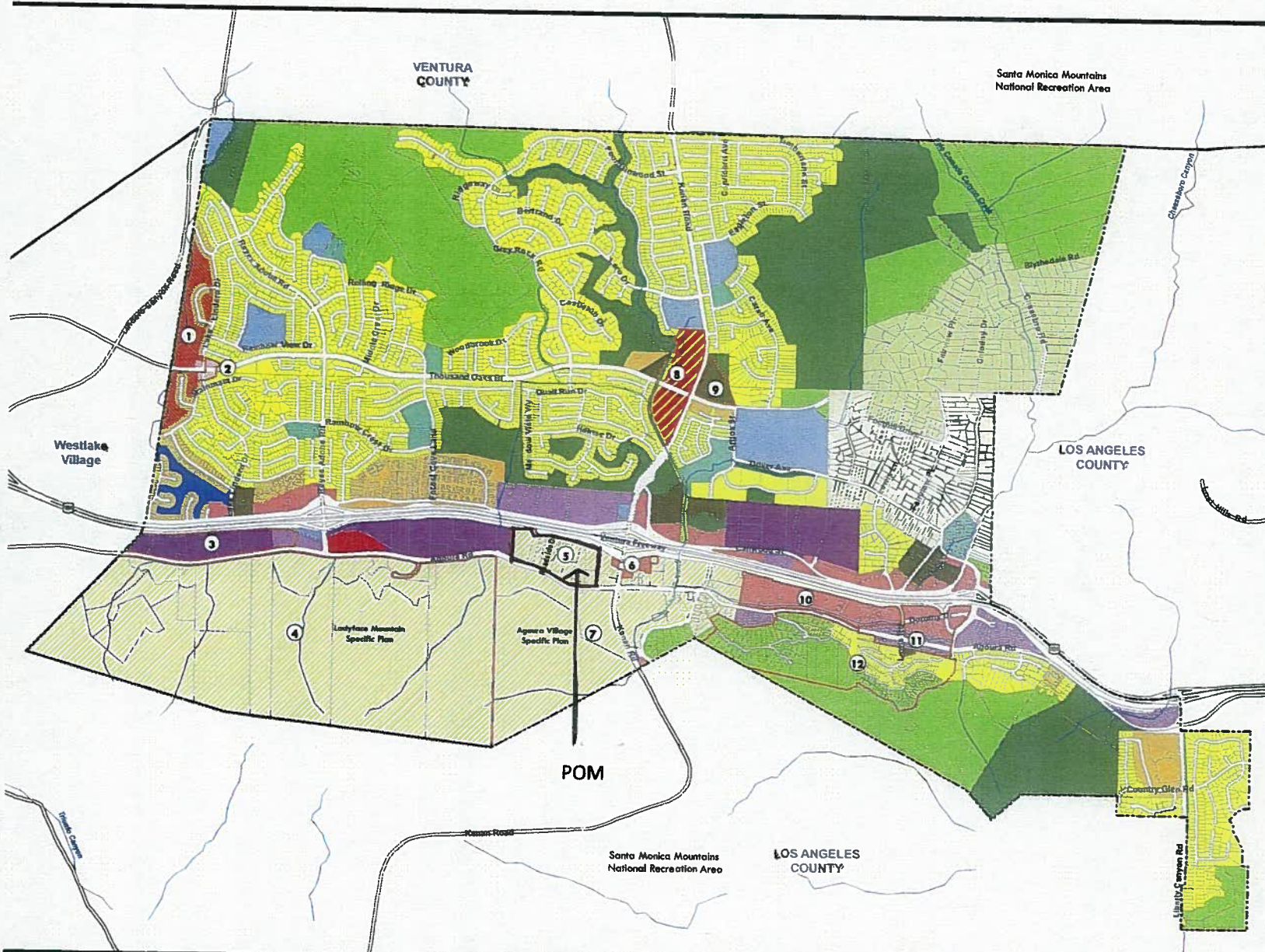
- LU-24.1 **Development Transformation.** Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. *(Imp LU-19, LU-36)*
- LU-24.2 **Land Use Mix.** Allow 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

CITY of AGOURA HILLS General Plan Update

COMMUNITY DISTRICTS AND SUBAREAS

Legend

- 1 District/Subarea
- 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
021377_Agoura_Hills_Comm_Districts_Subareas.mxd



Figure LU-3

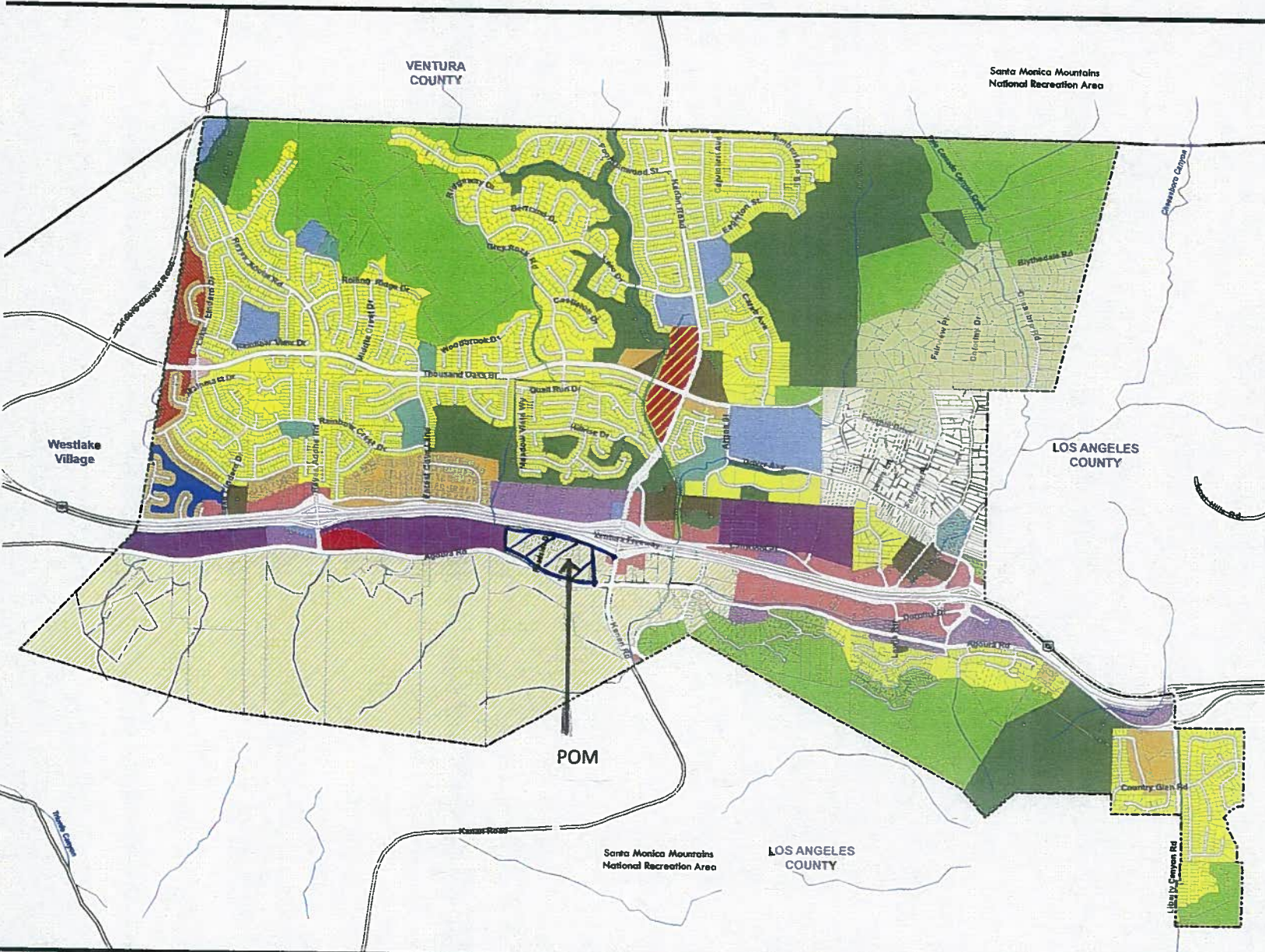
General Plan Amendment – Community Districts and Subareas

**CITY of AGOURA HILLS
General Plan Update**

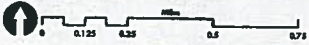
**LAND USE
DIAGRAM**

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) (RH)
- Commercial Neighborhood Center (CN)
- Commercial Shopping Center (CS)
- Commercial Shopping Center / Mixed Use (CS-MU)
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- 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
021377_Agoura_Hills\GPU_Updates.mxd



PBSJ

General Plan Amendment – Land Use Diagram

Figure LU-2

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 | | | | | | | | | | POM |
|---|--------------------------------------|----|----|----|----|----|-----|----|-------|--|-----|
| | RV | RL | RS | RM | RH | CS | CRS | CN | CS-MU | | |
| Single-Family | P | P | P | P | | | | | | | C |
| 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

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**EXHIBIT B OF
ATTACHMENT 5**

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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.
- Bike racks and other public bike storage are provided in convenient locations onsite, and are well-integrated within the overall site design and compatible with the building architecture.

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

ATTACHMENT 6



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

June 19, 2014

CALL TO ORDER:

Chair Justice called the meeting to order at 6:32 p.m.

FLAG SALUTE:

Commissioner Curtis Zacuto

ROLL CALL:

Chair Michael Justice, Vice Chair Linda Northrup, Commissioners Chris Anstead (absent), John O'Meara, and Curtis Zacuto.

Also present were Director of Planning and Community Development Mike Kamino, Principal Planner Allison Cook, Assistant City Attorney Diana Varat, and Recording Secretary Sheila Keckhut.

Chair Justice stated that staff had received notification from Commissioner Anstead requesting an excused absent from the meeting. On a motion by Vice Chair Northrup, seconded by Commissioner O'Meara the absence was excused. Motion carried 4-0-1. Commissioner Anstead absent.

APPROVAL OF AGENDA:

On a motion by Commissioner Zacuto, seconded by Vice Chair Northrup, the Planning Commission moved to approve the June 19, 2014 Agenda. Motion carried 4-0-1. Commissioner Anstead was absent.

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF MINUTES

1. Minutes – June 5, 2014 Planning Commission Meeting

On a motion by Commissioner Zacuto, seconded by Commissioner O’Meara, the Planning Commission moved to approve Minutes of the June 5, 2014 Planning Commission Meeting. Motion carried 4-0-1. Commissioner Anstead was absent.

NEW PUBLIC HEARING:

2. REQUEST:

Approve a General Plan Amendment to incorporate a new land use designation of Planned Office and Manufacturing (POM) District in the City (in Subarea 5 of the City of Agoura Hills 2035 General Plan); a Zoning Ordinance Amendment and Zone Change to revise the Zoning Map to incorporate the POM and Mixed Use Overlay (MXD) Districts in Subarea 5 and remove the Planned Development (PD) District; and an Amendment to the City’s Architectural Design Standards and Guidelines to provide recommendations on design in the POM District to implement the General Plan goals, policies and measures to provide for a mix of land uses in a well-designed and planned center in Subarea 5.

APPLICANT:

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NOS.:

14-ZOA-002, 14-ZC-001, and 14-GPA-001

LOCATION:

Citywide

ENVIRONMENTAL
ANALYSIS:

Addendum to General Plan 2035 certified Program Final Environmental Impact Report pursuant to CEQA and the CEQA Guidelines Sections 15162 and 15164.

RECOMMENDATION:

That the Planning Commission adopt a Resolution recommending that the City Council: adopt the Addendum to the City of Agoura Hills General Plan 2035 certified Program Final EIR prepared for the project; adopt an Ordinance for the Zoning Ordinance Amendments; adopt the Zone Change; adopt the General Plan Amendment; and adopt the

amendment to the City's Architectural Design Standards and Guidelines.

PUBLIC COMMENTS: Chair Justice opened the meeting for public comments.

Jean-Luc Nouzille – Ladyface Ale Companie

Chair Justice closed the item.

ACTION: On a motion by Vice Chair Northrup, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 14-1107, recommending that the City Council: adopt the Addendum to the City of Agoura Hills General Plan 2035 certified Program Final EIR prepared for the project; adopt an Ordinance for the Zoning Ordinance Amendments; adopt the Zone Change; adopt the General Plan Amendment; and adopt the amendment to the City's Architectural Design Standards and Guidelines, subject to the revised conditions. Motion carried 3-1-1. Commissioner O'Meara opposed. Commissioner Anstead was absent.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 7:28 p.m., on a motion by Commissioner O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, July 3, 2014 at 6:30 p.m. Motion carried 4-0-1. Commissioner Anstead was absent.

ATTACHMENT 7



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: June 19, 2014

TO: Planning Commission

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NOS.: 14-ZOA-002, 14-ZC-001, and 14-GPA-001

LOCATION: Citywide

REQUEST: Approve a General Plan Amendment to incorporate a new land use designation of Planned Office and Manufacturing (POM) District in the City (in Subarea 5 of the City of Agoura Hills 2035 General Plan); a Zoning Ordinance Amendment and Zone Change to revise the Zoning Map to incorporate the POM and Mixed Use Overlay (MXD) Districts in Subarea 5 and remove the Planned Development (PD) District; and an Amendment to the City's Architectural Design Standards and Guidelines to provide recommendations on design in the POM District to implement the General Plan goals, policies and measures to provide for a mix of land uses in a well-designed and planned center in Subarea 5.

**ENVIRONMENTAL
DETERMINATION:** Addendum to General Plan 2035 certified Program Final Environmental Impact Report pursuant to CEQA and the CEQA Guidelines Sections 15162 and 15164.

RECOMMENDATION: That the Planning Commission adopt the attached Resolution recommending that the City Council: adopt the Addendum to the City of Agoura Hills General Plan 2035 certified Program Final EIR prepared for the project; adopt an Ordinance for the Zoning Ordinance Amendments; adopt the Zone Change; adopt the General Plan Amendment; and adopt the amendment to the City's Architectural Design Standards and Guidelines.

ZONING: Planned Development (PD) District

LAND USE: Planned Development (PD)

I. BACKGROUND AND PURPOSE

The City of Agoura Hills General Plan 2035 (adopted 2010) identifies several community districts, or subareas, of the City where long range planning efforts should be focused. The subareas are often characterized by existing development, are constrained by their natural setting and/or infrastructure, or offer particular opportunities unique to their specific locations or use. Subarea 5 is one of the areas identified, due in part to the challenges to development. There are irregularly shaped lots (long and narrow), multiple land ownership, lack of internal circulation, and an underground County Flood Control District drainage culvert with development restrictions above its alignment.

Subarea 5 (North Agoura Road Planning Area) is shown on Attachment 1 Project Area. It is bounded on the north by the frontage road, Roadside Drive, beyond which is U.S. Highway 101, and on the south by Agoura Road, beyond which is the Agoura Village Specific Plan. On the east, it is bordered by the Kanan Village Shopping Center, which is within the Agoura Village Specific Plan area. The western border is formed by the Los Angeles County Animal Care Center beyond which are commercial and business park uses. Roadside Road, a north-south road connecting Roadside Drive with Agoura Road, is located near the center of the project area. There are twelve parcels within Subarea 5, which total 28.32 acres. About one third of the land area in Subarea 5 is vacant, and many other parcels are underutilized from a land use and development perspective. Existing development totals 190,570 square feet of light manufacturing, open yard, storage, office and retail uses.

Planning and Community Development Department staff has been working with the City Council Land Use and Economic Development Committee (LUEDC) since mid-2013 on carrying out the General Plan goals and policies, as well as implementation measures, specifically identified for Subarea 5. The LUEDC reviewed preliminary materials related to the proposed project and provided staff with feedback, which has since been incorporated into the project. Staff also contacted each property owner in Subarea 5 as part of the General Plan Update of 2010, and again in April of 2014 specifically regarding the currently proposed project, providing them with brief written materials regarding the proposed changes to Subarea 5. However, no owner has asked questions or expressed concern to staff regarding the proposed project.

The purpose of this staff report is to present for your consideration and recommendation to the City Council a series of legislative and regulatory changes to carry out the intent of the General Plan regarding Subarea 5. These changes include a Zoning Ordinance Amendment (ZOA) with a new zoning district and overlay district, along with development standards and land uses, consistent with the General Plan. It includes a Zone Change to the City's Zoning Map to identify the new zones in Subarea 5. As a result of the ZOA, minor changes to the General Plan are

necessary to ensure consistency between the General Plan and the Zoning Code. Lastly, staff is requesting your consideration of an additional section to be added to the *Architectural Design Standards & Guidelines*, which applies solely to Subarea 5. These various components of the project are briefly outlined in the Planning Commission Resolution (Attachment 2), and summarized below.

All of these items have been prepared in consideration of the following General Plan goal and policies created specifically for Subarea 5:

Goal LU-24

Mixed-Use Center. 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 including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted 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 pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation. (*Imp LU-19, LU-36*)

Implementation Measure LU-19:

The City shall prepare and implement a specific plan, master plan, design guidelines or other regulatory document for the Planned Development District west of Kanan Road and north of Agoura Road (Community Subarea 5 on Figure LU-3) to create a cohesive and integrated redevelopment of the properties with a mix of uses and development densities to provide economic value. The document shall address permitted land uses; density; streets and sidewalks to promote pedestrian activity internally and connecting to adjacent uses, such as Agoura Village; building heights and setbacks; architectural design principles; parking, including possibility of shared parking; streetscape and landscape guidelines and standards and amenities; implementation actions and responsibilities and other necessary elements. Prior to adoption of such a document, the development of uses in this subarea shall be consistent with the Business Park – Manufacturing designation and the Zoning Ordinance.

(Note that Implementation Measure LU-36 has already been implemented, and relates to creating the Planned Development (PD) District).

With regard to Policy LU-24.2, past discussions with Mr. Allan Kotin, the City's economic consultant, have encouraged staff to reconsider the prominence of uses such as commercial recreation and entertainment in Subarea 5. Subarea 5 is not ideally suited to such uses due to the indirect freeway access, proximity of other entertainment establishments (particularly cinema) in the local area, and the often low economic return of such uses compared to land costs.

The following sections describe the proposed changes to the Zoning Code, Zoning Map, General Plan, and the *Architectural Design Standards & Guidelines* to accommodate the new regulations and standards for Subarea 5.

II. PROJECT DESCRIPTION

Subarea 5 is currently zoned Planned Development (PD) and designated in the General Plan as PD as well. Subarea 5 is listed as a special study area in the General Plan, and given a land use designation and zoning designation of Planned Development (PD). The PD district applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required. That subsequent regulatory document provides the development and design standards and more specific land use regulations for the particular area. The Agoura Hills Zoning Ordinance states that for the PD zone specifically for Subarea 5, in the interim prior to preparing such a regulatory document, Subarea 5 shall retain the prior zone of Business Park – Manufacturing (BP-M) and that every development proposal or other entitlement be required to obtain a Conditional Use Permit (CUP) so that the development can be evaluated to ensure consistency with the General Plan goals and policies for the subarea. Therefore, Subarea 5, while zoned PD, is presently being implemented according to the BP-M standards.

Rather than adopting a specific plan for Subarea 5, the City has selected the option of re-zoning and re-designating the area from PD in order to create two new zones and one General Plan land use designation, and also creating design guidelines tailored to Subarea 5, which include a

conceptual circulation network for vehicles and pedestrians. The new base zoning district over the entire 28 acres would be Planned Office Manufacturing (POM), with the new Mixed Use Overlay district (MXD) over the nearly 16-acre eastern portion of the POM (see Attachment 3). Unlike the westerly portion of the proposed POM district, the easterly portion with the proposed MXD overlay district is primarily developed, so the new MXD overlay provides additional options and opportunities for private redevelopment.

All properties would also retain the Freeway Corridor (FC) Overlay district. The General Plan land use designation for Subarea 5 would be Planned Office Manufacturing (POM). The development, design and land use standards outlined in the General Plan for this subarea would be carried out by the new POM zone, the new MXD overlay zone, the FC overlay, the POM land use designation, and by the addition of design guidelines for this particular area, the former being the legal regulatory framework and the latter recommendations. In order to change the zone and establish new standards, a Zoning Ordinance Amendment (ZOA) and Zone Change (ZC) for the City Zoning Map are necessary. The new design guidelines solely for Subarea 5 would be added to the *City Architectural Design Standards and Guidelines*, so an Amendment to the *City Architectural Design Standards and Guidelines* (ADSG Amendment) is required. Because the General Plan references the PD designation for this area in the text and on exhibits, a General Plan Amendment (GPA) is needed to replace references to "PD" with "POM." Together, all of these actions are referred to as the "Subarea 5 Project."

In summary, the following are the required discretionary actions for the Subarea 5 Project, which will be considered for adoption by the City Council:

- Zoning Ordinance Amendment (ZOA) (See Attachment 4, Draft Ordinance)
- Zone Change (ZC) (See Attachment 5, Proposed Zoning Map Amendments)
- General Plan Amendment (GPA) (See Attachment 6, Proposed General Plan Amendment)
- Amendment to *City Architectural Design Standards and Guidelines* (ADSG Amendment), including conceptual circulation plan. (See Attachment 7)

The purpose of the POM district, as described in the proposed ZOA, is as follows:

The purpose of the planned office and manufacturing district (POM) is to provide for a mix of uses consisting primarily of office, light manufacturing, and restaurant, and to a lesser extent, certain retail uses, in which the various uses are compatible and integrated, creating a distinct district identity. Access among parcels shall be integrated via pedestrian pathways and street and driveway networks, and development shall interface with adjacent properties in terms of site amenities, access and circulation to create cohesiveness among properties.

The purpose of the MXD overlay district, as described in the proposed ZOA, is as follows:

The purpose of the MXD overlay district is to provide for a limited number of

multi-family dwellings allowed conditionally to support the other land uses as part of a mixed-use project.

As currently noted in the Zoning Ordinance, the purpose of the FC overlay district is as follows:

The purpose of the freeway corridor overlay district shall be to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the city's image, to establish special design guidelines for all development within said areas, and to establish findings that will ensure that future developments are compatible with the city's historic character.

The areas within the freeway corridor overlay district are "gateways"; they are seen first by visitors and residents as they pass through the city, and as they exit the freeway to enter the city. These areas are of crucial importance in establishing the city's identity and character in the minds of visitors and residents.

No changes to the text of the FC overlay district are proposed as part of this project.

The ZOA lists allowed uses and development standards (lot size, building coverage, building height, setbacks, landscaping, amenities, circulation, parking, and density) which would create a more cohesive and intermittent development area. The AD SG Amendment addresses recommendations for site planning and design, building design, circulation (including *Planned Office and Manufacturing District Conceptual Exhibit – Circulation Network*), parking and pedestrian amenities. The *Conceptual Exhibit – Circulation Network* is a recommendation for greater pedestrian and vehicle connectivity in Subarea 5; it involves linking pedestrian pathways and vehicle driveways for better access, and identifies future roadway improvements to Roadside Road, including full street improvements, within Subarea 5 to bring the roadway up to City standards, and characteristic of roadway frontage improvements typically required of proposed developments (sidewalk, curb, gutter, turn pockets, as necessary). There would also be the opportunity for diagonal parking on one side of the road to create a more pedestrian environment.

The GPA replaces areas in the text and exhibits where the PD designation is noted with the POM designation, and provides a brief description of the PD designation. The ZC is a map change in Subarea 5 from the PD district to that of the POM, with the MXD overlay covering the eastern portion of the subarea, and the entire area with the FC overlay district. The full text of the ZOA, GPA and AD SG Amendment, as well as Zoning Map changes, is detailed in Attachments 4-7.

The MXD district applies to properties in the eastern portion of Subarea 5, in close proximity to the Agoura Village Specific Plan, where other multi-family residential units are allowed, to provide continuity. In addition to the commercial uses allowed in the POM district, a certain amount of multi-family units would also be allowed in the MXD overlay district, subject to approval of a Conditional Use Permit, providing they meet certain design and development

standards, including that they are part of a vertical or horizontal residential/non-residential mixed use development project. The units are meant to be supplementary to non-residential uses in Subarea 5, and not the primary land use. There is no specific number of residential units allowed in the MXD overlay; however, the General Plan Program Final EIR assumed 76 units total for environmental impact analysis. The Addendum to the EIR, prepared for this project, assumed the same number.

The General Plan calls for and allows the preparation of regulatory documents, such as those proposed by the project. The difference between the proposed project and the General Plan is that the General Plan refers to a PD designation for Subarea 5, which is now being considered for POM designation. To retain the PD designation, a specific plan would need to be prepared, which is not desired by the City. Instead, the regulatory documents to carry out the General Plan goals and policies would be a ZOA, ZC and the City Architectural Design Standards and Guidelines. Subarea 5 would be the only POM district and MXD overlay district in the City. There are many areas of the City currently having the FC overlay district designation. Prior to the rezoning of the parcels in Subarea 5 to PD, the zoning was BP-M-FC. Therefore, since a specific plan is not being prepared for Subarea 5, the FC overlay would be added back onto the parcels that are part of Subarea 5.

III. ENVIRONMENTAL ANALYSIS

City staff prepared an Addendum to the certified Final Program Environmental Impact Report (EIR) prepared for the General Plan 2035, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, specifically Sections 15164 and 15162 of the latter. The Addendum, included as Exhibit A of Attachment 4, reviewed the potential environmental effects of the project, and found that there would be no new or substantially increased environmental impacts from those identified previously in the certified Final EIR. An Addendum is not required to be circulated for public comment. As with the Final EIR for the General Plan, the Addendum acknowledges that as specific development projects come forward for application and review, each project would be considered individually pursuant to CEQA.

IV. RECOMMENDATION

That the Planning Commission adopt the attached Resolution recommending that the City Council adopt the Addendum to the City of Agoura Hills General Plan 2035 certified Final Program Environmental Impact Report prepared for the project; adopt an Ordinance for the Zoning Ordinance Amendments; adopt the Zone Change; adopt the General Plan Amendment; and adopt the amendment to the City's Architectural Design Standards and Guidelines.

ATTACHMENTS

1. Project Area
2. Planning Commission Resolution
3. New Zoning Districts
4. Draft Ordinance Regarding Zoning Ordinance Amendment

Planning Commission (Case Nos. 14-ZOA-002, 14-ZC-001 and 14-GPA-001)
Page 8

5. Zoning Map Amendment
6. General Plan Amendment
7. Amendment to City Architectural Design Standards and Guidelines

CASE PLANNER: Allison Cook, Principal Planner

ATTACHMENT 8

RESOLUTION NO. 14-1760

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA ADOPTING AN ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF AGOURA HILLS GENERAL PLAN 2035 FOR THE SUBAREA 5 PROJECT AND MAKING THE REQUIRED ENVIRONMENTAL FINDINGS PURSUANT TO CEQA

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

WHEREAS, a public hearing was duly held on June 19, 2014 by the Planning Commission in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California, whereby the Planning Commission recommended that the City Council adopt the Subarea 5 Project Addendum to the Certified Final Program Environmental Impact Report (EIR) for the City of Agoura Hills General Plan 2035. Notice of the time, date, place and purpose of the public hearing was duly given; and

WHEREAS, a public hearing was duly held on July 9, 2014 in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the public hearing was duly given; and

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; and

WHEREAS, after close of the public hearing, the City Council considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, and all other pertinent documents and associated actions regarding the proposed Addendum to the Certified Final Program EIR for the City of Agoura Hills General Plan 2035; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines promulgated thereunder, and the City's local CEQA Guidelines, the City Council certified the Final Program EIR for the City of Agoura Hills General Plan 2035 on March 24, 2010;

WHEREAS, pursuant to Section 15164 of the CEQA Guidelines, the City as lead agency may prepare an addendum to a previously certified EIR if some changes or additions to the EIR are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred. Pursuant to CEQA Guidelines Section 15162, no subsequent EIR shall be prepared for the project unless, on the basis of substantial evidence in the light of the whole record, one or more of the following is determined:

- (1) Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance identifies one or more significant effects not discussed in the previous EIR, significant effects previously examined will be substantially more severe than shown in the previous EIR, mitigation measures or alternatives previously found not to be feasible or not analyzed in the EIR would be feasible and would substantially reduce one or more significant effects but the project proponents decline to adopt of the measure or alternative;

WHEREAS, the above criteria have been assessed with respect to the project in accordance with the CEQA Guidelines, and staff has prepared an Addendum to review the potential environmental effects of the project;

WHEREAS, the City Council has independently reviewed the Addendum and certified Final EIR for the City of Agoura Hills General Plan 2035 (both of which are attached hereto as Exhibit "A" and incorporated by this reference) and all comments received, both written and oral, regarding the Addendum, and based upon the whole record before it, finds that: (1) those documents were prepared in compliance with CEQA, the CEQA Guidelines and the City's local CEQA Guidelines; (2) City staff has correctly concluded that the Addendum to the EIR for the City of Agoura Hills General Plan 2035 is the appropriate and adequate environmental document because the project will not result in any new or substantially increased environmental effects, and (3) the findings contained therein represent the independent judgment and analysis of the City Council;

WHEREAS, the custodian of records for the Addendum and all materials that constitute the record of proceedings upon which the City Council's decision is based is the City Clerk of the City of Agoura Hills, and those documents are available for public review in the Office of the City clerk located at 30001 Ladyface Court, Agoura Hills, California, 91301.

NOW, THEREFORE, BE IT RESOLVED based on the findings and conclusion set forth above, that the City Council of the City of Agoura Hills hereby adopts the Subarea 5 Project Addendum to the certified Final EIR for the General Plan 2035.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2014 by the following vote to wit:

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

William D. Koehler, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

EXHIBIT A

FINAL PROGRAM EIR – GENERAL PLAN 2035

(A copy is available at the Planning Counter and online at www.ci.agoura-hills.ca.us)

ADDENDUM TO FINAL PROGRAM EIR – GENERAL PLAN 2035

(Attached herein)

GENERAL PLAN 2035 FINAL ENVIRONMENTAL IMPACT REPORT

ADDENDUM

Subarea 5 Project

May 2014



City of Agoura Hills
General Plan 2035 Final Environmental
Impact Report - Addendum

Subarea 5 Project

Prepared by:

City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, CA 91301

Contact:

Allison Cook, Principal Planner/Environmental Analyst
(818) 597-7310 or acook@ci.agoura-hills.ca.us

May 20, 2014

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Figure 1 – Project Location

Appendices:

- A. Ordinance Amending Article IX of the Agoura Hills Municipal Code
- B. Planning Commission Resolution
- C. Zone Change (map)
- D. General Plan Amendment
- E. Amendment to the City Architectural Design Standards & Guidelines – Section VII

SECTION 1.0 – INTRODUCTION

1.1 –PURPOSE AND BACKGROUND

This Addendum to the General Plan 2035 Final Program Environmental Impact Report (FEIR) State Clearinghouse No. 2009051013 has been prepared according to the California Environmental Quality Act (CEQA) (Public Resources Code – PRC - Section 21000, et seq.) and the CEQA Guidelines (California Administrative Code, Title 14, Section 15000, et seq.). The Addendum updates the General Plan 2035 FEIR (2010), which was certified by the Agoura Hills City Council, the Lead Agency, on March 24, 2010.

The focus of the City of Agoura Hills General Plan 2035 (General Plan) (2010) is on sustainability. Since the City is almost built out, the theme of the General Plan is to sustain and enhance existing neighborhoods, travel corridors, commercial centers, and open spaces, while at the same time encouraging the redevelopment of older buildings and areas to provide better design and economic benefit to the City. Another common theme is enhancing a special sense of community reflecting the unique character of Agoura Hills through community programs, urban design, and preservation of the natural features of the City. The General Plan also addresses recent state legislation regarding environmental sustainability, particularly reducing greenhouse gases, throughout the document, as there is an emphasis on resource protection and conservation, and encouraging transportation systems and development that promote alternative modes of travel (e.g., walking, cycling, transit).

The General Plan is organized around four elements, or chapters:

- Community Conservation and Development
- Infrastructure and Community Services
- Natural Resources
- Community Safety

The Housing Element is a separately bound document from the remainder of the General Plan. The Housing Element 2008-2014 was adopted by the City Council on November 12, 2008, and certified by the State Housing and Community Development Department on January 16, 2009, and the General Plan was found compatible with the Housing Element in effect at that time. Most recently, the Housing Element 2013-2021 was adopted by the City Council on August 28, 2013, and certified by the HCD on September 19, 2013. It was found consistent with the General Plan.

This Addendum evaluates the changes to the General Plan FEIR that would occur as a result of the adoption of a Zoning Ordinance Amendment, General Plan Amendment, Zone Change, and Amendment to the City Architectural Design Standards and Guidelines for two new zoning districts in the City, Planned Office and Manufacturing (POM) and Mixed Use Overlay (MXD), in

Subarea 5 identified in the General Plan as the “Planned Development District West of Kanan Road and North of Agoura Road.” Subarea 5 was listed as a special study area in the General Plan, and given a land use designation and zoning designation of Planned Development (PD). The PD district applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required. That subsequent regulatory document provides the development and design standards and more specific land use regulations for the particular area.

The current project implements Policy LU-24.6 of the General Plan, which states the following:

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 pertinent elements. In the interim, allow the development of uses consistent with the Business Park – Manufacturing designation.

The proposed Zoning Ordinance Amendment (ZOA), Zone Change (ZC), General Plan Amendment (GPA), and Amendment to the City Architectural Design Standards and Guidelines (ADSG Amendment) together are referred to as the “Subarea 5 Project.” The Subarea 5 Project carries out the intent of Policy LU-24.6 of the General Plan.

1.2 – BASIS FOR DECISION TO PREPARE AN ADDENDUM

The analysis and conclusions contained in this document have been provided to assist the City of Agoura Hills in determining if any additional environmental review is necessary in accordance with PRC Section 21166 and CEQA Guidelines Sections 15162 and 15164. The text of these sections is provided below.

PRC 21166:

When an environmental impact report has been prepared for a project pursuant to this division, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

- (a) Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*

- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
- (c) New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available. (PRC 21166)*

CEQA Guidelines Section 15162:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.***
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall*

determine whether to prepare a subsequent negative declaration, addendum, or no further documentation.

CEQA Guidelines Section 15164:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

As demonstrated in the environmental analysis provided in SECTION 3.0, the proposed changes do not meet the criteria for preparing a subsequent or supplemental EIR or negative declaration. An addendum is appropriate for the project, as there would be no substantial changes to the General Plan; no new information of substantial importance has been revealed that was not known prior to certification of the FEIR; the project would not result in a significant effect not previously discussed in the FEIR; the significant effects previously examined in the FEIR would not be more severe as a result of the project; there are no proposed changes to mitigation measures; and there are no new mitigation measures or alternatives that could substantially reduce significant environmental effects identified in the General Plan FEIR.

1.3 – SUMMARY OF FINDINGS

The proposed project would not result in new significant environmental effects or greater impacts than those previously identified in the General Plan FEIR. Each environmental issue area of the FEIR was reviewed and analyzed to determine if the proposed project would result in new significant environmental effects or a substantial increase in environmental impacts than those previously analyzed and disclosed in the FEIR. The proposed project would occur in Subarea 5, an area already analyzed for environmental issues in the FEIR. The project is consistent with the goals and policies of the General Plan for Subarea 5, and actually implements the policies through carrying out Implementation Measure LU-19, which is to prepare and implement a regulatory document for Subarea 5 that, “creates a cohesive and integrated redevelopment of the properties with a mix of uses and development densities to provide economic value” (General Plan, 2010). No new significant environmental effects were identified, nor were greater impacts identified in the analysis. Therefore, no subsequent or supplemental EIR is necessary to prepare pursuant to PRC Section 21166 or CEQA Guidelines Section 15162.

1.4– ORGANIZATION AND SCOPE

The previously certified General Plan 2035 FEIR (2010) provides program level environmental information to support subsequent review of entitlement actions and development proposals. This Addendum provides further clarification and information about potential impacts that could result from the General Plan land use designation and zoning district change from PD to POM for Subarea 5, along with a new set of development and design standards and land use regulations for the POM designation and zoning district. As specific development projects and entitlement actions are proposed in the future, additional CEQA analysis may be required for the particular project or action.

This Addendum also provides a summary of the impact analysis found in the General Plan 2035 FEIR, and should be considered together with the General Plan 2035 FEIR. All implementation measures outlined in the General Plan remain applicable and are assumed in the following analysis. The General Plan 2035 and FEIR can be found on the City of Agoura Hills’ website at: www.ci.agoura-hills.ca.us, or at the following location:

Planning and Community Development Department Counter
City Hall
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

This Addendum is organized into the following sections:

SECTION 2.0 – PROJECT DESCRIPTION

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

SECTION 4.0 – LIST OF PREPARERS AND REFERENCES

APPENDIX A – PROPOSED ZONING ORDINANCE AMENDMENT, ZONE CHANGE, GENERAL PLAN AMENDMENT, AMENDMENT TO CITY ARCHITECTURAL DESIGN STANDARDS & GUIDELINES

SECTION 2.0 – PROJECT DESCRIPTION

2.1 – PROJECT LOCATION

The City of Agoura Hills is located in the foothills of the Santa Monica Mountains on the western edge of Los Angeles County. The City encompasses nearly seven square miles (4,366 square acres), straddles the U.S. Highway 101, and is situated about 36 miles west of downtown Los Angeles. Its population is 23,330 (Housing Element, 2013). Agoura Hills is bordered by the City of Westlake Village to the west, Thousand Oaks to the northwest, unincorporated areas of Ventura County to the north, the City of Calabasas and unincorporated areas of Los Angeles County to the east, and unincorporated areas of Los Angeles County to the south.

The project area is denoted in the General Plan 2035 as “Subarea 5 - Planned Development District West of Kanan Road and North of Agoura Road” (see Figure 1). In the General Plan, subareas consist of neighborhoods and commercial and industrial districts that are, “characterized by existing development, are constrained by their natural setting and/or infrastructure, or offer opportunities that are unique to their specific locations or use.” The General Plan identifies goals and policies that uniquely apply to and differentiate the subareas.

Subarea 5 is bounded on the north by the frontage road, Roadside Drive, beyond which is U.S. Highway 101, and on the south by Agoura Road, beyond which is the Agoura Village Specific Plan. On the east, it is bordered by the Kanan Village Shopping Center, which is within the Agoura Village Specific Plan area. The western border is formed by the Los Angeles County Animal Care Center beyond which are commercial and business park uses. There are twelve parcels within Subarea 5, which total 28.32 acres. About one third of the land area in Subarea 5 is vacant, and many other parcels are underutilized from a land use and development perspective. Existing development totals 190,570 square feet of light manufacturing, open yard, office and retail uses.

2.2 – PROPOSED PROJECT

Subarea 5 is currently zoned Planned Development (PD) and designated in the General Plan as PD as well. Subarea 5 is listed as a special study area in the General Plan, and given a land use designation and zoning designation of Planned Development (PD). The PD district applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required. That subsequent regulatory document provides the development and design standards and more specific land use regulations for the particular area. The Agoura Hills Zoning Ordinance states that for the PD zone specifically for Subarea 5, in the interim prior to preparing such a regulatory document, Subarea 5 shall retain the prior zone of Business Park – Manufacturing (BP-M) and that every development proposal or other entitlement be required to obtain a Conditional Use Permit (CUP) so that the development can be evaluated to ensure

consistency with the General Plan goals and policies for the subarea. Therefore, Subarea 5, while zoned PD, is presently being implemented according to the BP-M standards.

Rather than adopting a specific plan for Subarea 5, the City has selected the option of re-zoning and re-designating the area from PD in order to create two new zones and one General Plan land use designation, and also creating design guidelines tailored to Subarea 5, which include a conceptual circulation network for vehicles and pedestrians. The new base zoning district would be the Planned Office Manufacturing (POM), with the new Mixed Use Overlay district (MXD) over the eastern portion of the POM. All properties in Subarea 5 would have a Freeway Corridor (FC) Overlay district, given the proximity to U.S. Highway 101. The General Plan land use designation for Subarea 5 would be Planned Office Manufacturing (POM). The development, design and land use standards outlined in the General Plan for this subarea would be carried out by the new POM zone, the new MXD overlay zone, the FC overlay, the POM land use designation, and by the addition of design guidelines for this particular area, the former being the legal regulatory framework and the latter recommendations. In order to change the zone and establish new standards, a Zoning Ordinance Amendment (ZOA) and Zone Change (ZC) for the City Zoning Map are necessary. The new design guidelines solely for Subarea 5 would be added to the City Architectural Design Standards and Guidelines; so an Amendment to the City Architectural Design Standards and Guidelines (ADSG Amendment) is required. Because the General Plan references the PD designation for this area in the text and on exhibits, a General Plan Amendment (GPA) is needed to replace references to “PD” with “POM.” Together, all of these actions are referred to as the “Subarea 5 Project.”

In summary, the following are the required discretionary actions for the Subarea 5 Project, which will be considered for adoption by the City Council:

- Zoning Ordinance Amendment (ZOA) (Case No. 14-ZOA-002)
- Zone Change (ZC) (Case No. 14-ZC-001)
- General Plan Amendment (GPA) (Case No. 14-GPA-001)
- Amendment to City Architectural Design Standards and Guidelines (ADSG Amendment), including conceptual circulation plan.

The purpose of the POM district, as described in the proposed ZOA, is as follows:

The purpose of the planned office and manufacturing district (POM) is to provide for a mix of uses consisting primarily of office, light manufacturing, and restaurant, and to a lesser extent, certain retail uses, in which the various uses are compatible and integrated, creating a distinct district identity. Access among parcels shall be integrated via pedestrian pathways and street and driveway networks, and development shall interface with adjacent properties in terms of site amenities, access and circulation to create cohesiveness among properties.

The purpose of the MXD overlay district, as described in the proposed ZOA, is as follows:

The purpose of the MXD overlay district is to provide for a limited number of multi-family dwellings allowed conditionally to support the other land uses as part of a mixed-use project.

As currently noted in the Zoning Ordinance, the purpose of the FC overlay district is as follows:

The purpose of the freeway corridor overlay district shall be to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the city's image, to establish special design guidelines for all development within said areas, and to establish findings that will ensure that future developments are compatible with the city's historic character.

The areas within the freeway corridor overlay district are "gateways"; they are seen first by visitors and residents as they pass through the city, and as they exit the freeway to enter the city. These areas are of crucial importance in establishing the city's identity and character in the minds of visitors and residents.

No changes to the text of the FC overlay district are proposed as part of this project.

The ZOA lists allowed uses and development standards (lot size, building coverage, building height, setbacks, landscaping, amenities, circulation, parking, and density). The AD SG Amendment addresses recommendations for site planning and design, building design, circulation (including *Planned Office and Manufacturing District Conceptual Exhibit – Circulation Network*), parking and pedestrian amenities. The *Conceptual Exhibit – Circulation Network* is a recommendation for greater pedestrian and vehicle connectivity in Subarea 5; it involves linking pedestrian pathways and vehicle driveways for better access, and identifies future roadway improvements to Roadside Road within Subarea 5 to bring the roadway up to City standards, and characteristic of roadway frontage improvements typically required of proposed developments (sidewalk, curb, gutter, turn pockets, as necessary).

The GPA replaces areas in the text and exhibits where the PD designation is noted with the POM designation, and provides a brief description of the PD designation. The ZC is a map change in Subarea 5 from the PD district to that of the POM, with the MXD overlay covering the eastern portion of the subarea. The full text of the ZOA, GPA and AD SG Amendment, as well as map changes, is detailed in Appendix A.

The Subarea 5 Project implements Policy LU-24.6 of the General Plan, which states:

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 pertinent elements. In the interim, allow the development of uses consistent with the Business Park – Manufacturing designation.

More specifically, General Plan Implementation Measure LU-19, which carries out Policy LU-24.6, states:

The City shall prepare and implement a specific plan, master plan, design guidelines or other regulatory document for the Planned Development District west of Kanan Road and north of Agoura Road (Community Subarea 5 on Figure LU-3) to create a cohesive and integrated redevelopment of the properties with a mix of uses and development densities to provide economic value. The document shall address permitted land uses; density; streets and sidewalks to promote pedestrian activity internally and connecting to adjacent uses, such as Agoura Village; building heights and setbacks; architectural design principles; parking, including possibility of shared parking; streetscape and landscape guidelines and standards and amenities; implementation actions and responsibilities and other necessary elements. Prior to adoption of such a document, the development of uses in this subarea shall be consistent with the Business Park – Manufacturing designation and the Zoning Ordinance.

Therefore, the General Plan calls for and allows the preparation of regulatory documents, such as those proposed by the project. The difference between the proposed project and the General Plan is that the General Plan refers to a PD designation for Subarea 5, which is now being considered for POM designation. To retain the PD designation, a specific plan would need to be prepared, which is not desired by the City. Instead, the regulatory documents to carry out the General Plan goals and policies would be a ZOA, ZC and the City Architectural Design Standards and Guidelines. Subarea 5 would be the only POM district and MXD overlay district in the City. There are many areas of the City currently having the FC overlay district designation. Prior to the rezoning of the parcels in Subarea 5 to PD, the zoning was BP-M-FC. Therefore, since a specific plan is not being prepared for Subarea 5, the FC overlay would be added back onto the parcels that are part of Subarea 5.

Policy LU-24.2. Allow for the development of a diversity of uses, including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted

on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6

The proposed uses allowed in the POM and MXD zones are consistent with Policy LU-24.2 of the General Plan. They include retail, commercial and residential. Nonetheless, the specific uses have been refined somewhat from this policy. The prominence of the commercial uses of “commercial recreation” and “entertainment” in Subarea 5 has been reconsidered. Upon further economic research, Subarea 5 is not considered ideally suited to such uses due to the indirect freeway access, proximity of other entertainment establishments (particularly cinema) in the local area, and the often low economic return of such uses compared to land costs. Nonetheless, the allowed uses in the POM and MXD are generally consistent with Policy LU-24.2 and its Implementation Measures LU-19 and LU-36, consisting of retail, commercial and residential.

General Plan Policy LU-1.1 (Building Intensity and Population Density) states as follows:

Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,139 housing units, 1,850,907 square feet of retail services, 3,341,448 square feet of business park/office uses, and 1,118,126 square feet of business parking manufacturing uses.

Table 3-6 of the General Plan FEIR further specifies the assumed buildout of the General Plan by 2035, by dividing the City into 14 different Traffic Impact Zones (TAZs), which are geographical boundaries in the City. In TAZ 8, of which Subarea 5 is a major part, the total number of multi-family residential units is anticipated to be 76; the total retail/service square footage is assumed at 276,036; the total office/business park square footage at 697,954; the total business park/manufacturing square footage at 196,456; and the total institutional square footage at 11,476. The Subarea 5 Project proposes no changes to these buildout assumptions.

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

This section of the Addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed project, including the ZOA, ZC, GPA and ADSG Amendment, do not meet the criteria for preparing a subsequent or supplemental EIR or negative declaration under CEQA Guidelines Sections 15162 and 15164 and PRC 21166. Proposed modifications to the General Plan, as well as the ZOA, ZC and ADS, are programmatic and policy-oriented in nature and are not changes in physical circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact. All impacts would be equivalent to, and sometimes less than, the impacts previously analyzed in the General Plan FEIR. The proposed project would not change existing General Plan goals and policies. There are no proposed changes to mitigation measures; and there are no new mitigation measures or alternatives that could substantially reduce significant environmental effects. Lastly, no new information of substantial importance has been revealed that was not known prior to certification of the General Plan FEIR, nor have environmental conditions in the project area changed since the certification of the FEIR that would result in new or substantially more severe environmental impacts.

3.1 AESTHETICS

PREVIOUSLY IDENTIFIED IMPACTS IN THE GENERAL PLAN FEIR

No less than significant or significant impacts were identified in General Plan FEIR Section 4.1 AESTHETICS.

PROPOSED PROJECT

The project does not involve a particular development proposal or entitlement, but is a regulatory change. As such, the project would not directly affect aesthetic resources. Numerous General Plan goals and policies were listed in the FEIR that pertain to aesthetics and are applicable to both the General Plan and proposed project. The proposed project would be consistent with all applicable listed goals and policies, particularly the following which are briefly listed below, and would not change any goals or policies.

Goal LU-1: Growth and Change. 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.

Policy LU-1.2. Prioritize future growth as infill, and where appropriate, increase intensity of development on vacant and underutilized parcels, in-lieu of expanded development outward into natural areas and open spaces.

Goal LU-4: Structure and form of development that respects natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

Policy LU-4.5. Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses.

Policy LU-4.6. Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features.

Goal LU-13: Well Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policy LU-13.1. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape.

Given that Subarea 5 is surrounded by urban development, and contains many under-utilized properties, future development in Subarea 5 would be considered infill and/or renovation of the existing built environment. The proposed project establishes new zoning districts and a land use designation with design and development standards to create a more pedestrian- and vehicle-accessible district with high quality site planning and building design, consistent with the General Plan goals and policies for Subarea 5 and those related to aesthetics. As each future development proposal in Subarea 5 is submitted to the City, separate from the currently proposed project, site-specific evaluation of aesthetics would occur as part of the application and CEQA review process, as appropriate.

Therefore, the proposed project would not result in adverse impacts to aesthetics, and there would be no change to the conclusions of the FEIR with regard to aesthetics.

3.2 AIR QUALITY

PREVIOUSLY IDENTIFIED IMPACTS IN THE GENERAL PLAN FEIR

The following less than significant impact was identified for air quality:

Impact 4.2-1 Operation activities under the General Plan Update could expose sensitive receptors to substantial pollutant concentrations. However, this would be a *less-than-significant* (Class II) impact for ongoing operations.

The following significant and unavoidable impacts were identified for air quality:

Impact 4.2-2 Implementation of the General Plan Update would provide new sources of regional air emissions that would conflict with or obstruct implementation of the Air Quality Management Plan. This is a *significant and unavoidable* impact (Class I).

Impact 4.2-3 Implementation of the General Plan Update would result in construction and operational emissions that could contribute substantially to an existing or projected air quality violation. This is a *significant and unavoidable* impact (Class I).

Impact 4.2.4 Implementation of the General Plan Update would result in a cumulatively considerable net increase in criteria pollutants for which the region is in nonattainment under an applicable federal or state ambient air quality standard. This is a *significant and unavoidable* impact (Class I).

Impact 4.2-5 Construction under the General Plan Update could expose sensitive receptors to substantial pollutant concentrations. This is a *significant and unavoidable* impact (Class I) for construction activities.

PROPOSED PROJECT

The project does not involve a particular development proposal or entitlement, but is a regulatory change. As such, the project would not directly affect air quality resources. The types of land uses allowed in the POM district, MXD overlay district, and FC overlay district are generally consistent with those identified in General Plan Policy LU-24.2, which calls for a diversity of uses, including retail, office and housing in Subarea 5. The Subarea 5 Project would not change the type and intensity of development scenario envisioned in the General Plan and addressed in the FEIR that could affect air quality. The amount of development allowed in Subarea 5 upon buildout would be consistent with that identified in the General Plan upon full City buildout (Policy LU-1.1) and that reflected in the FEIR Table 3-6 (see Section 2.2 of this document for further information), and so the creation of the new POM district and MXD overlay district, and application of the FC overlay, would not result in a significant change in the level of air quality impacts anticipated in the FEIR either during construction or as part of the ongoing operation of individual businesses or development projects in Subarea 5. The project may, however, reduce somewhat the level of air quality impacts discussed in the FEIR by

proposing a mix of land uses and pedestrian amenities that could be conducive to reducing vehicle trips travelled and the consequent contribution to air quality from vehicle exhaust.

There are a few General Plan goals and policies that were listed in the FEIR that pertain, either directly or indirectly, to air quality (particularly reduction of pollution from a decrease in vehicle miles travelled) and are applicable to both the General Plan and proposed project. The proposed project would be consistent with all relevant listed goals and policies, particularly the following which are briefly summarized below, and would not change any goals or policies.

Goal LU-1: Growth and Change. 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.

Policy LU-1.2. Prioritize future growth as infill, and where appropriate, increase intensity of development on vacant and underutilized parcels, in-lieu of expanded development outward into natural areas and open spaces.

Goal M-7: Pedestrians. Transportation improvements and development enhancements that promote and support walking within the community.

Policy M-7.1. Walkability. Create a pedestrian environment accessible to all that is safe, attractive, and encourages walking. Maintain and promote the walkability within the City by identifying and completing deficient links within the sidewalk system.

Policy M-7.2. Pedestrian Connectivity. Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well-connected pedestrian network linking new and existing developments to adjacent land uses, including commercial uses, schools, and parks.

Policy M-7.3. Pedestrian Experience. Promote walking and improve the pedestrian experience with streetscape enhancements and by orienting future development toward the street, where appropriate.

Policy M-7.4. Walkable Developments. Encourage mixed-use development so that it is possible for a greater number of short trips to be made by walking.

The Subarea 5 Project creates the regulatory framework for a planned commercial/light industrial and mixed-use development district in an already developed and underutilized land use area that would result in convenient pedestrian and vehicular access to create a more efficient development pattern in terms of resources and energy expended (e.g., reducing vehicle trips and/or vehicle miles travelled, and encouraging walking). The General Plan identifies Subarea 5 as a mixed-use development area, and the proposed Subarea 5 Project would be implementing the intent for the area as outlined in the General Plan. As each future development proposal in Subarea 5 is submitted to the City, separate from the currently

proposed project, the City would review the project per CEQA, and require site-specific evaluation of the development's air quality impacts, as necessary. Additionally, standard dust control measures recommended by the South Coast Air Quality Management District (SCAQMD) would be applied to individual development projects as part of conditions of project approval.

Therefore, the proposed project would not result in new or more severe impacts to air quality beyond what was addressed in the FEIR, and there would be no change to the conclusions of the FEIR with regard to air quality.

3.3 BIOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE GENERAL PLAN FEIR

All impacts to biological resources in the FEIR were found to be less than significant, and are listed below.

- Impact 4.3-1 Development under the General Plan Update could result in direct and indirect impacts to special status species; however, these impacts would be reduced to less than significant levels through the implementation of General Plan goals and policies, and compliance with relevant local, state, and federal regulations. This is a *less-than-significant* (Class II) impact.
- Impact 4.3.2 Development under the General Plan Update could result in direct and indirect impacts to riparian habitat and other sensitive natural communities; however, these impacts would be reduced to less than significant levels through the implementation of the General Plan Update goals and policies and compliance with relevant local, state and federal regulations. This is a *less-than-significant* (Class II) impact.
- Impact 4.3-3 Development under the General Plan Update could result in direct and indirect impacts to wetlands; however, these impacts would be reduced to less-than-significant levels through implementation of the General Plan Update goals and policies and compliance with relevant local, state, and federal regulations. Therefore, impacts would be *less-than-significant* (Class II).
- Impact 4.3-4 Development under the General Plan Update could interfere substantially with the movement of native resident and migratory wildlife species, established wildlife corridors, and impede the use of native wildlife nursery sites; however, these impacts would be reduced to less-than-significant levels through implementation of the General Plan Update goals and policies and compliance