

REPORT TO CITY COUNCIL

DATE: JULY 9, 2014

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER *GR*

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT *mk*

SUBJECT: SUBAREA 5 PROJECT – AMENDMENT TO THE CERTIFIED FINAL PROGRAM EIR FOR THE GENERAL PLAN 2035; ZONING ORDINANCE AMENDMENT, ZONE CHANGE, GENERAL PLAN AMENDMENT AND AMENDMENT TO THE CITY’S ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES (CASE NOS. 14-ZOA-002, 14-ZC-001 AND 14-GPA-001)

The purpose of this item is to seek City Council approval for 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. These proposed changes are intended to serve as a long-range blueprint to guide development and redevelopment of this area of the City, as called for in the General Plan 2035 (adopted 2010).

The Case Numbers for this project are 14-ZOA-002, 14-ZC-001 and 14-GPA-001.

BACKGROUND AND PURPOSE

The City of Agoura Hills General Plan 2035 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 area. 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. Notice was given of the Planning Commission hearing last month to all property owners in Subarea 5 as well as surrounding property owners. 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 approval a series of legislative and regulatory changes, as well as changes to guidelines, 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 to Subarea 5. These various components are summarized below. All of these items have been prepared in consideration of the following General Plan goal and policies created specifically for Subarea 5, excerpted from the General Plan:

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. For these reasons, Mr. Kotin also believes Subarea 5 would not fare well as a retail center, except possibly as retail destination when economic conditions change and become more favorable to retail.

On June 19, 2014, the Planning Commission held a public hearing and approved Resolution No. 14-1107 (Attachment 2) on a 3-1-1 (1 absent) vote to recommend that the City Council adopt the Addendum to the General Plan 2035 Final Program EIR; 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. A summary of the Planning Commission's comments is included further in this report.

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

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 that require a specific plan, master plan, design guidelines, and/or other regulatory document to establish the development and design standards and more specific land use regulations that apply for the particular area. The Agoura Hills Zoning Ordinance states that in the interim period before the City adopts an appropriate regulatory document for the area, 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 preparing and 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. Staff also proposes that the City Council adopt the proposed design guidelines that are tailored to the special needs of Subarea 5, and that include a conceptual circulation network for vehicles and pedestrians. As proposed, the new base zoning district over the entire 28 acres would be Planned Office and 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, which is primarily undeveloped, 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 in the future.

All properties in Subarea 5 would retain the Freeway Corridor (FC) Overlay district. The General Plan land use designation for Subarea 5 would be Planned Office and 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 for the POM and MXD overlay districts 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:

- Zoning Ordinance Amendment (ZOA) (See Attachment 4, Draft Ordinance No. 14-409)
- Zone Change (ZC) (See Attachment 4, Draft Ordinance No.14-409, Exhibit A)
- General Plan Amendment (GPA) (See Attachment 5, Draft Resolution No. 14-1760, Exhibit A)
- Amendment to *City Architectural Design Standards and Guidelines* (See Attachment 5, Draft Resolution No. 14-1760, Exhibit B)

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 or allowed uses 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) that would create a more cohesive and integrated development area. The POM would allow most of the uses currently allowed in the BP-M and BP-OR zones of the City, except automotive repair and servicing. Certain limited retail uses, such as cafes and restaurants, furniture stores, and stationery stores, are already allowed under the current BP-M zone. The POM would also increase the types of retail service and eating establishments allowed in the area, including such uses as bookstore, hardware store, gardening store, bicycle sales and service, swimming pool sales and service, sporting goods and athletic equipment store, snack shops, cafes and restaurants, and exercise/music/dance studios.

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, including an internal East-West driveway option; and identifies future roadway improvements to Roadside Road (existing north-south road) , including full street improvements, 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 and 5.

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 by 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. This would include work-live projects. 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 amendment to the City *Architectural Design Standards and Guidelines*. Subarea 5 would be the only POM district and MXD overlay district in the City at this point. There are many areas of the City that currently have the FC overlay district designation. Prior to the rezoning of the parcels in Subarea 5 to PD, the zoning was BP-M-FC. With a specific plan, the provisions of the FC would have been wrapped into the specific plan document. Therefore, since a specific plan is not being prepared for Subarea 5, the FC overlay would be retained on the parcels that are part of Subarea 5.

Finally, staff would note, however, that as conditions change and the area evolves over time, the City has the discretion to make adjustments to the Ordinance, including permitted land uses, as deemed appropriate by the City Council.

PLANNING COMMISSION COMMENTS

On a 3-1-1 vote (Commissioner O'Meara opposed and Commissioner Anstead absent), the Planning Commission approved Resolution No. 14-1107 (Attachment 2), recommending that Council adopt all the actions to approve the Subarea 5 Project, along with an amendment to the *Architectural Design Standards and Guidelines* to add language about bike racks, similar to that proposed in the POM ZOA. The draft minutes are included as Attachment 6, and the staff report as Attachment 7. Each Commissioner's comments are summarized below.

Commissioner O'Meara – Would like to see Subarea 5 as a retail center with uses similar to those allowed in the Commercial Retail Service (CRS) zone. He stated that,

given the current office vacancy rate, additional opportunities for retail, not office uses, are warranted. He stated that a retail center would provide more economic value than what is currently proposed for the POM district, and is not overly concerned about potential retail competition between Agoura Village and a retail center in Subarea 5.

Vice Chair Northrup – Understands that, with the project, retail options would be opened up in the POM zone and are the types of uses we would want in the City, and so does not share the level of concern as Commissioner O’Meara. In addition, the POM would allow smaller office and manufacturing uses by allowing smaller lot sizes and setbacks so that large office parks would not be emphasized. She supported all the proposed changes, but noted that while bike storage and racks are required per the proposed ZOA, she would like to see this referenced in the *Architectural Design Standards and Guidelines* as well. Please note that staff has taken the liberty to add this to the text of the draft AD SG amendment for City Council consideration.

Commissioner Zacuto – Believes Commissioner O’Meara has valid points about retail, but because Agoura Village is not built out yet and is currently underdeveloped, does not believe Subarea 5 should have more retail than what would be allowed with the proposed zoning of POM. He supports the proposal and likes that the POM zone would allow current uses to remain and believes the zone is comprehensive enough.

Chair Justice – Stated that the economy will dictate the types of uses that go in Subarea 5, and is comfortable with the allowed uses in the POM district. He stated that retail may not be the only use to increase the economics of the area, but that office uses might also do so. He concurred with Vice Chair Northrup’s comment that the requirements for bike parking and facilities should be added to the *Architectural Design Standards and Guidelines*.

At the Planning Commission hearing, staff noted that input from the City’s economic consultant indicated that retail would not be a strong, viable use in Subarea 5 for the reasons noted in the BACKGROUND AND PURPOSE section above. Staff also noted that, when writing the General Plan, there was a desire to create a center different from that of Agoura Village, which is across the street and to the east of Subarea 5, one that would complement but not detract from Agoura Village, the latter being a primarily retail/restaurant/small professional office and residential mixed use area of the city. Staff explained that the uses proposed for the POM district would result in an increase in the types of retail and restaurant uses from what is currently allowed in the BP-M, and also from what is allowed in the BP-OR. So, while POM would not be a retail-oriented center, it would support additional retail and restaurant uses.

Also at the Planning Commission hearing, a public speaker brought up the desire to allow a “brewing operation and tap room” in the POM, which would include off sale of beer. Staff believes that a “brewing operation and tap room” facility is broadly included in the conditionally allowed uses of “winery and beer sales facility/tasting room” and “bar/tavern” in the POM. Any off sale of alcoholic beverages would be subject to the limitation of the FC overlay zone, including the requirements of selling beverages as

sealed/enclosed and part of a gift package, and that such sale not exceed 15 percent of the gross sales at the location.

If the City Council wishes to amend the allowed uses and conditions regarding off sale alcohol in the FC overlay, staff would suggest that the Council direct staff to explore those options separately at a future date. The project before you at this time is approval of the POM zone. As all properties in close proximity to the freeway (except Agoura Village) also contain the FC overlay, the subject of the conditions of the FC overlay affects Subarea 5, but is really a separate issue to consider, as any changes would apply Citywide along the freeway, and the proposed project before you is not recommending any changes to the FC overlay. Any changes to the FC overlay restrictions should be considered in the larger context of the City.

Vice Chair Northrup indicated an interest in the small business concerns of establishments, such as a brewery, and she indicated that the issues brought up by the speaker applied to the FC overlay, not the POM district.

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. The Addendum is included in the City Council Resolution No. 14-1759 as Exhibit A. The Addendum 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.

RECOMMENDATION

Staff recommends the City Council:

- (1) Adopt Resolution No. 14-1759 approving the Addendum to the City of Agoura Hills General Plan 2035 certified Final Program Environmental Impact Report;
- (2) Adopt Resolution No. 14-1760 approving General Plan Amendment Case No. 14-GPA-001 and the amendment to the City Architectural Design Standards and Guidelines; and
- (3) Introduce Ordinance No. 14-409 for the Zone Change Case No. 14-ZC-001 and Zoning Ordinance Amendment Case No. 14-ZOA-002.

Attachments:

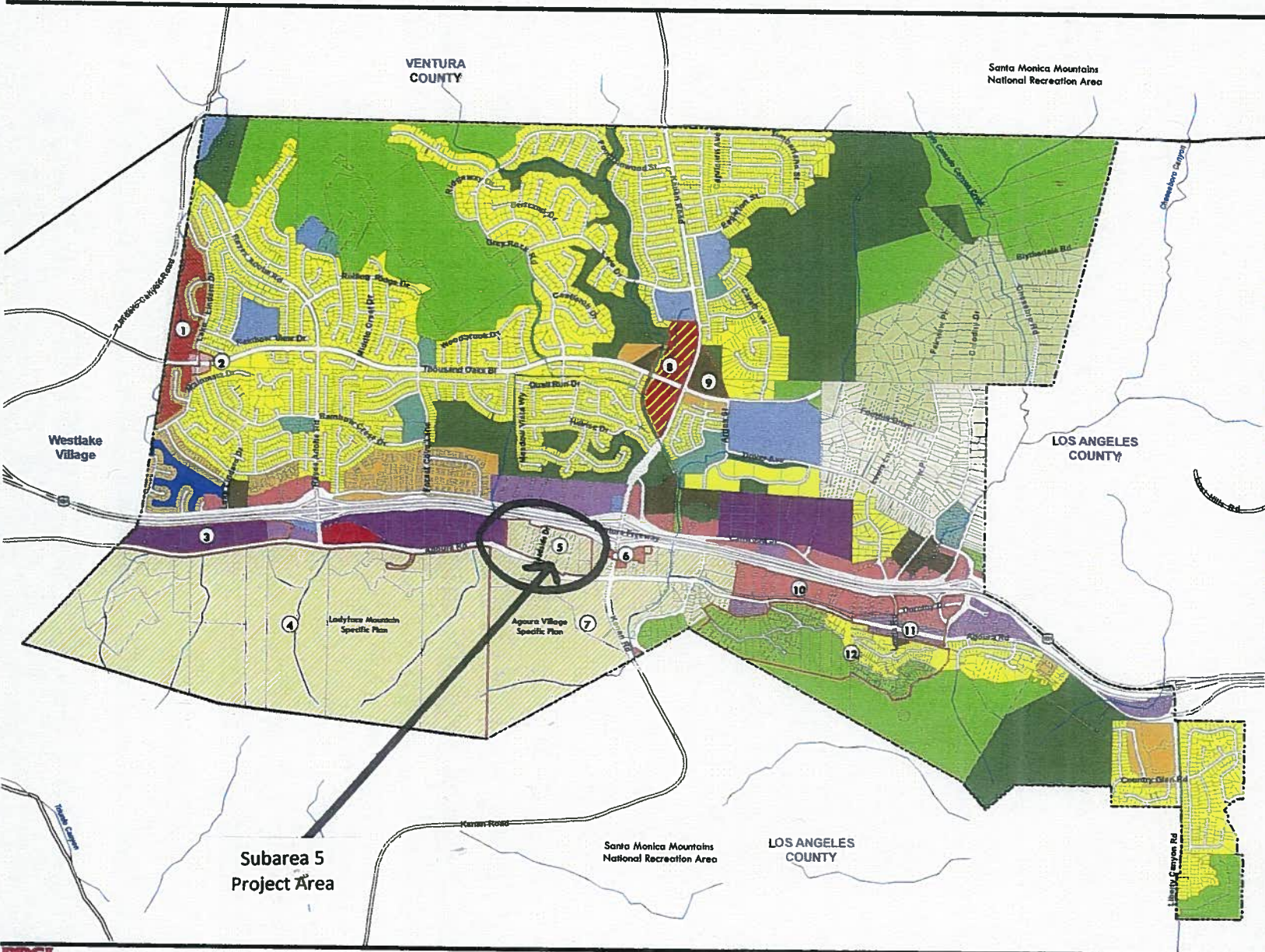
1. Project Area Map

2. Planning Commission Resolution No. 14-1107
3. New Zoning Districts Map
4. City Council Ordinance No. 14-409 Regarding Zoning Ordinance Amendment and Zone Change
5. City Council Resolution No. 14-1760 Regarding General Plan Amendment and Amendment to City Architectural Design Standards and Guidelines
6. Draft Minutes from Planning Commission Hearing of 6-19-14
7. Staff Report from Planning Commission Hearing of 6-19-14
8. City Council Resolution No. 14-1759 Regarding the CEQA Document (Addendum)

ATTACHMENT 1

**CITY of AGOURA HILLS
General Plan Update**

**COMMUNITY DISTRICTS
AND SUBAREAS**



- Legend**
- 5 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

**Subarea 5
Project Area**

Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills_Census_Districts_Subareas.mxd

Figure LU-3

ATTACHMENT 2

RESOLUTION NO. 14-1107

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF AGOURA HILLS GENERAL PLAN 2035; ADD THE PLANNED OFFICE AND MANUFACTURING (POM) DISTRICT AND MIXED USE OVERLAY (MXD) DISTRICT AS NEW ZONING DISTRICTS TO ARTICLE IX OF THE AGOURA HILLS MUNICIPAL CODE; AMEND THE CITY'S ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES; AND ADOPT A GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE SUBAREA 5 PLANNING AREA LOCATED NORTH OF AGOURA ROAD TO ALLOW FOR MIXED-USE DEVELOPMENT (CASE # 14-ZOA-002; 14-ZC-001; AND 14-GPA-001)

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

WHEREAS, on March 24, 2010, the City Council adopted the City of Agoura Hills General Plan 2035 (General Plan);

WHEREAS, the General Plan contains goals, policies and implementation measures specific to Subarea 5 of the General Plan;

WHEREAS, applications for a Zoning Ordinance Amendment (14-ZOA-002), General Plan Amendment (14-GPA-001), and Zone Change (14-ZC-001) were duly filed by the City of Agoura Hills (City) to establish the new land use designations and zoning districts of Planned Office and Manufacturing (POM) and Mixed Use Overlay (MXD) in Subarea 5 of the General Plan;

WHEREAS, the Planning Commission has considered: (1) a General Plan Amendment to incorporate a new land use designation of POM in the text of Chapter 2 Community Conservation and Development of the General Plan, on Figure LU-2 Land Use Diagram and Figure LU-3 Community Districts and Subareas, and in Table III-2 of the General Plan Housing Element; (2) an Ordinance that establishes the POM and MXD zoning districts and related development standards and regulations; (3) a Zone Change to revise the zoning map to identify the new POM and MXD zoning districts; and (4) an amendment to the City's Architectural Design Standards and Guidelines to provide recommendations on the design of project sites and buildings specifically in the POM zoning district, with the aforementioned items constituting the "project";

WHEREAS, a duly noticed public hearing was held on June 19, 2014 at 6:30 p.m. in the City Hall Council Chambers, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given;

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

WHEREAS, after close of the public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by City staff, the staff report, the recommendations, and all other pertinent documents and associated actions regarding the proposed General Plan Amendment, Zoning Ordinance Amendment, Zone Change, and Amendment to the City's Architectural Design Standards and Guidelines;

WHEREAS, it is the intent of the City to provide a cohesive and integrated redevelopment of the General Plan Subarea 5 properties as a center of community commerce and living with a distinct community identity, including a mix of land uses, an internal street network, and connectivity among land uses and buildings; and

WHEREAS, the proposed General Plan Amendment, Ordinance that establishes the POM and MXD districts, the Zone Change, and the Amendment to the City's Architectural Design Standards and Guidelines would provide land use and development standards, regulations, and design recommendations that are consistent with General Plan Goal LU-24 (Mixed use center) and the following General Plan Policies: LU-24.1 (Provide development with economic value to create a well-planned and designed center), LU-24.2 (Mix of uses), LU-24.3 (Internal street and sidewalk network to promote pedestrian activity), LU-24.4 (Promote shared parking and landscaped internal walkways with public amenities), LU-24.5 (Connect buildings, walkways and open space internally and with adjoining land uses), and LU-24.6 (Prepare a regulatory document to provide for cohesive development of properties to address development and design standards);

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 Environmental Impact Report for the City of Agoura Hills General Plan 2035 on March 24, 2010 (EIR);

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 Planning Commission has independently reviewed the Addendum and certified Final Environmental Impact Report (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 Planning Commission;

WHEREAS, the Planning Commission has considered the contents of the Addendum and certified EIR for the City of Agoura Hills General Plan 2035 in its decision-making processes in making its recommendation on the proposed General Plan Amendment, Ordinance that establishes the POM and MXD districts, the Zone Change, and the amendment to the City's Architectural Design Standards and Guidelines; and

WHEREAS, the custodian of records for the Addendum and all materials that constitute the record of proceedings upon which the Planning Commission'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 upon the findings and conclusions set forth above, the Planning Commission of the City of Agoura Hills recommends that the City Council adopt the Addendum to the City of Agoura Hills General Plan 2035 certified EIR prepared for the project; adopt the General Plan

Amendment; adopt the Ordinance that establishes the POM and MXD districts; 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: (3) Justice, Northrup, Zacuto
NOES: (1) O'Meara
ABSENT: (1) Anstead
ABSTAIN: (0)**

Michael Justice, Chair

ATTEST:

Mike Kamino, Secretary

ATTACHMENT 3

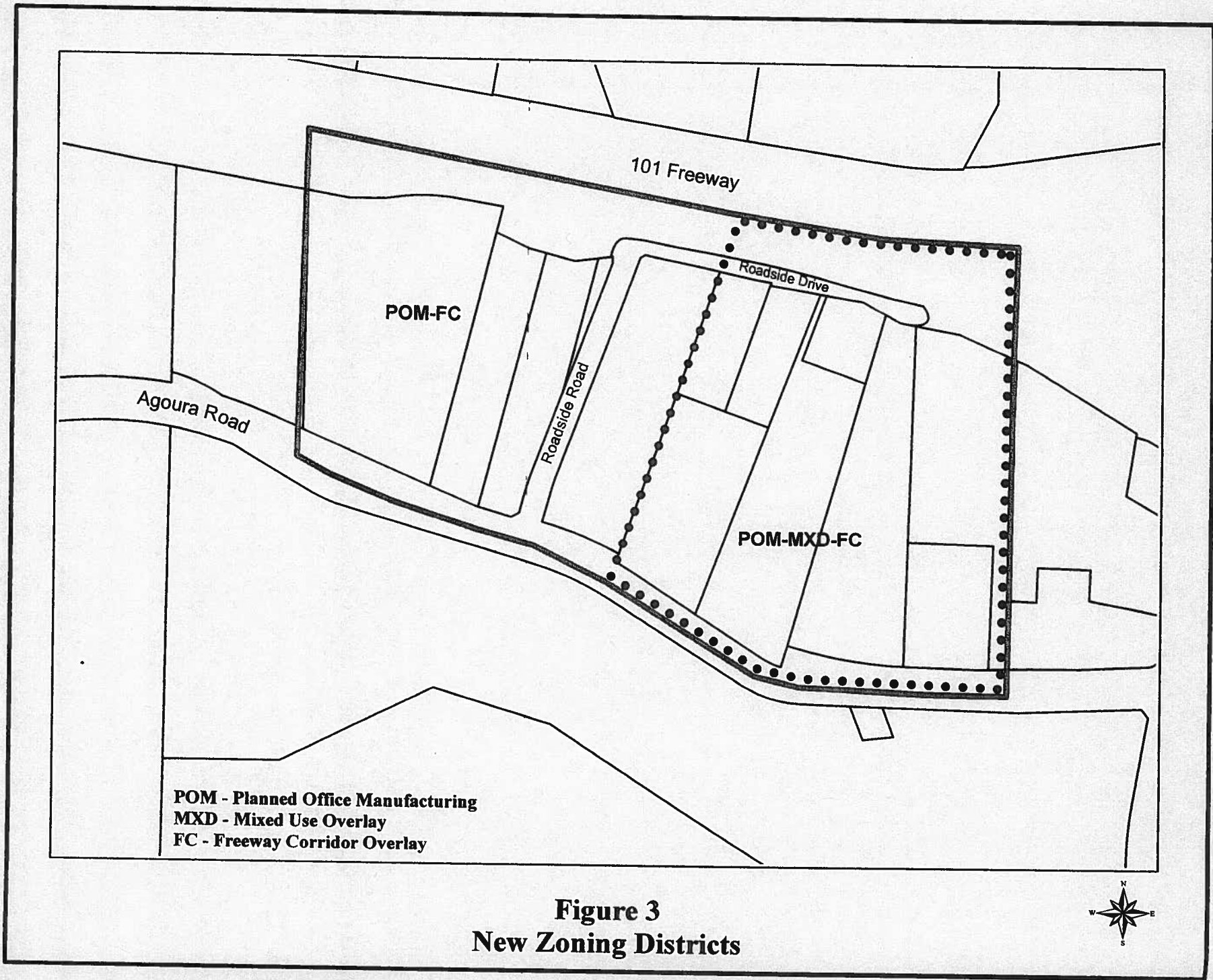
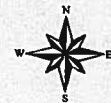


Figure 3
New Zoning Districts



ATTACHMENT 4

ORDINANCE NO. 14-409

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE TO INCORPORATE THE PLANNED OFFICE AND MANUFACTURING (POM) DISTRICT AND THE MIXED USE OVERLAY (MXD) DISTRICT, MAKING CONFORMING AMENDMENTS TO ARTICLE IX OF THE AGOURA HILLS MUNICIPAL CODE, AND ADOPTING A ZONE CHANGE IN SUBAREA 5

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. The purpose of this Ordinance is to amend the City's Municipal Code to provide for two new zoning districts, Planned Office and Manufacturing (POM) and Mixed Use Overlay (MXD), to implement goals and policies of the City of Agoura Hills General Plan 2035 related to allowing for a mix of uses and improved pedestrian and vehicle access, and cohesive and integrated development and redevelopment of land in the location referred to as Subarea 5 of the General Plan.

B. On June 19, 2014, the Planning Commission of the City of Agoura Hills held a duly noticed public hearing to consider the Ordinance, and received testimony from City staff and all interested parties regarding the proposed amendments. Following the close of the public hearing, the Planning Commission adopted Resolution No. 14-1107, recommending adoption of the Ordinance, including the zoning code amendments and a Zone Change.

C. On July 9, 2014, the City Council of the City of Agoura Hills conducted and concluded a duly noticed public hearing concerning the zoning code amendments and Zone Change contained herein as required by law, and received testimony from City staff and all interested parties regarding the proposed amendments.

D. All legal prerequisites to the adoption of the Ordinance have occurred.

SECTION 2. The facts set forth in the Section 1 of this Ordinance are true and correct.

SECTION 3. Environmental Review.

A. Pursuant to the California Environmental Quality Act ("CEQA"), as amended, the CEQA Guidelines promulgated there under, and the City's local CEQA Guidelines, City staff assessed the potential environmental effects of this proposed Ordinance and the Municipal Code amendments contained herein (the "project"). City

staff for the City of Agoura Hills, acting as Lead Agency, determined, pursuant to Guidelines for CEQA Section 15164, that an Addendum to the City of Agoura Hills General Plan 2035 certified Final Program Environmental Impact Report (Addendum) was the appropriate CEQA document for the project, and prepared such Addendum.

B. The City Council independently reviewed the Addendum and certified Final Program Environmental Impact Report for the City of Agoura Hills General Plan 2035, and based upon the whole record before it, found that the Addendum was prepared in compliance with CEQA, the CEQA Guidelines and the City's local CEQA Guidelines. The City Council also found that City staff correctly concluded that there are no new significant environmental effects or any substantial increase in the severity of previously identified significant effects. In addition, the City Council found that the findings contained in the Addendum and in this Ordinance represent the independent judgment and analysis of the City Council. Furthermore, the City Council made the following findings: (1) the Addendum to the certified Final Program EIR has been prepared, as some changes and additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred; and (2) the decision not to prepare a subsequent EIR and the reasons for such decision, along with substantial evidence, have been included in the Addendum. Based on those findings, the City Council adopted the Addendum for this project.

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

SECTION 4. The following definitions are hereby added to Section 9120.13 of Part 3 of Chapter 1 of Article IX of the Agoura Hills Municipal Code, and the definitions in Section 9120.13 shall be reorganized in alphabetical order:

Mixed use. "Mixed use" means a development consisting of a combination of the following: commercial, manufacturing and/or residential uses. Residential mixed use is where there is a residential combined with non-residential use(s), and where the residential component is located either above (vertical mixed use) or directly adjacent (horizontal mixed use) to the non-residential component.

Multi-family residential unit. "Multi-family residential unit" means an apartment, townhome or condominium development.

SECTION 5. The Zoning Maps are hereby amended as shown in Exhibit A.

SECTION 6. Section 9302 of Part 1 of Chapter 3 of Article IX of the Agoura Hills Municipal Code is hereby amended as follows:

“Chapter 3

COMMERCIAL DISTRICTS

Part

1. Purpose and Design Standards, §§ 9301-9310
2. Commercial Use Tables, §§ 9311-9320
3. CS Commercial Shopping Center District, §§ 9321-9330
4. CRS Commercial Retail/Service District, §§ 9331-9340
5. CS-MU Commercial Shopping Center-Mixed Use District, §§ 9341-9350
6. CR Commercial Recreation Land Use District, §§ 9351-9360
7. Business Park District, §§ 9361-9370
8. BP-OR Business Park-Office Retail District, §§ 9371-9380
9. BP-M Business Park-Manufacturing, §§ 9381-9383
10. CN Commercial Neighborhood Center District, §§ 9384-9390
11. POM Planned Office Manufacturing District, §§ 9387-9389
12. Special Commercial Use Standards, §§ 9391-9395.1
13. Standards for Specific Uses, § 9396
14. Standards for Periodic Outdoor Display, §§ 9397, 9397.1

9302. Commercial districts.

The following commercial districts are hereby established:

- A. CS Commercial shopping center district;
- B. CRS Commercial retail/service district;
- C. CS-MU Commercial shopping center-mixed use district;
- D. CR Commercial recreation district;
- E. BP-OR Business park-office retail district;
- F. BP-M Business park manufacturing district;
- G. CN Commercial neighborhood center district; and
- H. POM Planned office and manufacturing district.”

SECTION 7. Table 1 in Section 9312.2 of Part 2 of Chapter 3 of Article IX of the Agoura Hills Municipal Code is hereby amended to add a column identifying the allowable commercial uses in the new POM zoning district to read as follows:

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		<i>C</i> <i>S</i>	<i>CR</i> <i>S</i>	<i>CR</i>	<i>CN</i>	<i>CS-</i> <i>MU</i>	<i>POM</i>	<i>BP-</i> <i>OR</i>	<i>BP-M</i>
	<i>Unless otherwise indicated, listings denote retail sales operations</i>								
A.									
1.	Addressing and mailing service	B	B		B	B	•	•	•
2.	Advertising business office						•	•	•
3.	Alarm and warning systems sales and services	•	•		•	•			
4.	Alcoholic beverage establishments, off-sale	W	W	W	W	W	W	W	W
5.	Alcoholic beverage establishments, on-sale	W	W	W	W	W	W	W	W
6.	Ambulance service		K						K
7.	Antique store	•	•		•	•			
8.	Appliance store	•	•		•	•	•		
9.	Appliance repair shop	•	•		•	•	•		•
10.	Arcade, electronic, mechanical, video games, or internet arcade	K	K	K	K	K			
11.	Armored car service	•	•		•	•	•		•
12.	Art gallery	•	•		•	•			
13.	Art studio	•	•		•	•	•		•
14.	Assembly, light manufacturing						•		•
15.	Athletic equipment and sporting goods store	•	•		•	•	•		
16.	Auto sales; new and used		J				K		K
17.	Auto rental or lease agency	J	J		J	J	J	U	J,
18.	Auto wholesaler, office only (no on-site storage of vehicles)		•				•	•	
19.	Auto service station, primary	•	•		•	•		K, U	•
20.	Auto, minor service, repair, replacement								
	a. Automatic transmission	C	•		C	C			•
	b. Auto tire sales, service	C	•		C	C			•
	c. Auto seat covers, reupholstery shop	C	•		C	C			•
	d. Auto battery and ignition	C	•		C	C			•
	e. Auto radio, stereo, CB	•	•		•	•			•
	f. Auto radiator replacement, service		•						•
	g. Auto muffler, replacement, service		•						•
	h. Auto electric (starter-generator) replacement, service	C	•		C	C			•
	i. Auto brake replacement, service	C	•		C	C			C
	j. Auto minor repair, services,	C	•		C	C			C

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
	<i>Unless otherwise indicated, listings denote retail sales operations</i>								
	adjustment								
	k. Auto trailer hitch installation	C	•		C	C			C
	l. Auto diagnosis and tune-up	C	•		C	C			•
	m. Auto detailing (servicing and cleaning for resale)	C	•		C	C			•
	n. Auto glass installation and sales	C	•		C	C			•
21.	Auto, major								
	a. Auto, major repair								C
	b. Auto, transmission rebuild								C
	c. Auto, radiators rebuild								C
	d. Auto, starter-generator rebuild								C
	e. Auto, body repair								C
	f. Auto, paint shop								C
	g. Auto, machine shop								C
22.	Auto storage, antique		J						•
23.	Auto parts and accessory store	•	•		•	•			•
24.	Auto wash, self-service or automatic		•						•
(Ord. No. 207 § 1, 4-8-92; Ord. No. 229, § 1, 5-26-93; Ord. No. 04-325, § 1, 8-25-2004; Ord. No. 09-362, § 2, 7-8-09; Ord. No. 11-388 § 14, 12-14-2011)									
B.									
1.	Bakery/pastry shop	•	•		•	•			•
2.	Bakery, wholesale						•		•
3.	Banks and financial institutions	•	•		•	•	•	•	•
4.	Bar/tavern	W	W		W	W	W	U	W
5.	Bath house/sauna, steam			G			G	G, U	G
6.	Barbershop	•	•		•	•	•	E, U	•
7.	Beverage bottling works						•		•
8.	Bicycle sale, rent, service		I				•		
9.	Blueprinting service	•	•		•	•	•	•	•
10.	Boat sale, rent, service		I						
11.	Boat parts and accessory store	D	D		D	D	D		D
12.	Bookstore	•	•		•	•	•	U	•
13.	Bookstore, adult	Q	Q		Q	Q	Q	Q, U	Q
14.	Building trades contractors office		•				•	•	•
15.	Building trades service yard		I				I		I
16.	Building material and lumber sales	C	I, J		I, J	C	I, J		I, J
17.	Butcher and meat market	•	•		•	•			•
18.	Butcher, wholesale, excluding slaughterhouse								•
(Ord. No. 09-362, § 2, 7-8-09; Ord. No. 11-388, § 14, 12-14-2011)									
C.									
1.	Cabinet shop		J				J		J

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
	<i>Unless otherwise indicated, listings denote retail sales operations</i>								
2.	Candy store	•	•		•	•	•	U	•
3.	Cemeteries, crematories and columbarium and related facilities			K					
4.	Certified farmer's market	K	K		K	K			
5.	Child care center	Y	Y		Y	Y	•	U	•
6.	Church/temple	K	K	K	K	K	K	K, U	K
7.	Clinic, child, family guidance	•	•		•	•	•	•	•
8.	Clinic, physical therapy	•	•		•	•	•	•	•
9.	Clothing and apparel store	•	•		•	•	G	G, U	G
10.	Coffee shop	•	•		•	•	•	U	•
11.	Coin operated amusement machine, incidental to a permitted use	•	•	•	•	•	•	•	•
12.	Coin operated dispense, collection of vending machines	•	•	•	•	•	•	•	•
13.	Community center/citizens improvement center	•	•	•	•	•	•	•	•
14.	Cold storage food locker		•				•		•
15.	Computer programming/software and system design	•	•		•	•	•	•	•
16.	Computer sales, rental, lease, and service, and training	•	•		•	•	•	•	•
17.	Condominium, commercial	•	•		•	•	•	•	•
18.	Convenience store/neighborhood market	•	•		•	•	K		K
19.	Costume shop, sale and rent	•	•		•	•			
20.	Curio/novelty shop	•	•		•	•	G	G, U	G
(Ord. No. 173, § 1, 8-22-90; Ord. No. 07-343, § 2, 2-28-2007; Ord. No. 09-362, § 2, 7-9-09 Ord. No. 11-388 § 14, 12-14-2011)									
D.									
1.	Dance hall, ballroom	K	K	K	K	K	G	G, U	G
2.	Dancing as an incidental use in a bar or restaurant	K	K	K	K	K	•	U	•
3.	Data processing service						•		•
4.	Delicatessen	•	•		•	•	•	U	•
5.	Delivery service						•	•	•
6.	Disinfecting/fumigating service						•		•
7.	Daytime dog care, including overnight care		GG				DD		DD
8.	Drafting service, including incidental printing and copying	•	•		•	•	•	•	•
9.	Dressmaker	•	•		•	•	G	G, U	G
10.	Drive-in restaurant	•	•		•	•	K		
11.	Drive-in dairy, excluding creamery	•	•		•	•			
12.	Drive-in food market	•	•		•	•			
13.	Driving school	J	J		J	J	J	J, U	J
14.	Drugstore	•	•		•	•	J	E, U	J
(Ord. No. 09-361, § 2, 5-26-09; Ord. No. 11-388, § 14, 12-14-2011)									
E.									

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
	<i>Unless otherwise indicated, listings denote retail sales operations</i>								
1.	Electronic equipment store	•	•		•	•	•		•
2.	Electronic, mechanical, video games	•	•	G	•	•	•		•
3.	Equipment rental agency		J				J		J
4.	Emergency shelters	K	EE		K	K			
5.	Eye glasses and frames, and contact lens sales and service	•	•		•	•	E, U	E, U	
(Ord. No. 240, § 12, 9-8-93; Ord. No. 11-388, § 14, 12-14-2011)									
F.									
1.	Film studio, motion picture						•		•
2.	Floor covering, drapery or upholstery store	•	•		•	•	•		•
3.	Florist	•	•		•	•	E,G	E, G, U	E,G
4.	Food market ancillary to auto service station	K	K		K	K		K	K
5.	Fortune telling	H	H		H	H			
6.	Funeral establishment								•
7.	Furniture store	•	•		•	•	•		•
8.	Furniture cleaning, refinishing or reupholstery shop		•				•		•
9.	Furniture rental agency	•	•		•	•	•		•
(Ord. No. 07-343, § 12, 2-28-2007; Ord. No. 11-388 § 14, 12-14-2011)									
G.									
1.	Garden equipment and tool sales	•	•		•	•	•		•
2.	Gardening/landscaping service yard and work-shop		J						J
3.	Gardening/landscaping supply store	J	J		J	J	•		J
4.	Gift/card shop	•	•		•	•	•	E, G, U	•
5.	Golf, full range			•			G	G, U	G
6.	Grinding/sharpening service		•				•		•
7.	Grooming service, such as dog grooming	•	•		•	•	•		•
8.	Gun shop/gunsmith		•						
(Ord. No. 229, §1, 5-26-93; Ord. No. 11-388, § 14, 12-14-2011)									
H.									
1.	Hardware store	•	•		•	•	•		
2.	Hay, seed, and grain store		•				J		J
3.	Hearing aids sales and service	•	•		•	•	•	U	•
4.	Hospital						K	U	K
5.	Hotel		K	•			K	U	K
6.	Hotel, restaurant equipment sales		•				•		•
7.	Hotel, single room occupancy							K, U	
(Ord. No. 11-388, § 14, 12-14-2011)									
I.									
1.	Interior decorator's office	•	•		•	•	•	•	•
2.	Interior decorator's service yard and workshop		J				J		J

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		<i>Unless otherwise indicated, listings denote retail sales operations</i>	C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
3.	Internet cafe	.	.		.	.	.	U	
(Ord. No. 04-325, §1, 8-25-2004; Ord. No. 11-388, § 14, 12-14-2011)									
J.									
1.	Janitor service		.				.	.	.
2.	Jewelry store, sales, repair	.	.		.	.	G	G, U	G
(Ord. No. 11-388, § 14, 12-14-2011)									
L.									
1.	Labor union center		.				.		.
2.	Laboratory, medical, dental or optical		.				.	E,U	.
3.	Laboratory, research, analysis						.		.
4.	Laboratory, materials testing						.		.
5.	Lapidary shop	.	.		.	.
6.	Laundromat, self-service	.	.		.	.
7.	Laundry or cleaning agency, retail (on-site cleaning permitted)	.	.		.	.	G	G, U	G
8.	Laundry or cleaning pickup station	.	.		.	.	.		.
9.	Laundry or cleaning plant, wholesale facility						.		.
10.	Lawn mower engine and garden power tool repair	D	.		D	D	D		D
11.	Library	S	S		S	S	S	S	S
12.	Liquor store	W	W		W	W	W	W	W
13.	Live entertainment	T	T	K	T	T	T	T, U	T
14.	Live entertainment, adult	Q	Q		Q	Q	Q	Q, U	Q
15.	Live theater	K	K		K	K	K	Y, U	
16.	Live theater, adult	Q	Q		Q	Q	Q	Q, U	Q
17.	Locksmith/key and lock	.	.		.	.	.	U	.
18.	Lodge/fraternal hall	M	M		M	M	M		M
19.	Lumber and building material sales	A	J		A	A	J		J
(Ord. No. 09-362, § 2, 7-8-09; Ord. No. 11-388, § 14, 12-14-2011)									
M.									
1.	Machine shop		J				.		.
2.	Mail order business, retail outlet	.	.		.	.	.		.
3.	Massage establishment	L	L		L	L	L	L	L
4.	Messenger service	.	.		.	.	.	.	.
5.	Military surplus store	.	.		.	.	.		.
6.	Motion picture theater	K	K		K	K	K	K, U	K
7.	Motion picture theater, adult	Q	Q		Q	Q	Q	Q, U	Q
8.	Motel		K				K	K, U	K
9.	Motion picture filming, temporary	H	H	H	H	H	H	H	H
10.	Motorcycle, sports cycles, trail bikes, jet skis, snowmobile and moped sales and rent, service, repair and dismantling	D	D		D	D	D		D
11.	Moving and storage service						.		.
12.	Museum	.	.	.	.	.	.	.	.
13.	Music store, including music sales and instrument sales and repair	.	.		.	.	.

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK		
		<i>Unless otherwise indicated, listings denote retail sales operations</i>	C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
(Ord. No. 11-388, § 14, 12-14-2011; Ord. No. 11-392, § 6, 1-11-2012)										
N.										
1.	Newspaper, magazine, book printing plant							•		•
2.	Newspaper/magazine stand	•	•		•	•	E, G	E, G	E, G	
3.	Nursery, plants	J	J		J	J	J		J	
(Ord. No. 11-388, § 14, 12-14-2011)										
O.										
1.	Office, business or professional	•	•		•	•	•	•	•	
2.	Office, collection, counseling, personnel	•	•		•	•	•	•	•	
3.	Office, insurance	•	•		•	•	•	•	•	
4.	Office, medical or dental	•	•		•	•	•	•	•	
5.	Office, public relations or advertising	•	•		•	•	•	•	•	
6.	Office, real estate	•	•		•	•	•	•	•	
7.	Office accountants, bookkeepers	•	•		•	•	•	•	•	
8.	Office machines and equipment sales	•	•		•	•	•	•	•	
9.	Ornamental rock sales and related storage		J							
(Ord. No. 130, § 5, 7-29-1987, Ord. No. 207, § 2, 4-8-1992, Ord. No. 11-388, § 14, 12-14-2011)										
P.										
1.	Paint and wallpaper store	•	•		•	•	•		•	
2.	Pest control service				•		I		I	
3.	Pet store, no kennel	•	•		•	•				
4.	Photocopy service	•	•		•	•	•	E	•	
5.	Photographic supply/camera store	•	•		•	•	•		•	
6.	Photographic processing plant, wholesale facility						•		•	
7.	Photographic studio, including incidental processing	•	•		•	•	•	•	•	
8.	Physical fitness club	•	•	•	•	•	•	K	•	
9.	Picture framing shop	•	•		•	•	•		•	
10.	Pool table sale and repair service	•	•		•	•	•		•	
11.	Portable swimming pool supply sales	J	J		J	J	J		J	
12.	Power tool sales, repair	C	•		C	C	•		•	
13.	Prescription pharmacy	•	•		•	•		E, U		
14.	Printing plant						•		•	
15.	Print shop	•	•		•	•	•		•	
16.	Psychiatric facility, outpatient	K			K		K	K, U	K	
17.	Public and government uses within privately owned buildings, facilities, grounds	S	S		S	S	S	S	S	
18.	Public utility and public service	K	K	K	K	K	K	K, BB	K	
(Ord. No. 252, §1, 6-28-95; Ord. No. 07-343, § 2, 2-28-2007; Ord. No. 11-387, § 5, 8-24-2011; Ord. No. 11-388, § 14, 12-14-2011)										
R.										
1.	Recreation facility, indoor	•	•	K	•	•		K, U	K	

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
	<i>Unless otherwise indicated, listings denote retail sales operations</i>								
2.	Recreation facility, outdoor			AA				G, U	G
	a Miniature golf								
	Incidental and compatible outdoor recreational uses, such as batting cages, boats and miniature cars, may be permitted, along with the miniature golf use if such uses are part of an integrated entertainment center								
	b Batting cage facility, primary use		AA, CC						
3.	Recreation vehicle storage		V						
4.	Recycling center	J, K	J, K		J, K	J, K	J, K		J, K
5.	Remote teller, for pedestrian use	B	B		B	B	B	B	B
6.	Research and development						•	E	•
7.	Residence of a caretaker, proprietor or owner of a permitted use		M				FF		FF
8.	Resorts			•			•	K, U	•
9.	Restaurant/ cafe	•	•	•	•	•	•	•, U	•
10.	Retail store	•	•		•	•			
11.	Residential care facility of the elderly		K					K	
(Ord. No. 203, § 2, 9-25-91; Ord. No. 229, § 1, 5-26-93; Ord. No. 97-269, § 1, 3-5-97; Ord. No. 97-274U, § 4, 4-16-97; Ord. No. 98-271, § 1, 4-22-98; Ord. No. 00-305, § 1, 1-10-2001; Ord. No. 99-299, § 2, 11-17-99; Ord. No. 00-305, § 1, 1-10-2001; Ord. No. 11-388, § 14, 12-14-2011)									
S.									
1.	Saddlery shop	•	•		•	•			
2.	Salon: hair, nails	•	•		•	•		E, U	•
3.	School, business	•	•		•	•	•	U	•
4.	School, modeling, acting	•	•		•	•	•	U	•
5.	School, college and university	K	K		K	K	K	K, U	K
6.	School, private K-6							K	
7.	School, private high school						K		K
8.	School, trade	•	•		•	•	•	U	•
9.	School, vocational	•	•	•	•	•	•	U	•
10.	Shoe repair shop	•	•		•	•	•	E, U	•
11.	Shoe shine establishment	•	•		•	•	E, G	E, G, U	E, G
12.	Shoe store	•	•		•	•			
13.	Snack shops: ice cream, frozen yogurt, coffee, juice	•	•	•	•	•	•	E, U	
14.	Sporting goods and athletic equipment store	•	•	•	•	•	•		
15.	Stamp/coin store	•	•		•	•			
16.	Stationery store	•	•		•	•	•	E, U	•
17.	Storage building, mini		V				V		V
18.	Storage and warehouse uses:								

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

USE, SERVICE OR FACILITY		COMMERCIAL						BUSINESS PARK	
		C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
<i>Unless otherwise indicated, listings denote retail sales operations</i>									
a	Wholesaling and warehousing						V		V
b	Automobile and recreational vehicle storage						V		V
c	Storage building, mini		V				V		V
d	Moving and storage service						J		J
19.	Studio: voice, music	.	.	.	.	.	.
20.	Studio: dance, yoga	.	.	.	.	.	.	K	K
21.	Studio: martial arts, gymnastics	.	.	.	.	.	.	U	.
22.	Studio: radio, television, recording	.	.		.	.	.	.	.
23.	Supermarket/food store	.			.	.			
24.	Swimming pool, spa – sales and service	D	J		D	D	J		
(Ord. No. 174, 8-22-90; Ord. No. 11-388, § 14, 12-14-2011)									
T.									
1.	Tailor	.	.		.	.	G	G, U	G
2.	Taxicab service and storage facility		J						
3.	Taxidermist		.				K		K
4.	Telephone answering service	.	.		.	.	.	.	.
5.	Television and radio sales	.	.		.	.	.
6.	Television and radio repair shop	A	.		A	A	.		.
7.	Temporary uses	R	R	R	R	R	R	R, U	R
8.	Ticket agency	.	.		.	.	G	E, G, U	G
9.	Tobacco shop	.	.		.	.	G	E, G, U	G
10.	Tool reconditioning		J				J		J
11.	Towing service, office only		.				K	K	K
12.	Toy store	.	.		.	.
13.	Travel trailer/mobile-home, motor home, camper sales, rent, storage		V						
14.	Travel trailer, mobile home, camper, motor home, repair or service		V						
15.	Travel agency	.	.		.	.	.	U	.
16.	Tree service		J						
17.	Trophy/emblem store	.	.		.	.
18.	Truck sale or rent		J						
(Ord. No. 11-388, § 14, 12-14-2011)									
U.									
1.	Utility trailer rental, service, sales	J				J			
2.	Utility trailer or truck, rent or storage as ancillary to service stations							J, U	J
(Ord. No. 11-388, § 14, 12-14-2011)									
V.									
1.	Veterinarian/animal hospital		K				.		.
(Ord. No. 11-388, § 14, 12-14-2011)									
W.									

TABLE 1. PERMITTED USES WITHIN THE BUILDABLE AREA OF COMMERCIAL LOTS

	USE, SERVICE OR FACILITY	COMMERCIAL						BUSINESS PARK	
		C S	CR S	CR	CN	CS- MU	POM	BP- OR	BP-M
	<i>Unless otherwise indicated, listings denote retail sales operations</i>								
1.	Welding shop						J		J
2.	Watches, sale, repair	•	•		•	•	G	E, G, U	G
3.	Wholesale distributor's service						J		J
4.	Wholesale store		•				•		•
5.	Wig sales and service	•	•		•	•			
6.	Winery and beer sales facility/tasting room	W	W		W	W	W		W
7.	Wireless telecommunications collocation facility	BB	BB	BB	BB	BB	BB	BB	BB
8.	Wireless telecommunications facility	BB	BB	BB	BB	BB	BB	BB	BB
(Ord. No. 170, § 1, 5-9-90; Ord. No. 227, § 1, 3-24-93; Ord. No. 09-362, § 2, 7-8-09; Ord. No. 11-387, § 4, 8-24-2011; Ord. No. 11-388, § 14, 12-14-2011)									
• Permitted Use									

SECTION 8. A new Part 11 is hereby added to Chapter 3 of Article IX of the Agoura Hills Municipal Code to read as follows:

“PART 11. POM PLANNED OFFICE AND MANUFACTURING DISTRICT

9387. Purpose.

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.

9388. Uses established.

Uses and structures in the POM district shall be subject to the limitations set forth in the following provisions of this section.

9388.1. Permitted uses.

Subject to the provisions of section 9301 et seq. and chapter 6, buildings and structures may be erected, structurally altered or enlarged, and may be used within this district for offices, light manufacturing facilities, and retail and restaurant establishments as provided in the commercial use table I (section 9311 et seq. of this chapter). The entire business operation, excluding outdoor dining areas, shall be conducted within a completely enclosed building or within the buildable area of the lot.

9388.2. Prohibited uses.

Any use or structure not specified in section 9388.1 shall be prohibited in the POM district.

9389. Development standards.

Developments, renovations, and additions in the POM district shall exhibit a high level of architectural and site design quality; provide for enhanced pedestrian and vehicle access within the site and among adjacent parcels to promote district-wide cohesiveness and ease of circulation; provide for pedestrian connections between this and adjoining land use districts; and incorporate such features as plazas, courtyards, and expanded sidewalks to encourage pedestrian activity.

Subject to the provisions of sections 9301 through 9306, section 9391, and chapter 6, the following development standards shall also apply in the POM land use district.

9389.1. Lot specifications.

All lots hereafter created shall contain the following:

- A. Minimum lot area of twenty thousand (20,000) square feet.
- B. Minimum lot width of one hundred (100) feet.
- C. Minimum lot depth of one hundred twenty-five (125) feet.

9389.2. Building coverage.

The maximum building coverage shall be sixty (60) percent.

9389.3. Building height.

The maximum building height shall be thirty-five (35) feet.

9389.4. Setbacks.

The minimum yard requirements shall be as follows:

- A. Minimum front yard: Twenty (20) feet.
- B. Minimum side yard: Ten (10) feet.
- C. Minimum rear yard: Twenty (20) feet.

9389.5. Walls and Fences

Walls and fences shall be subject to the provisions of section 9606.2.

9389.6. Required landscaping.

Landscaping shall be provided consistent with the provisions of section 9658 et seq. A minimum of fifteen (15) percent of the total lot shall be landscaped unless otherwise specified during a discretionary review. In addition, landscaping shall be provided within all required yards adjacent to the public right-of-way. Said landscaping shall be provided and maintained in perpetuity subject to the following:

- A. One (1) native oak tree, twenty-four-inch (24") box in size, per fifteen thousand (15,000) square feet of building area shall be provided on site or at alternative locations as approved by the city;
- B. Landscaping shall minimize the visual dominance and break the visual continuity of the surface parking areas, shall complement on-site pedestrian circulation and amenities, and serve to modulate pavement temperature; and
- C. No other use or storage shall be permitted within any required landscaping.

9389.7. Required amenities.

Development in the POM district shall include all of the following:

- A. Development exhibiting a high level of urban design, particularly of outdoor spaces near buildings, vehicle parking areas, and site entrances.
- B. Outdoor seating and gathering areas near the buildings, including expanded sidewalks, patios or plazas, designed as an integral part of the overall architecture, landscape and site design.
- C. Bike racks or other public bike storage in convenient locations on the site, integrated within the overall architecture and site design.

9389.8. Access.

Readily visible site access and entrance drives shall be provided. The primary entry drive shall be designed with decorative paving, landscaping and architectural features. Easily identifiable pedestrian access shall be provided from the street and/or sidewalk to key areas within the site.

9389.9. Circulation.

To promote connectivity, defined pedestrian pathways linking parking and other outdoor areas to buildings onsite, and pathways linking to adjoining parcels within the district, and adjacent neighborhoods and districts, shall be provided.

9389.10. Parking.

In addition to the parking provisions in section 9654 et seq., the following shall apply:

- A. Shared parking between adjacent developments is encouraged, and any reduction in parking spaces from the requirements in section 9654 is subject to a shared parking study prepared by a parking professional according to city standards and accepted by the city. Shared parking shall not apply to residential parking.
- B. Long rows in parking areas shall be broken up with landscaping islands, other landscaping and pedestrian amenities, and buildings where feasible.
- C. Convenient, clearly distinguished pedestrian pathways connecting parking lots or other parking facilities with on-site buildings are required. The pathways shall provide a safe separation of pedestrians from cars and parking, and shall include amenities such as decorative pavement treatments, landscaping, covered or partially covered walkways, benches, and other design elements.
- D. Parking lot landscaping shall be provided as set forth in section 9654.5.

9389.11. Relationship among properties.

Continuity among properties within the district shall be provided, with driveways, pedestrian pathways, and site entrances connected. In particular, development on a property shall be sited to complement that on adjacent properties regarding the placement of structures on a lot, building entrances, loading/unloading areas and site amenities.”

SECTION 9. Chapter 3 of Article IX of the Agoura Hills Municipal Code is hereby amended to renumber existing Parts 11, 12, and 13 as follows:

“PART 12. SPECIAL COMMERCIAL USE STANDARDS

PART 13. STANDARDS FOR SPECIFIC USES

PART 14. STANDARDS FOR PERIODIC OUTDOOR DISPLAY”

SECTION 10. Sections 9497 and 9497.1 of Part 11 of Chapter 4 of Article IX of the Agoura Hills Municipal Code are hereby amended to read as follows:

“9497. Permitted uses.

All property in the PD zone shall be used only for the purposes permitted by the general plan and the specific plan or other similar regulatory document adopted for such property.

9497.1. Conditional uses.

Conditional uses are permitted in the PD zoning district as allowed per the specific plan or other regulatory document adopted for such property.”

SECTION 11. Part 9 of Chapter 5 of Article IX of the Agoura Hills Municipal Code is hereby replaced in its entirety to read as follows:

“PART 9. MXD MIXED USE OVERLAY DISTRICT

9580. Purpose.

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.

9581. Permitted uses.

All uses permitted in the underlying district shall be permitted in this district, except as otherwise provided by the following provisions of this section.

9582. Conditionally permitted uses.

Multi-family residential dwellings may be permitted subject to a conditional use permit. Such residential uses shall be part of a residential mixed-use development with commercial uses. Residential uses shall be permitted provided that resident-serving recreation and other amenities are incorporated into the development; the residential and surrounding non-residential uses are compatible; and the residential and non-residential portions of the development are integrated by architectural design, pedestrian walkways, and landscaping.

9583. Development standards.

The development standards of the underlying district shall apply. In addition, the following standards shall apply to residential mixed-use developments:

- A. At least fifty (50) percent of the first floor linear frontage on a roadway shall consist of non-residential uses.
- B. The minimum interior depth of the non-residential spaces in a residential mixed-use development shall be thirty (30) feet.

9584. Residential density.

Residential units shall be multi-family with a density of between fifteen and twenty-five dwelling units per acre (15-25 du/acre).

9585. Required findings for a residential mixed-use development conditional use permit.

No conditional use permit for a new residential mixed-use development shall be approved unless the findings in section 9673.2 and all of the following findings are made:

- A. Residential uses are part of a balanced, well-unified mixed-use development, with the residential and non-residential uses integrated with each other and the remainder of the site through architectural and design elements.
- B. Resident-serving recreation and other amenities are incorporated into the development.
- C. Residential and non-residential uses are compatible.
- D. Residential and non-residential portions of the development are integrated by architectural design, pedestrian walkways, and landscaping.
- E. All other provisions of this zoning district can be satisfied.

9586. Residential design requirements.

Multi-family housing shall be part of a residential mixed-use development on the same lot, or the residential and non-residential components may be proposed on separate but adjacent lots as part of a unified project. Residential and non-residential uses in a mixed-use project shall be implemented in the same phase. Multi-family housing shall comply with the regulatory provisions of chapter 6, and include the following minimum design requirements:

- A. All parking and loading shall comply with the provisions of section 9654 et seq., and include on-site designated residential parking, which shall be separate from the on-site non-residential use parking;
- B. Recreational and other residential-serving amenities provided, including useable outdoor developed open space for the residents pursuant to section 9273.7;
- C. Residential mixed-use buildings shall be designed to assure compatibility among uses, which shall include separate access, fire suppression barriers, separate resident parking, and noise insulation; and
- D. Utilities and signs shall be in compliance with chapter 6."

SECTION 12. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council

declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 13. Effective Date. This ordinance shall go into effect on the 31st day after its passage.

SECTION 14. Certification. The City Clerk of the City of Agoura Hills shall certify to the passage and adoption of this ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

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

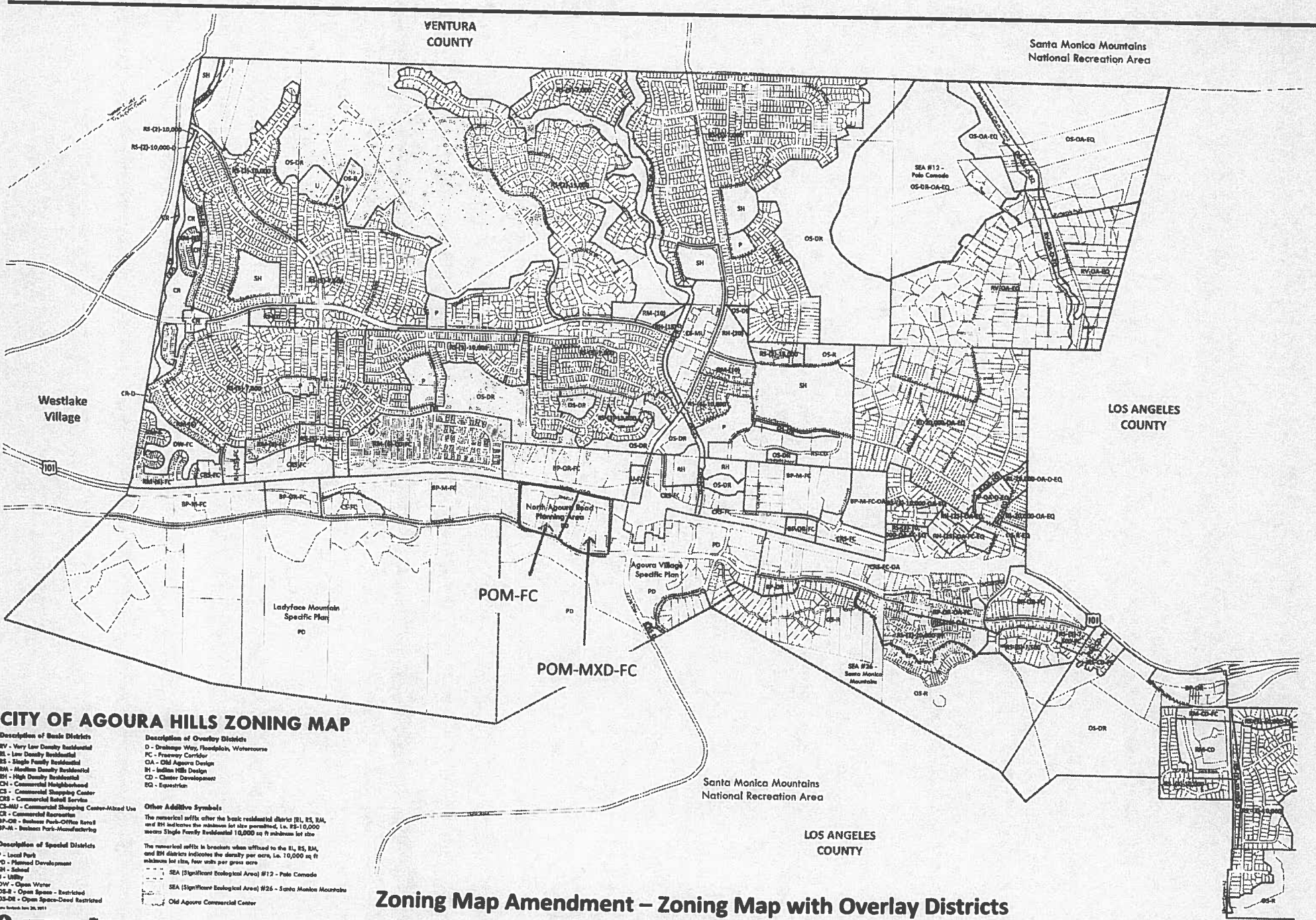
ATTEST:

Kimberly M. Rodrigues, MMC
City Clerk

APPROVED AS TO FORM:

Candice K. Lee
City Attorney

**EXHIBIT A OF
ATTACHMENT 4**



VENTURA COUNTY

Santa Monica Mountains National Recreation Area

Westlake Village

LOS ANGELES COUNTY

POM-FC

POM-MXD-FC

Santa Monica Mountains National Recreation Area

LOS ANGELES COUNTY

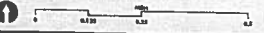
CITY OF AGOURA HILLS ZONING MAP

- 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
 - CR - Commercial Retail Service
 - CA - Commercial Shopping Center-Mixed Use
 - CI - Commercial Interoffice
 - BP-OR - Business Park-Office Retail
 - BP-M - Business Park-Manufacturing

- Description of Special Districts**
- P - Local Park
 - PD - Planned Development
 - SH - School
 - U - Utility
 - DW - Open Water
 - OS-R - Open Space - Restricted
 - OS-DR - Open Space-Develop Restricted

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

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



Zoning Map Amendment – Zoning Map with Overlay Districts

ATTACHMENT 5

RESOLUTION NO. 14-1759

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA ADOPTING A GENERAL PLAN AMENDMENT AND AMENDMENT TO THE CITY'S ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES FOR THE SUBAREA 5 PLANNING AREA LOCATED NORTH OF AGOURA ROAD TO ALLOW FOR MIXED-USE DEVELOPMENT (CASE NO. 14-GPA-001)

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

WHEREAS, on March 24, 2010, the City Council adopted the City of Agoura Hills General Plan 2035 (General Plan);

WHEREAS, the General Plan contains goals, policies and implementation measures specific to Subarea 5 of the General Plan;

WHEREAS, an application for a General Plan Amendment (14-GPA-001) was duly filed by the City of Agoura Hills (City) to establish the new land use designation of Planned Office Manufacturing (POM);

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 an Amendment to the City of Agoura Hills General Plan 2035 and Amendment to the City's Architectural Design Standards and Guidelines for the Subarea 5 Project. Notice of the time, date, place and purpose of the public hearing was duly given;

WHEREAS, the City Council has considered: (1) a General Plan Amendment to incorporate a new land use designation of POM in the text of Chapter 2 Community Conservation and Development of the General Plan, on Figure LU-2 Land Use Diagram and Figure LU-3 Community Districts and Subareas, and in Table III-2 of the General Plan Housing Element (Exhibit A); and (2) an amendment to the City's Architectural Design Standards and Guidelines to provide recommendations on the design of project sites and buildings specifically in the POM district and Mixed Use (MXD) overlay district (Exhibit B);

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;

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

WHEREAS, 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 amendments;

WHEREAS, it is the intent of the City to provide a cohesive and integrated redevelopment of the General Plan Subarea 5 properties as a center of community commerce and living with a distinct community identity, including a mix of land uses, an internal street network, and connectivity among land uses and buildings; and

WHEREAS, the proposed General Plan Amendment and the Amendment to the City's Architectural Design Standards and Guidelines would provide land use and development standards, regulations and design recommendations that are consistent with General Plan Goal LU-24 (Mixed use center) and the following General Plan policies: LU-24.1 (Provide development with economic value to create a well-planned and designed center), LU-24.2 (Mix of uses), LU-24.3 (Internal street and sidewalk network to promote pedestrian activity), LU-24.4 (Promote shared parking and landscaped internal walkways with public amenities), LU-24.5 (Connect buildings, walkways and open space internally and with adjoining land uses), and LU-24.6 (Prepare a regulatory document to provide for cohesive development of properties to address development and design standards);

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), as amended, the CEQA Guidelines promulgated there under, and the City's local CEQA Guidelines, City staff assessed the potential environmental effects of this proposed Ordinance and the Municipal Code amendments contained herein (the "project"). City staff for the City of Agoura Hills, acting as Lead Agency, determined, pursuant to Guidelines for CEQA Section 15164, that an Addendum to the City of Agoura Hills General Plan 2035 certified Final Program Environmental Impact Report (Addendum) was the appropriate CEQA document for the project, and prepared such Addendum.

WHEREAS, the City Council independently reviewed the Addendum and certified Final Program Environmental Impact Report for the City of Agoura Hills General Plan 2035, and based upon the whole record before it, found that the Addendum was prepared in compliance with CEQA, the CEQA Guidelines and the City's local CEQA Guidelines. The City Council also found that City staff correctly concluded that there are no new significant environmental effects or any substantial increase in the severity of previously identified significant effects. In addition, the City Council found that the findings contained in the Addendum represent the independent judgment and analysis of the City Council. Furthermore, the City Council made the following findings: (1) the Addendum to the certified Final Program EIR has been prepared, as some changes and additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred; and (2) the decision not to prepare a subsequent EIR and the reasons for such decision, along with substantial evidence, have been included in the Addendum. Based on those findings, the City Council adopted the Addendum for this project.

WHEREAS, the custodian of records for the Addendum and all materials that constitute the record of proceedings upon which the City Council's decision was based is the City Clerk of the City of Agoura Hills. 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 General Plan Amendment and Amendment to the City's Architectural Design Standards and Guidelines.

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 OF
ATTACHMENT 5**



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)

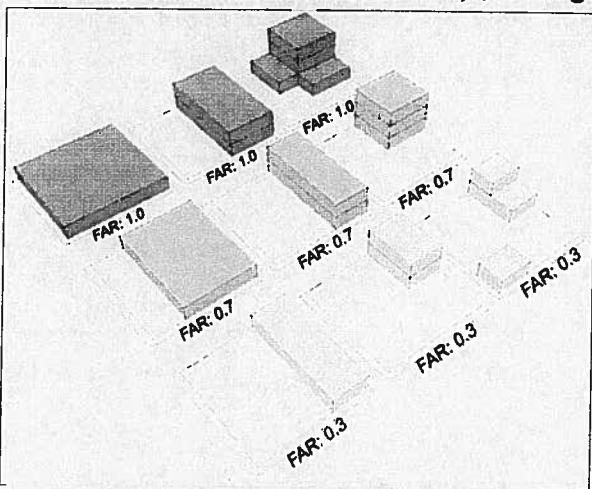
Table LU-1 Land Use / Development Capacity

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	*	850.68 17.4	*
Planned Office and Manufacturing	(0.4:1 FAR)	<u>33.2</u>	<u>462,168</u>
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

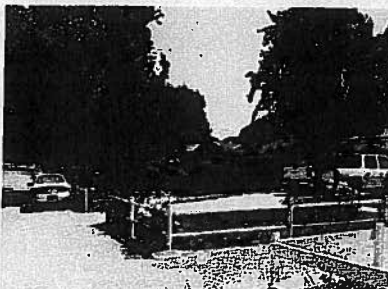
coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills). FARs encourage diversity in building design, such as articulated building 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