

**RESOLUTION NO. 14-1760**

**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.

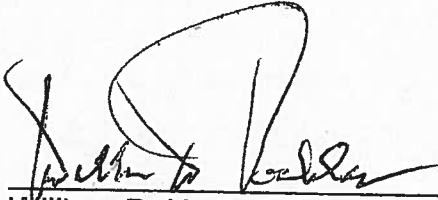
**WHEREAS**, the City Council independently reviewed the Addendum and certified Final Program Environmental Impact Report for the City of Agoura Hills General Plan 2035, and based upon the whole record before it, found that the Addendum was prepared in compliance with CEQA, the CEQA Guidelines and the 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** by the City Council of the City of Agoura Hills this 9<sup>th</sup> day of July, 2014, by the following vote to wit:

AYES: (4) Koehler, Buckley Weber, Edelston, Schwarz  
NOES: (1) Weber  
ABSENT: (0)  
ABSTAIN: (0)

  
\_\_\_\_\_  
William D. Koehler,  
Mayor

ATTEST:



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



## 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.



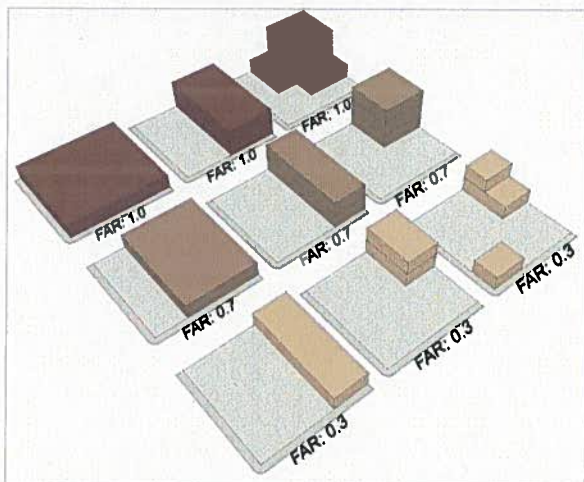
**LAND USE & COMMUNITY FORM (LU)**

<b>Table LU-1 Land Use / Development Capacity</b>			
<b>Land Use Category</b>	<b>Maximum Permitted Density/Intensity (1-2)</b>	<b>Approximate Development Capacity (4)</b>	
		<b>Acres</b>	<b>Max. Units or Square Feet</b>
<b>Residential</b>			
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
<b>Commercial/Office</b>			
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	*	<del>850.6817.4</del>	*
<u>Planned Office and Manufacturing</u>	<u>(0.4:1 FAR)</u>	<u>33.2</u>	<u>462,168</u>
<b>Open Space/Park</b>			
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
<b>Other</b>			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
<b>Total City Acreage</b>		<b>4,366.2</b>	<b>NA</b>

## 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



## CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

uses are also permitted in areas designated for *Commercial Retail/Service*.

### **Commercial Recreation (CR)** **(0.50:1 FAR, 35 ft. maximum building height)**

This land use category includes commercial uses normally considered to be recreation-oriented, such as golf courses with ancillary retail sales and restaurants.

### **Mixed-Use Development**

#### **Commercial Shopping Center—Mixed Use (CS-MU)** **(0.4:1, FAR, 35 ft. maximum building height for retail and office uses; 1.5 FAR and 45 ft maximum building height for mixed-use buildings integrating housing with retail)**

The shopping center/mixed-use land use category is used to promote the development of a “village-like” environment where residents can live in close proximity to commercial services and offices. This would include retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units on the upper floors of buildings containing ground level nonresidential uses. Development is required to incorporate pedestrian and landscaping amenities and outdoor oriented uses.

### **Industrial/Business Parks**

#### **Business Park—Manufacturing (BP-M)** **(0.7:1, 35 ft. maximum building height)**

This category includes larger-scale businesses involved in research and development, light manufacturing, distribution. Ancillary commercial businesses servicing employees of primary manufacturing and office uses are also accommodated, such as financial institutions, restaurants, health clubs, personal services, and business supply uses.



#### **Business Park—Office/Retail (BP-OR)** **(0.7:1 FAR, 35 ft. maximum building height)**

This land use category includes general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact than the *Business Park—Manufacturing* category. Structures are smaller and less dependent on large development sites than the *Business Park—Manufacturing* category. Retail uses typically serve as support to the



*Office development*

## 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

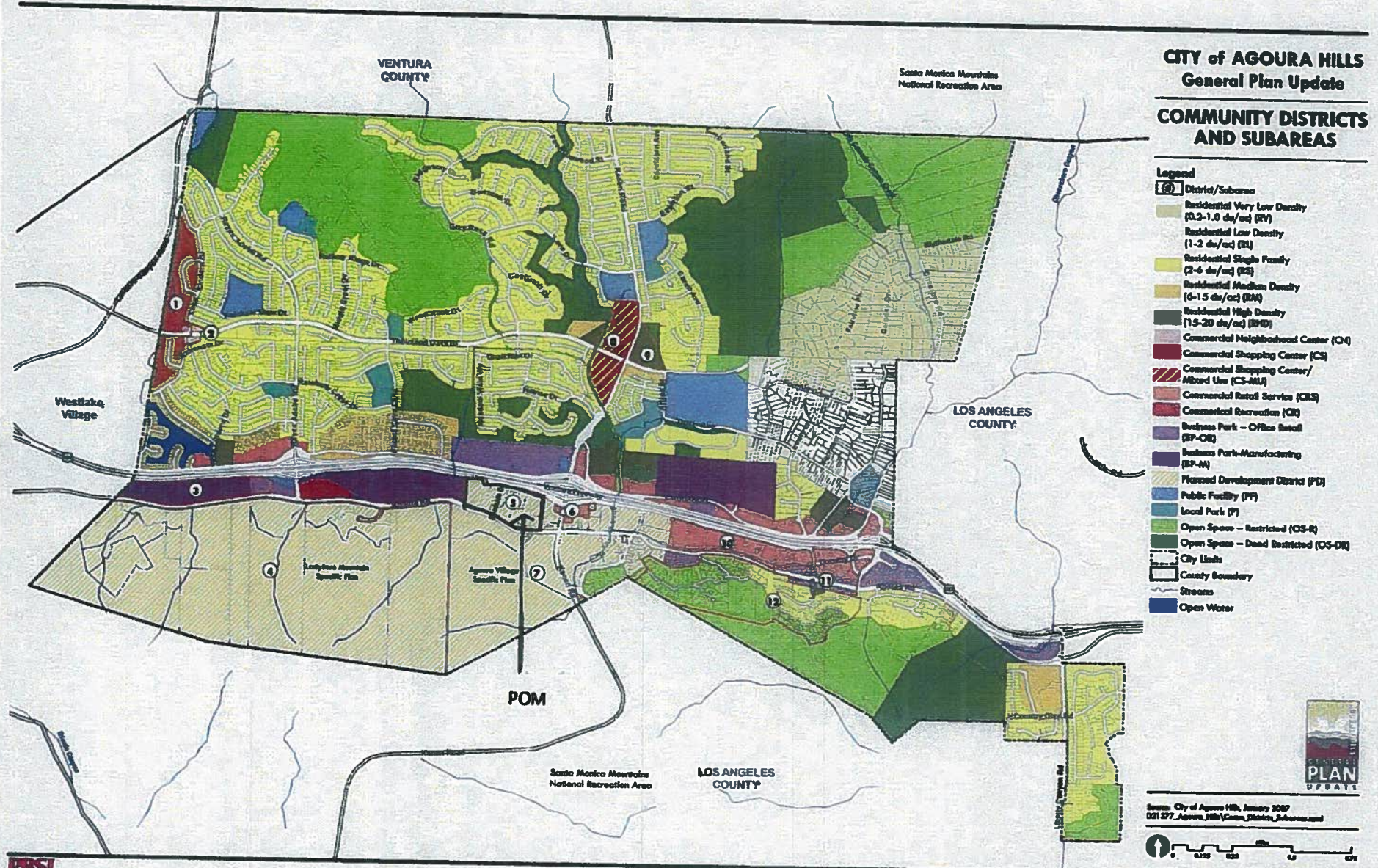
### Goal LU-24

~~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 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 restaurant, and retail 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

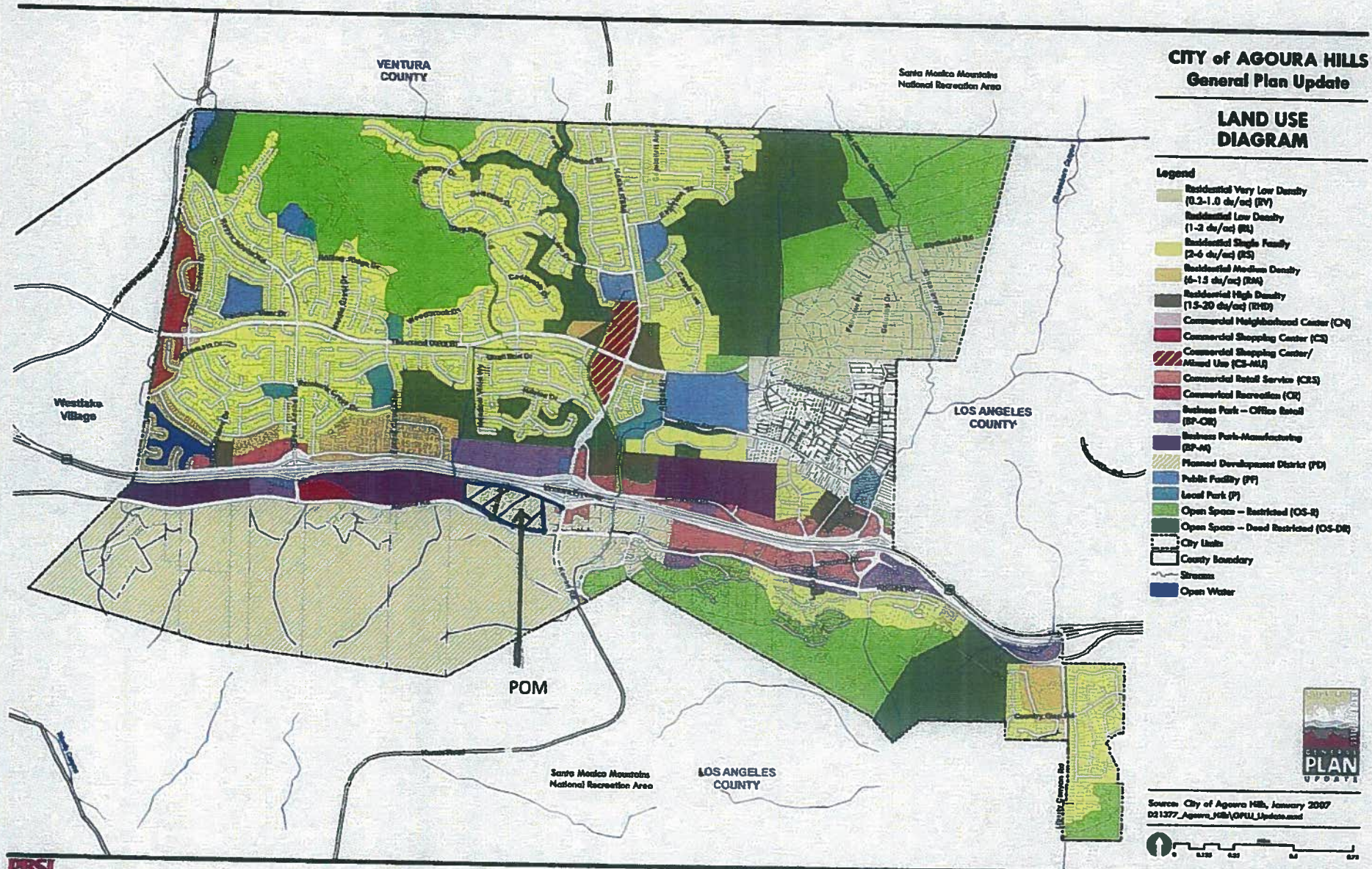




**General Plan Amendment – Community Districts and Subareas**

**Figure LU-3**





**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									
	RV	RL	RS	RM	RH	CS	CRS	CN	CS-MU	POM
Single-Family	P	P	P	P						
Multiple-Family				C	P					C
Manufactured Housing	C	P	P	P	P					
Second Units	P	P	P	P	P					
Two-Family Dwelling				P	P					
Care Facilities (6 or fewer)	P	P	P	P	P					
Care Facilities (7 or more)	C	C	C	C	C					
Transitional Housing (Apt building)				C	P					
Transitional Housing (1 or 2 family dwelling)				P	P					
Emergency Shelters						C	P	P	P	
Congregate Housing			D	P	P					
Supportive Housing (Apt bldg)				C	P					
Supportive Housing (1 or 2 family dwelling)				P	P					

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

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