




## REPORT TO CITY COUNCIL

**DATE:** OCTOBER 24, 2018

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER 

**BY:** NATHAN HAMBURGER, ASSISTANT CITY MANAGER   
ALLISON COOK, ASSISTANT PLANNING DIRECTOR 

**SUBJECT:** PRE-SCREEN REVIEW OF A PROPOSED SPECIFIC PLAN AMENDMENT FOR A RESIDENTIAL DEVELOPMENT ON THE GATEWAY CHURCH PARCEL AT 29646 AGOURA ROAD IN THE LADYFACE MOUNTAIN SPECIFIC PLAN AREA (APPLICANT: WATT COMMUNITIES, LLC – CASE NO. PSR-01482-2018)

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Watt Communities, LLC, has applied for a pre-screen of its preliminary proposal to amend the Ladyface Mountain Specific Plan (Specific Plan or Plan) for its proposed residential project. The proposed residential project is 59 ownership units with attached garages, consisting of 56 attached (duplex) townhouses and three (3) detached single-family residences. The unit floorplans would range from 1,945 to 2,120 square feet. On-site amenities would include a picnic area with barbeques and a shade trellis. The pre-screen review provides the applicant with non-binding comments from the City Council. The applicant's request for non-binding individual comments from the City Council is consistent with the City's policy of conducting pre-screen reviews for legislative changes.

The existing parcel at 29646 Agoura Road, in the Specific Plan area is approximately 109 acres (APN 2061-033-013). The site is zoned Planned Development (PD) – Ladyface Mountain Specific Plan ("Specific Plan"). The parcel consists of the International Church of the Foursquare Gospel (Gateway Church), along with ancillary uses, accommodated in a series of structures with driveways and outdoor improvements, although the majority of the parcel is vacant. The project would include a Vesting Tentative Tract Map to subdivide the parcel into two (2) lots: Lot 1 (9.06 acres) for the proposed project, and Lot 2 (100.26 acres) for the remaining property. A condominium plan would then subdivide Lot 1 into multiple lots, one for each residential unit, as well as lots for the common areas.

Given the large size of the parcels within the Specific Plan area, the Specific Plan regulates land uses and density on a parcel-by-parcel basis. As a result, the proposed Specific Plan Amendment (SPA) would apply only to this particular parcel, and would not modify the standards for the other Specific Plan parcels. Based on the City Council's pre-screen review comments regarding the potential SPA, the applicant will consider whether to submit a formal application for the project.

As the pre-screen review is an informal process, and the applicant is only required to submit concept plans with no technical studies, staff's comments are general in nature. Staff comments focus on the policy and land use implications arising from the proposed SPA and not on the design of the project. The Architectural Review Panel has not yet reviewed the proposal. A vicinity map, concept project plans, and site photographs are included in this report as Exhibits A, B, and C, respectively.

The proposed 9.06-acre parcel (Lot 1) is located adjacent to the south side of Agoura Road, north of the existing Gateway Church facilities. Portions of the proposed Lot 1 have been graded and improved to accommodate various outdoor uses and structures, most recently the Camp Kinneret Summer Day Camp. The project site is accessed by two driveways. One of the driveways is located along the eastern border of proposed Lot 1, and leads from Agoura Road to the Gateway Church facilities. The other driveway is on the western border of Lot 1, starting at Agoura Road and running along the western and southern perimeter of proposed Lot 1 to reach the Gateway Church facilities. From centerline east, this driveway is located on proposed Lot 1, while the west side is on the adjacent, separately owned parcel (not part of this project). An easement allows mutual access of the driveway.

#### Ladyface Mountain Specific Plan

The Specific Plan, adopted by the City Council in September 1991, provides the City with a comprehensive set of policies, regulations, and conditions for guiding and ensuring the orderly development of property along the Ladyface Mountain foothills. The purpose of the Specific Plan, as enumerated in the document, is three-fold:

1. To ensure that all development at the base of Ladyface Mountain is compatible with the unique nature of this natural asset of the community.
2. To encourage the coordinated development of a mixture of business park, commercial, and limited residential uses within the study area.
3. To encourage developers to address compatibility of proposed projects with infrastructure capacity.

The Specific Plan allows three land-use categories: Business Park, Shopping Center, and Open Space. The residential uses noted in Item 2. above refer to "Senior Citizen Housing," which the Specific Plan permits on a single parcel as part of the "Shopping Center" use (APN 2061-033-011), and in-lieu of a portion of the "Retail Commercial" square footage allotment of the "Shopping Center" use. In any case, upon adoption of the Agoura Village Specific Plan (AVSP) by the City Council in 2008, the parcel identified for potential Shopping Center and Senior Citizen Housing was removed from the Specific Plan and became part of the AVSP. Therefore, the Specific Plan no longer identifies any parcels for Shopping Center or residential uses. At the time of Specific Plan adoption, business-park type developments were generally preferred due to the more compact nature in which they can be designed (i.e., avoidance of large graded pads for surface parking through incorporation of underground parking) compared to a residential tract with multiple driveways and large overall building pad.

Currently, no areas within the Specific Plan are permitted for “Senior Citizen Housing” or any other residential use. With regard to the existing Gateway Church on the 109-acre parcel in the “Business Park” area, the Specific Plan allows a church as long as it is the only use on the parcel. The proposed subdivision of this parcel into two lots would retain the church on its own parcel, technically meeting the provisions of the Specific Plan, although splitting the existing 109-acre parcel was not addressed in the Specific Plan. Development in the Specific Plan requires approval of a conditional use permit (CUP).

### Proposed Project

The residences would be sited close to Agoura Road, and the site design would generally maintain the existing slope of 2.5:1 – 2:1 from the roadway to the edge of the residences. There is a City easement along the roadway frontage, for construction and maintenance related to the Agoura Road Widening Project, that the City purchased as part of that project. The applicant is proposing that a 2,735-square-foot portion of this easement in the northwest corner of the site be abandoned by the City in order to locate dwelling unit numbers 2, 3, and 4. City staff would need to analyze the effects of removing this easement, including but not limited to, ensuring adequate slope protection and drainage.

The entire approximately 109-acre parcel, as well as the proposed Lot 1 alone, are considered hillside lots, since they contain an average ten (10) percent or greater slope. The average slope for the entire 109-acre parcel is 59.6 percent, in light of very steep slopes along the south. The average slope for the proposed Lot 1 alone is 27.87 percent. The development would occur at a maximum elevation of about 970 feet above mean sea level, consistent with the Specific Plan requirement of development occurring below the 1,100-foot topographic elevation.

The residences would be located in four rows parallel to, and upslope from, Agoura Road. The residences would be terraced with the use of retaining walls. The retaining walls would range in height from seven (7) feet to over ten (10 feet), taller than the maximum six (6) feet allowed in the Zoning Ordinance. There would be a vegetated 2:1 slope from Agoura Road to the first row of homes, and between the second and third rows. The units would be served by two private driveways connecting with the two existing site access driveways from Agoura Road, noted above.

The Land Use/Economic Development Committee (LUEDC) briefly reviewed a concept of the project on October 16, 2017. At that time, the project consisted of 55 detached residential units, in generally, the same configuration as now proposed. The LUEDC was in agreement with the applicant submitting a Pre-Screen Review request for discussion by the City Council.

## Specific Plan Consistency

The Specific Plan outlines the maximum development potential of individual parcels in the Specific Plan area, and provides two scenarios – a lesser development in Scenario 1-A, and a slightly increased development in Scenario 1-B. The Specific Plan limits the amount of building area on this entire 109-acre parcel to 64,000 square feet in development Scenario 1-A. The City may approve a development of up to 75,000 square feet in Scenario 2-A provided certain findings listed in the Specific Plan are met, and with the approval of a Specific Plan Amendment. Therefore, the maximum allowable building area for this parcel, as prescribed in the Specific Plan, is between 64,000 and 75,000 square feet.

The applicant estimates the square footage of existing buildings on the 109-acre site to be about 22,647, although this total does not include all development on-site, such as ancillary structures and recreation areas, like ball courts and a pool. Therefore, staff believes the actual development square footage to be higher. Confirmation of the total development on-site would occur as part of a formal application. The applicant proposes to remove a 1,737-square-foot building on Lot 1, leaving a net 20,910 square feet on the 109-acre parcel. The existing development square footage, combined with the proposed 140,311 square feet of residential buildings, would result in a total parcel development of 161,221 square feet. This amount is substantially more than the allotted square footage of 64,000-75,000 square feet, as described above.

The Specific Plan allows a maximum 4.58-acre building pad on the 109-acre parcel. Since the project development would cover most of Lot 1's 9.06-acre area, it would likely exceed the allotted building pad area. The pad areas of the existing development to remain on the 109-acre parcel (Gateway Church) are unknown at this time. Nonetheless, they would also contribute to the total building pad area, and would further exceed the maximum allowed.

The Specific Plan also establishes a "traffic budget" for this parcel, which correlates with the allotted maximum development square footage. No more than 135 P.M. peak hour trips may be generated by development in Scenario 1-A, and 155 in Scenario 2-A. A project-specific traffic report is required as part of a formal application submittal to determine the number of anticipated traffic trips generated from the project. Also, the traffic trips from the existing uses to remain on the larger site would need to be estimated to determine the total number of traffic trips attributed to all development on the parcel. However, given that the proposed residential development square footage is substantially more than the allowed square footage, even without considering existing development, the project would likely exceed the traffic budget.

The proposed changes to the maximum allocated development square footage, building pad area, and traffic budget would require an SPA.

The zoning district of all properties in the Specific Plan is Planned Development (PD), which refers to the Specific Plan document for standards and regulations. The Specific Plan, in turn, identifies permitted land use types for each parcel. The land-use categories for the parcels currently in the Specific Plan are Business Park and Open Space. While Senior Citizen Housing was permitted on a different parcel formerly in the Specific Plan, designated as Shopping Center, no housing development is currently permitted and residential design standards are not stipulated in the Specific Plan. If the City Council would support residential use in this area, it may want to consider whether the Specific Plan should be amended to: (1) allow residential use consistent with one of the existing residential designations/zones of the City; (2) allow residential use consistent with a new Specific Plan land-use designation that would allow solely residences; or (3) allow residential use consistent with a new Specific Plan land-use designation that allows for a combination of commercial and residential uses.

In the first instance, the City Council could consider the Residential High (RH) (15-25 units/acre), Residential Medium (RM) (6-15 units/acre), or Residential Single Family (RS) (2-6 units/acre) density designation/zone districts, depending on the desired density. Exhibit D of this report includes the Zoning Code development standards for these districts. The project has a proposed density of approximately 6 ½ units per acre.

In the second instance, a new, solely-residential designation could be created that provides for a development density like what is proposed but in a compact site design. Such an option could minimize inconsistency with typical setbacks and maximum building coverage standards in the existing residential designations/zones, such as in the RS and RM zones.

In the third instance, a new designation could allow some residential use along with commercial use, similar to the option originally created in the Specific Plan. Requiring a combination of residential and commercial development would ensure the Specific Plan continues to promote primarily commercial uses. The Council could consider whether the combination designation should be patterned after the Specific Plan's Business Park or Shopping Center category, or an entirely new commercial category, with the potential for residential use.

The City's existing Mixed Use Overlay District (MXD) only applies to a portion of the Planned Office Manufacturing District (POM). The POM is located north of Agoura Road, south of the 101 freeway, east of the County animal shelter, and west of the Agoura Village Specific Plan area. This MXD overlay zone allows for some limited residential use as part of a mixed-use commercial development (either vertical or "side by side") with a conditional use permit. When situated on a roadway, a development must have at least fifty percent of the first floor's linear frontage on the roadway be non-residential uses. While the units envisioned in the MXD are multi-family units at a higher density than the subject project, the new land use category could be patterned after the MXD with some variation. The MXD Overlay zoning district standards are included in this report as Exhibit E.

Further, the City Council could consider whether to apply a residential or a commercial-residential combination designation to Lot 1 only, or to allow it to be applied in other areas of the Specific Plan. Nonetheless, most parcels in the Specific Plan have been developed, or are dedicated for open space.

The applicant has formulated the project to meet the standards of the City's Residential High Density (RH) district, even though the density fits the RM district. On a conceptual level, the project appears consistent with most of the RH development standards, except yard setbacks. Staff would need additional information as part of a formal application to fully determine the project's consistency with the RH zone. Duplexes, like those proposed, are not specifically addressed in the RH district, particularly with regard to yard setbacks.

Since the site is zoned PD-Ladyface Mountain Specific Plan, staff has evaluated the conceptual project with the standards of the Specific Plan. While the Specific Plan does not list residential development standards, staff has reviewed the overall development in light of the Plan's general standards for commercial uses. Note that these standards may not be applicable if special residential standards are created for the property. At this time, it appears that the project has less than the minimum rear yard setback (40 versus 60 feet), when considering the closest unit to the property line, but meets all other setbacks. The project appears consistent with building height (two stories, and 30 feet versus a maximum 35 feet). The applicant states that building coverage would be 21.4 percent, consistent with the Plan's maximum 30 percent allowed. The proposed retaining walls of seven (7) to over ten (10) feet tall would exceed the maximum six (6) feet allowed.

#### General Plan Consistency

The General Plan specifically addresses the Ladyface Mountain Specific Plan in Goal LU-23 and its Policies LU-23.1 through LU-23.6. General Plan Goal LU-23 Business Park and Natural Open Spaces states:

*An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.*

The project would not be consistent with Goal LU-23, as the goal refers to business park uses along with other uses that minimize the need for employees to travel off-site. If residential use is allowed in the Specific Plan, this goal should be revised to specifically include residences as a permitted use.

The project would be consistent with all the policies for Goal LU-23, with the exception of the following Policy LU-23.1 Supporting Uses:

*Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services,*

*and financial institutions, to lessen the need to travel off-site for these during the workday.*

As with Goal LU-23 above, residential use is not listed as an ancillary use. For the project to be consistent with this policy, the policy would need to be amended to include residential use. A General Plan Amendment would be required to update the goal and policy noted above.

### Consistency with Other Standards

Development within the Specific Plan is subject to the Hillside Ordinance, Municipal Code Section 9652 et seq. Therefore, absent an amendment to the Specific Plan to exempt the site from the Hillside Ordinance, the project would also require compliance with the Hillside Ordinance, as the site is a hillside parcel. Given the overall slope of 27.87 percent on Lot 1, the developable area on the parcel is limited to 1.66 dwelling units per acre. With 9.09 acres on the proposed new lot, this equates to 15 units, compared to the 59 proposed. The Hillside Ordinance stipulates that dwelling units be clustered in the flatter portion of the parcel, and for residential properties, a minimum 77.5 percent of the site remain in open space (with the remaining 22.5 percent developable). The proposed site is one of the flatter portions of the overall parcel. The applicant indicates the building coverage would be 21.5 percent. However, this percentage does not include all structures and other non-building components that are considered development. Given the project driveways and common recreation areas, the amount of developed area would likely exceed 22.5 percent. If the Council is amenable to the SPA, staff would further evaluate whether the proposed project complies with the Hillside Ordinance when it considers the project in more detail.

Each residential unit would have two (2) covered parking spaces in the private garage, plus one uncovered space on the driveway. Additionally, 19 uncovered guest parking spaces are scattered throughout the development design. The total parking spaces on-site would be 196, which is more than required. The City's Parking Ordinance requires a minimum two garage parking spaces for each single-family residence, and two covered parking spaces plus 0.5 uncovered parking space for a condominium or townhouse, a total 148 parking spaces.

Impacts to on- and off-site Coast Live Oak trees and scrub oaks would require an oak tree permit (OTP). There are scrub oaks in the center of Lot 1, and about 100 Coast Live Oaks along the perimeter. A complete and accurate oak tree report would be needed, and reviewed by the City Oak Tree Consultant, to determine how many oaks would be encroached upon and/or removed, and the percent of removal. At this time, the applicant anticipates removing more than 10 percent of the canopy coverage of Coast Live and scrub oaks when only Lot 1 is considered. When the entire parcel is considered, minus the southern steep slopes, the removal may be less than ten (10) percent. Again, if the Council is amenable to the SPA, staff would further evaluate the proposed project's impacts, and compliance with the Oak Tree Ordinance.

The units are proposed as market-rate housing. However, the residential project would be required to comply with the City's Inclusionary Housing Ordinance, which stipulates that a portion of the units be set aside for "affordable" housing or an in lieu-fee paid to the City's inclusionary housing fund.

As proposed, the project would likely require the following discretionary actions:

1. General Plan Amendment (GPA) to:
  - Incorporate an allowance for residential use into Goal LU-23 and Policy LU-23.1.
2. Specific Plan Amendment (SPA) to:
  - Exceed the maximum allocated development square footage, pad area and traffic budget for the 109-acre parcel.
  - Allow residential use on the property, and create residential design and development standards (or a combination of commercial-residential use standards, if desired).
3. Conditional Use Permit (CUP) to develop a hillside area and develop in the Specific Plan.
4. Oak Tree Permit (OTP) for oak tree impacts.

Additionally, an environmental document per the California Environmental Quality Act (CEQA) would be prepared for the project.

### Options to Consider

In providing non-binding comments, the City Council may wish to consider the following options for this parcel in the Specific Plan, among others. These options do not consider the treatment of oak trees, for which there are various possibilities. Adjusting the project site design and reducing the development footprint could minimize or eliminate oak tree removals or encroachments, but may affect the feasibility of the project, given the oak locations. An oak tree permit (OTP) would probably be required with any option, due to likely proximity of development to oaks.

1. Recommend an SPA to allow residential use, either as a single use or as part of a commercial-residential combination, and to create corresponding design and development standards to accommodate the proposed project. The standards could be created new or based on an existing designation/zone in the City. The SPA would include increases in the Plan's development scenario for the existing parcel (development square footage, building pad size, "traffic budget") to accommodate the project, or a "reduced" project. The Specific Plan amendment may need to include specific provisions to address the Hillside Ordinance's application to the project in order to address the project's proposed density and development coverage. A GPA would be required to allow residential use.



2. Recommend an SPA to allow residential use, either as a single use or as part of a combination commercial-residential concept, and to create corresponding design and development standards consistent with the Plan's development standards. The SPA would not include increases in the Plan's development scenario for the existing parcel. The project would be reduced to meet the development square footage, building pad, "traffic budget" allotments, and Hillside Ordinance standards. Given the limited development potential remaining after considering the existing church-related uses on the parcel, this may result in an infeasible project. A GPA would be required to allow residential use.
3. Provide policy direction to retain the Specific Plan's current land use designation, consisting of a business park use on the site. A compliant project would meet all standards and development scenarios, consistent with the Specific Plan and Zoning Ordinance. A GPA and SPA would not be required, but a CUP would still apply in order to comply with the Hillside Ordinance and because the Plan requires a CUP for development. Given the constraints of the Plan's allotted development square footage for the existing parcel, along with building pad area and "traffic budget," and considering the existing church-related on-site development, this option may not be feasible.
4. Recommend a variation on the business park use, consistent with the use in the Specific Plan, but without meeting all standards and development scenarios (maximum development square footage, building pad area, and "traffic budget") of the Specific Plan and Zoning Ordinance. An SPA may still be required.

For options 1 and 2, the City Council may want to consider whether to support residential use for only the subject parcel (Lot 1), or for the subject and other parcels in the Specific Plan. The feasibility of producing residential units on other sites under the existing development allotments per parcel (maximum development square footage, building pad area, and "traffic budget") is unknown at this time.

If the applicant chooses to file a development application, the project would be subject to compliance with the recently adopted Development Project Public Forum Guidelines and the Story Pole Procedures.

If the applicant proceeds with a GPA and SPA, the request could be considered by the Planning Commission, followed by the City Council, concurrently with other applicable discretionary actions to develop this parcel. The Planning Commission would make a recommendation to the City Council. The City Council would review the development proposal and take final action since a legislative action is required for the GPA and SPA.

## **RECOMMENDATION**

Staff respectfully requests the City Council provide non-binding comments and direction to the applicant regarding this request for a Specific Plan Amendment pre-screen review.

### **Attachments:**

- Exhibit A: Vicinity Map
- Exhibit B: Aerial View of Site
- Exhibit C: Site Photographs
- Exhibit D: Project Plans
- Exhibit E: RH, RM, RL Zoning District Standards of the Zoning Code
- Exhibit F: MXD Overlay Zoning District Standards of the Zoning Code

**Exhibit A**  
**Vicinity Map**





U.S. 101

Agoura Road

Roadside Road

Project Site

INQUIRY #: 5156735.9

YEAR: 2012

\_\_\_\_\_ = 500'





**Exhibit B**  
**Aerial View of Site**





Project Area

Gateway, Pottersquare Church



**Exhibit C**  
**Site Photographs**



Photo 1 – (Northwestern corner of Lot 1) Looking south from Agoura Road at the western end of Lot 1. Lot 1 is to east (left) of driveway.





Photo 2 – (North side of Lot 1) Looking south from Agoura Road at western end of Lot 1.





Photo 3 – (North side of Lot 1) Looking south from Agoura Road at center of Lot 1.





Photo 4 – (North side of Lot 1) Looking south from Agoura Road at center of Lot 1, Ladyface Mountain in background.





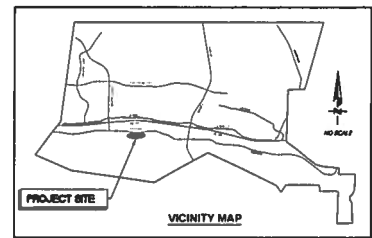
Photo 5 – (North side of Lot 1) Looking southwest from Agoura Road at center-east end of Lot 1.





Photo 6 – (North side of Lot 1) Looking south from Agoura Road at northeastern corner of Lot 1. Lot 1 is west (right) of the driveway.

**Exhibit D**  
**Project Plans**



**LEGAL DESCRIPTIONS:**

THAT PORTION OF THE MARIANA ETCHEVERRIGARRAY MARTICOMENA 66.80 ACRE ALLOTMENT IN LOT "9" OF THE PARTITION OF THE HOWEL LEONARD ESTATE, INCORPORATED WITHIN THE RANCHO VIRGENES, AS SHOWN ON MAP FILED IN CASE NO. 8847 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE SAID COUNTY OF LOS ANGELES, WHICH LIES SOUTHWEST OF THE CENTER LINE OF VENTURA BOULEVARD, 90 FEET WIDE SHOWN AS WEST AGOURA ROAD AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 38 PAGE 38 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OO SAID COUNTY.

EXCEPT THAT PORTION SHOWN AS PARCEL 1 AS SHOWN ON PARCEL MAP FILED IN BOOK 18 PAGE 38 OF PARCELS MAPS.  
APN: 2001-033-010

**ASSESSOR'S PARCEL NUMBER:**

APN: 2001-033-010

**AREA:**

TOTAL AREA: 4,763.299 1 008 32 ACRES  
LOT 1: 20,000 SQ. FT. 1 848 ACRES  
LOT 2: 1,811.000 SQ. FT. 1 663 39 ACRES

**GENERAL NOTES:**

- 1 VACANT LAND
- 2 THERE IS NO EASEMENT ON THE SUBJECT PROPERTY EXCEPT AS SHOWN
- 3 PROPERTY HAS ACCESS TO PUBLIC STREET AT AGOURA ROAD
- 4 EXISTING ZONING PLANNED DEVELOPMENT-AGOURA VILLAGE SPECIFIC PLAN PROPOSED ZONING NO CHANGE
- 5 THERE ARE OAK TREES ON-SITE
- 6 OAK TREES SHOWN ON THE MAP ARE FOR INFORMATION ONLY
- 7 THE NUMBER AND LOCATION OF THE OAK TREES AS SHOWN HEREON ARE PER TOPOGRAPHIC SURVEY COMPILED BY CHRIS NELSON & ASSOCIATES, INC. IN DECEMBER 2008.



**EXISTING SURVEY**

**VESTING  
TENTATIVE TRACT MAP NO. 82194**  
IN THE CITY OF AGOURA HILLS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

 **UNITED CIVIL, INC.**  
11101 PULVER  
3000 JEFFERSON BLVD SUITE 215  
SANTA MONICA, CA 90405  
TEL: (310) 701-3628  
FAX: (310) 701-3628

**DEVELOPER**  
WEST DEVELOPMENT SERVICES, INC.  
2745 OLYMPIAN PARK, INGLEWOOD  
SANTA MONICA, CA 90405

SCALE: 1"=80'	DATE: 10/12/2018	SHT. 1 OF 1 SHTS.
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AGOURA ROAD

PARCEL 1  
PARCEL MAP NO 781  
F.M.A.S. 18-08

PORTION LOT F  
PARTITION OF THE PORTION OF THE MIGUEL LEONIS ESTATE WHICH  
LIES IN THE RANCHO LAS VIRGENES, SCC 18847, OF 11

PORTION LOT H  
PARTITION OF THE RANCHO LAS VIRGENES, SCC 2888, OF 138  
F.M.A.S. 18-08

GRAPHICAL SCALE: 1" = 40'

Slopes Table				
Slope Range	Color	Acreage	Area (S.F.)	% of Area
0-10%	Red	2.70	117,635	29.8%
10-25%	Orange	2.37	103,250	26.2%
25-40%	Yellow-Orange	2.03	88,616	22.4%
40-50%	Yellow	0.79	34,500	8.7%
50%+	Dark Yellow	1.17	50,892	12.9%
<b>TOTAL</b>		<b>9.06</b>	<b>394,893</b>	

AVERAGE SLOPE = 27.87%



UNITED CIVIL, INC.  
10000 W. 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.751.1111  
WWW.UNITEDCIVIL.COM

**SLOPE DENSITY EXHIBIT**

SCALE: 1" = 40'      DATE: 4/24/2018      SHEET 1 OF 1 SHEETS





LEGEND:  
 [Black hatched box] EXST. BUILDING FOOTPRINT TO BE DEMOLISHED = 1729.9 SF  
 [Red hatched box] EXST. BUILDING FOOTPRINT TO REMAIN = 20020.9 SF

**UCI** UNITED CIVIL, INC.  
 2100 ADOURA ROAD, SUITE 104  
 AUBURN, MASSACHUSETTS 01501  
 TEL: 508.233.1100  
 FAX: 508.233.1100

**EXISTING BUILDING EXHIBIT**

SCALE: 1"=40' DATE: 7/17/2018 SHEET 1 OF 3 04/18

AGOURA ROAD

D DRIVE

12' DRIVE PRIVATE DRIVE AND FIRELANE

C DRIVE PRIVATE DRIVE AND FIRELANE

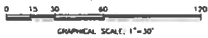
**SITE STATISTICS:**

LOT AREA - 808 AC  
BUILDING FOOTPRINTS - 194 AC  
BUILDING COVERAGE - 24.2 %

**EARTHWORK:**

RAW CUT - 320,000 CY  
RAW FILL - 18,000 CY  
TOTAL SPORT - 338,000 CY

AREA OF SLOPE EASEMENT TO BE ABANDONED - 2735 SF.

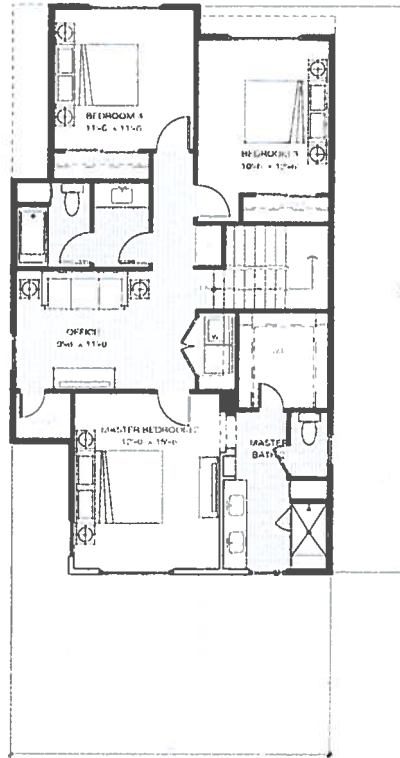


**UNITED CIVIL, INC.**  
10111 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91201  
TEL: 909.261.0000  
FAX: 909.261.0000

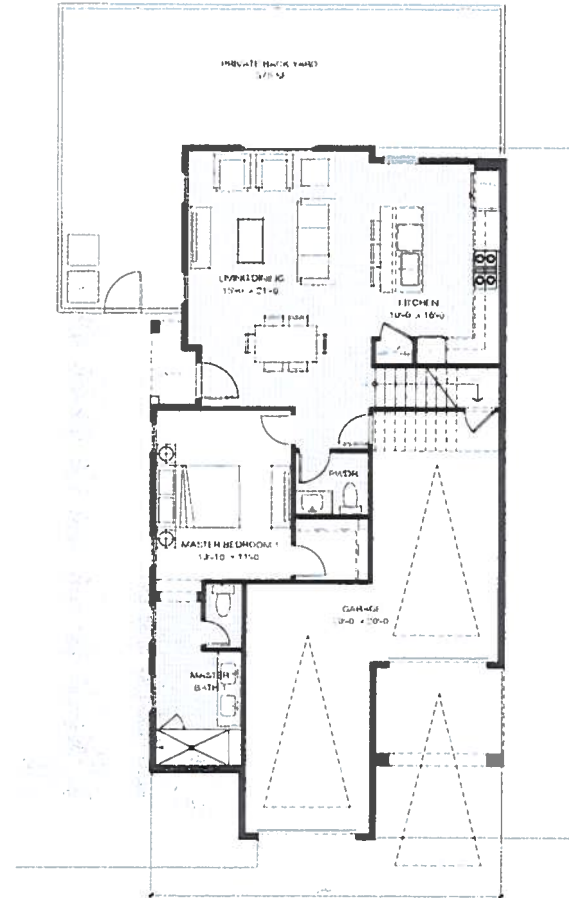
**DEVELOPER**  
PARKS & RECREATION  
14111 TRINITY DRIVE SUITE 200  
TOLSON PARK NORTH, CA 91201  
TEL: 909.261.0000  
FAX: 909.261.0000

**CONCEPTUAL SITE PLAN**  
**VESTING**  
**TENTATIVE TRACT MAP NO. 82194**  
IN THE CITY OF AGOURA HILLS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DESIGNED BY: ANTHONY NG  
DRAWN BY: ORNELA MASA  
CHECKED BY: ANTHONY NG  
SHT 1 OF 1



SECOND FLOOR



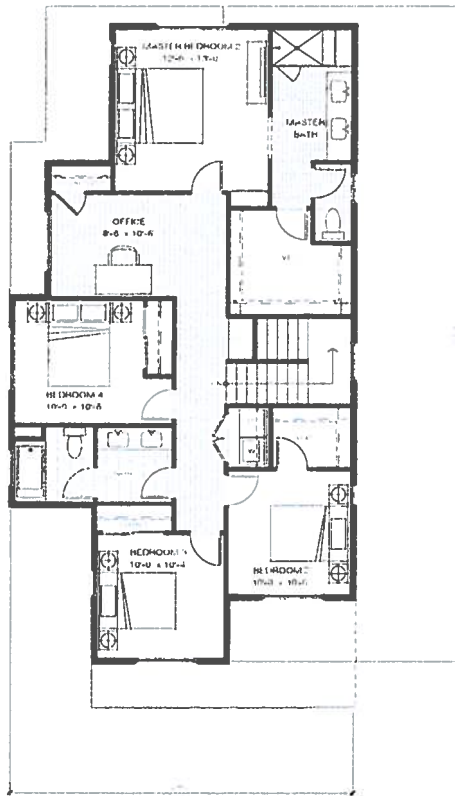
FIRST FLOOR

4 BR + 3.5 BATH + OFFICE

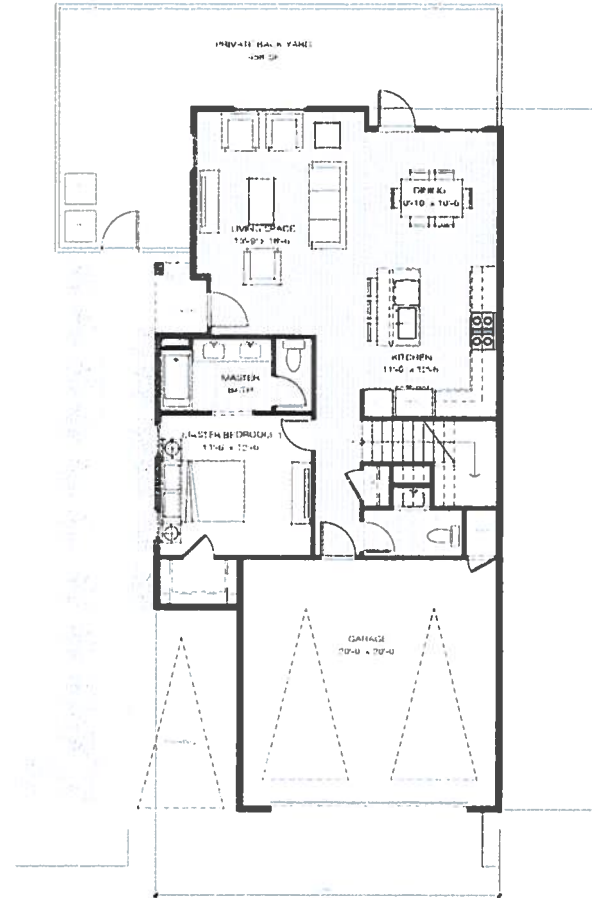
GROSS AREA	
FIRST FLOOR	- 943 SF
SECOND FLOOR	- 1,048 SF
TOTAL	- 1,991 SF
GARAGE	- 454 SF

NET AREA	
FIRST FLOOR	- 868 SF
SECOND FLOOR	- 978 SF
TOTAL	- 1,846 SF

PLAN TYPE TH-1



SECOND FLOOR



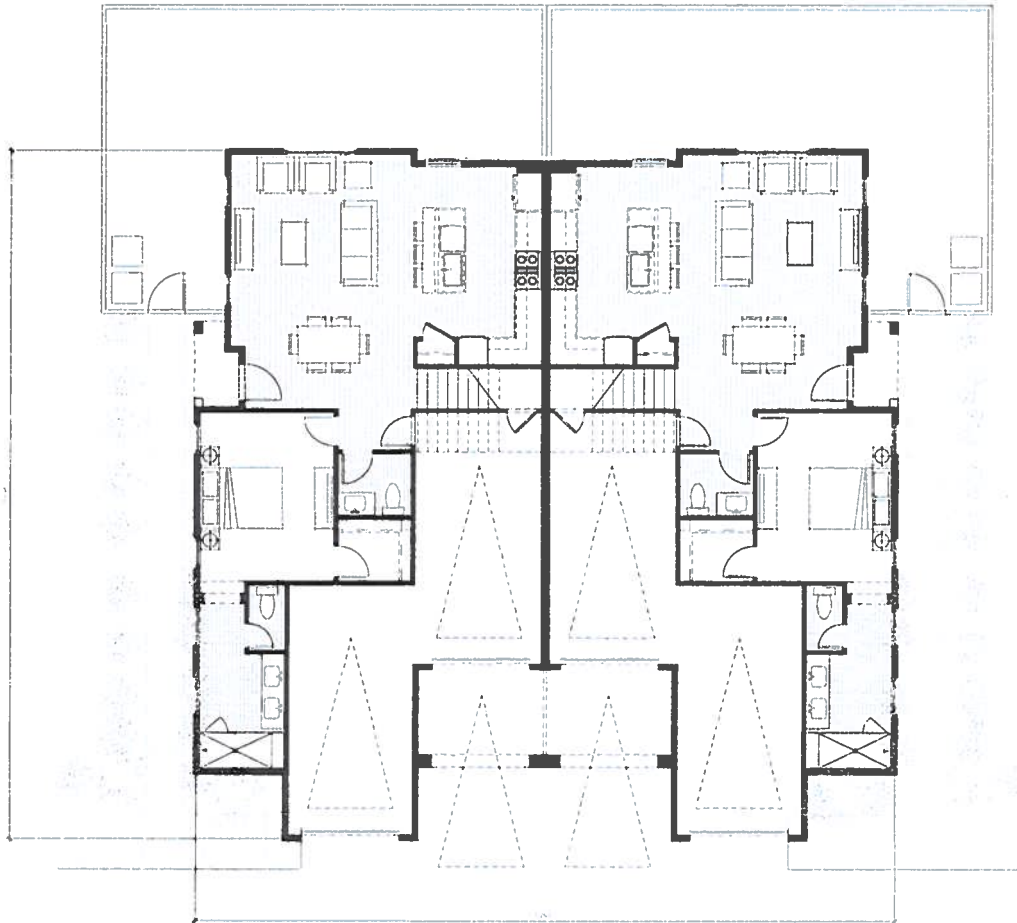
FIRST FLOOR

5 BR + 3.5 BATH + OFFICE

GROSS AREA	
FIRST FLOOR	- 1,005 SF
SECOND FLOOR	- 1,156 SF
TOTAL	- 2,161 SF
GARAGE	- 445 SF

NET AREA	
FIRST FLOOR	- 934 SF
SECOND FLOOR	- 1,080 SF
TOTAL	- 2,014 SF

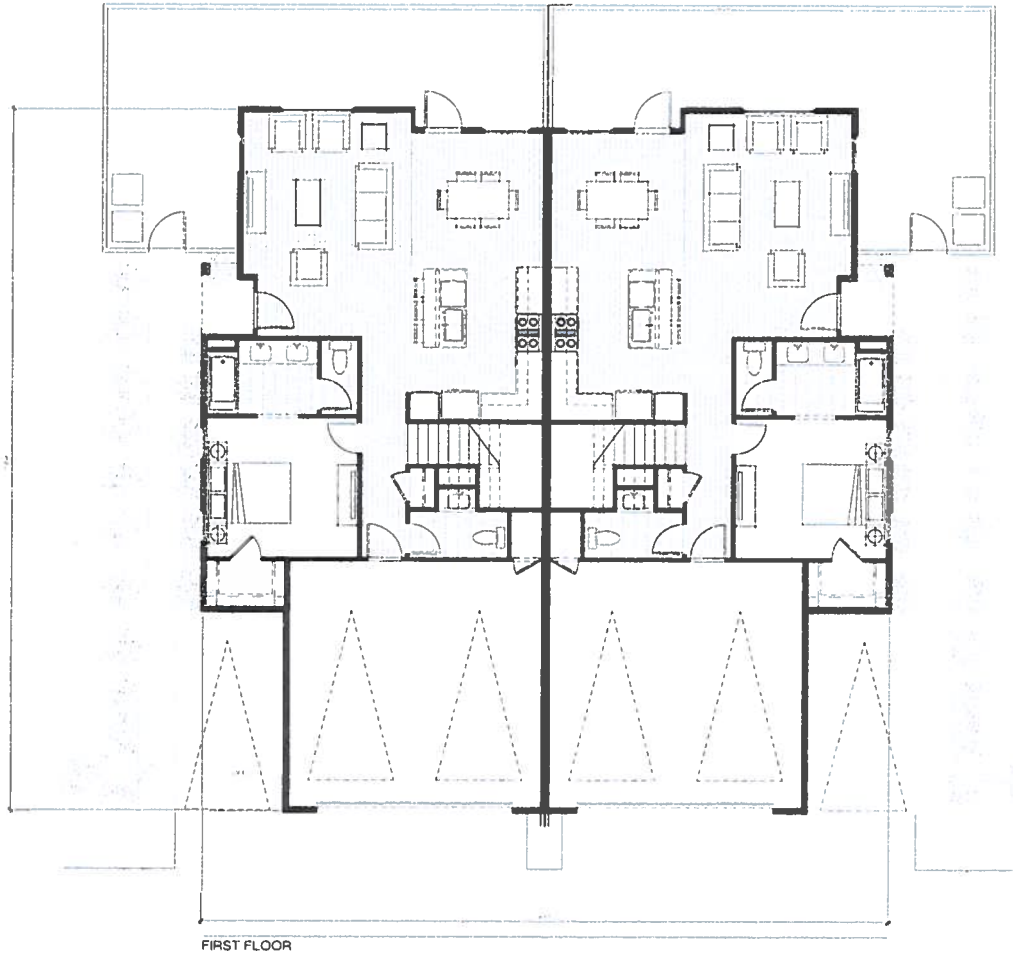
PLAN TYPE TH-2



FIRST FLOOR

DUPLEX PLAN - TH-1





DUPLEX PLAN - TH-2



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

DUPLEX - PLAN TYPE - TH -1  
BARN HOUSE STYLE





DUPLEX - PLAN TYPE - TH -2  
BARN HOUSE STYLE

AGOURA ROWHOUSES

**WITHEE MALCOLM**  
ARCHITECTS  
3000 17th St, Suite 100, San Diego, CA 92161  
Tel: 619.594.1111 Fax: 619.594.1112





- SHADE TRELLIS VIEW OVERLOOK WITH PICNIC TABLES
- PICNIC TABLES
- PICNIC AREA WITH BBQ'S
- EXISTING OAKS TO REMAIN

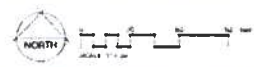
Gateway Foursquare

OPEN SPACE REQUIRED 300 SF OPEN SPACE REQUIRED PER UNIT 5414815 ÷ 300 SF OPEN SPACE	= 17,382 SF OPEN SPACE REQUIRED
OPEN SPACE PROVIDED BACKYARD LANDSCAPE AREA	= 254,388 SF = 26,348 SF

Date: 04-24-2014  
JOB # 1366

**L-I**

**L.A. GROUP**  
Design Works  
Landscape Architecture  
3013 Ventura Blvd. Suite 201  
Culver City, CA 90230  
P: 310.251.9710 F: 310.251.9714  
email: Prage@laxgroup.com



# GATEWAY CHURCH

Agoura, California

L.A. Group Design Works, Inc.

Landscape Architecture





▨ — AREA OF OAK TREE IMPACT

SCRUB OAKS AREA : 271,202 SF  
 SCRUB OAKS IMPACT AREA : 20,226 SF  
 : 7.5% OF CANOPY

COAST LIVE/VALLEY OAKS AREA : 250,119 SF  
 COAST LIVE/VALLEY OAKS IMPACT AREA : 18,575 SF  
 : 7.4% OF CANOPY



**UNITED CIVIL, INC.**  
 10010 JAMES BRADSHAW BLVD STE 210  
 ANNE ARBOR, MI 48106  
 TEL: (313) 761-0000  
 FAX: (313) 761-0000

<b>OAK TREE EXHIBIT</b>		
SCALE: 1"=40'	DATE: 5/29/2018	SHEET 1 OF 1 SHEETS

**Exhibit E**

**RH, RM, RS Zoning District Standards**

PART 5. - RS RESIDENTIAL-SINGLE-FAMILY DISTRICT

## 9241. - Purpose.

The RS district is intended to encourage the development of conventional single-family detached residential development, with related compatible uses and full community levels of service and public improvements.

The regulations are also intended to ensure that new homes or additions to an existing home in established residential neighborhoods are designed in a manner that is compatible with the neighborhood character.

(Ord. No. 09-358, § 6, 1-18-2009)

## 9242. - Uses established.

The limitations in the RS land use district, as to uses and structures, shall be as follows.

## 9242.1. - Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RS district:

- A. One (1) single-family dwelling unit per lot or a mobile home uses as a caretakers unit;
- B. Day care for children, small family day care home;
- C. Home for aged persons, foster family;
- D. Homes for children, foster family;
- E. One (1) manufactured home (mobile home) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- F. Community care facilities, small;
- G. Employee housing, small.

(Ord. No. 225, § 2, 4-14-93; Ord. No. 11-383, § 10, 3-9-2011; Ord. No. 14-406, § 7, 5-14-2014)

## 9242.2. - Accessory uses.

Subject to the provisions of section 9281 et seq. and chapter 6, the following accessory uses and structures shall be permitted:

- A. Accessory buildings, uses and structures;
- B. Domestic animals;
- C. Home occupations;
- D. Livestock and poultry raising for private, noncommercial use and private kennels and stables on a minimum lot size of fifteen thousand (15,000) square feet, subject to the limitations of section 9244.1;
- E. Private greenhouses, horticultural collections, flower and vegetable gardens;
- F. One (1) room rental in the principal structure;
- G. Garage sales, not to exceed two (2) in any calendar year;
- H. One (1) accessory dwelling unit, subject to the provisions of section 9283 et seq.

(Ord. No. 03-320, § 8, 5-28-2003; Ord. No. 434, § 11, 1-10-2018)

9242.3. - Uses subject to director's review.

Subject to the provisions of chapter 6, the following uses may be permitted subject to the approval of the director:

- A. Congregate housing;
- B. Any on-or off-site transport, grading projects of more than twenty-five thousand (25,000) cubic yards;
- C. Temporary structures such as model homes, real estate sales offices, construction trailers and mobile homes used as a residence during construction of a project when a valid building permit is in force;
- D. Temporary storage of materials and construction equipment related a city public works project;
- E. Day care for children, large family day care home, subject to the issuance of a large family day care permit pursuant to the provisions of section 9285;
- F. Motion picture filming not exceeding seven (7) consecutive days.

(Ord. No. 225, § 4, 4-14-93; Ord. No. 04-326, § 3, 10-27-2004; Ord. No. 07-343, § 6, 2-28-2007)

9242.4. - Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- B. Convents and monasteries;
- C. Reserved;
- D. Day nursery, children;
- E. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- F. Golf courses, including the customary clubhouse and appurtenant facilities;
- G. Homes for aged person, small group care;
- H. Homes for children, special boarding;
- I. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home;
- J. Neighborhood recreation facilities, where operated by a nonprofit corporation for the use of the surrounding residents;
- K. Schools, private, accredited through grade twelve (12), including appurtenant facilities;
- L. Lighted tennis courts;
- M. Community care facilities, large.

(Ord. No. 132, § 4, 8-26-87; Ord. No. 225, § 5, 4-14-93; Ord. No. 240, § 6, 9-8-93; Ord. No. 03-320, § 9, 5-28-2003; Ord. No. 09-358, § 6, 1-18-2009; Ord. No. 11-383, § 11, 3-9-2011)

9242.5. - Prohibited uses.

All uses not specifically permitted within section 9242 et seq. shall be strictly prohibited within the RS residential district.

9243. - Development standards.

Subject to the provisions of section 9281 et seq. and chapter 6, the following development standards shall apply in the RS district.

9243.1. - Maximum density.

The maximum density shall be as shown on the zoning map as a number of dwelling units per gross acre following the zoning symbol RS. However, said designation shall be limited to the range of two (2) through six (6) dwelling units per acre. For example, RS-6 means residential single-family land use district with a maximum of six (6) dwelling units per gross acre.

9243.2. - Minimum lot sizes.

The following minimum lot sizes shall apply in the RS district and shall be designated on the zoning map following density designation:

- A. RS-2-15,000: Fifteen thousand square feet;
- B. RS-3-10,000: Ten thousand square feet;
- C. RS-4-8,000: Eight thousand square feet;
- D. RS-5-7,000: Seven thousand square feet;
- E. RS-6-6,000: Six thousand square feet.

9243.3. - Development standards for lots ten thousand square feet or larger.

All developments on lots ten thousand (10,000) square feet or larger, as shown on the zoning map, shall comply to the following standards:

- A. Minimum public street frontage: Seventy-five (75) feet;
- B. Minimum lot depth: One hundred (100) feet;
- C. Minimum lot width: Ninety (90) feet;
- D. Minimum front yard: Twenty-five (25) feet;
- E. Minimum rear yard: Twenty-five (25) feet;
- F. Minimum side yard: Twenty-two (22) feet combined with not less than ten (10) feet on one (1) side;
- G. Minimum street side yard: Fifteen (15) feet;
- H. Maximum building coverage: Thirty-five (35) percent.

*Note:* Reference section 9605.1, relating to yard requirements and exceptions.

(Ord. No. 196, § 2, 7-24-91)

9243.4. - Development standards for lots less than ten thousand square feet.

All developments on lots less than ten thousand (10,000) square feet, as shown on the zoning map, shall comply with the following standards:

- A. Minimum public street frontage: Thirty-five (35) feet;
- B. Minimum lot depth: Seventy-five (75) feet;
- C. Minimum lot width: Sixty (60) feet;
- D. Minimum front yard: Twenty (20) feet;
- E. Minimum rear yard: Twenty (20) feet;
- F. Minimum side yard: Eighteen (18) feet combined with not less than eight (8) feet on any one (1) side;
- G. Minimum street side yard: Fifteen (15) feet;
- H. Maximum building coverage: Fifty (50) percent.

*Note:* Reference section 9605.1, relating to yard requirements and exceptions.

(Ord. No. 196, § 2, 7-24-91)

#### 9243.5. - Building height.

The maximum building height shall be thirty-five (35) feet, or two (2) stories, whichever is less.

#### 9243.6. - Utilities.

All utilities shall be provided as required by chapter 6.

#### 9243.7. - Signs.

All signs shall be in compliance with chapter 6.

#### 9243.8. - Off-street parking and loading.

All parking and loading shall comply with the provisions of chapter 6.

#### 9243.9. - Site plan review.

- A. All uses not requiring any other discretionary approvals shall not be permitted unless a site plan review is obtained pursuant to the provisions of chapter 6.
- B. The reviewing authority for all site plan review requests for new single family homes and additions shall be as set forth below:
  - 1. The director of planning and community development shall be the reviewing authority for administrative site plan reviews for the projects listed below. The director may refer any project to the planning commission.
    - a) One-story additions greater than thirty (30) percent of the original gross floor area.
    - b) Additions to existing second story that do not result in the second story exceeding seventy-five (75) percent of the existing first story.
  - 2. The planning commission shall be the reviewing authority for site plan reviews for the projects listed below.
    - a. A new single-family dwelling on a vacant lot.
    - b. A new single-family dwelling that is proposed to replace an existing residence.
    - c. A substantial remodel to an existing single-family dwelling.

- d. Any second story addition to an existing one-story single-family dwelling.
  - e. Additions to an existing second story that result in the second story exceeding seventy-five (75) percent of the existing first story.
- C. Exemptions. The following shall be exempt from the site plan review process unless the director determines that the addition has the potential to be incompatible with the predominant adjacent structures and the surrounding neighborhood character and should be referred to the planning commission.
- (a) First story additions to a single-family residence that are less than thirty (30) percent of the original gross floor area.
- D. Findings for project approval. The reviewing authority shall make the following findings, in addition to the findings listed in section 9677.5, for additions to existing single-family dwellings and new single-family dwellings proposed in existing neighborhoods.
- 1. The mass and bulk of the design is reasonably compatible with the predominant adjacent structures and the surrounding neighborhood character.
  - 2. The proposed buildings and structures are designed with quality architectural details.
  - 3. New buildings and structures or substantial remodels are not disproportionately larger than, or out of scale with, the neighborhood character.
  - 4. The project is consistent with the Neighborhood Compatibility Guidelines found in the City's Architectural Design Standards and Guidelines.

(Ord. No. 09-358, § 6, 1-18-2009)

#### 9244. - Special standards.

In any RS land use district, the following special standards shall apply.

#### 9244.1. - Livestock and poultry raising standards.

Livestock and poultry raising shall conform to the following requirements:

- A. Poultry, fowl, and rabbits not to exceed fifty (50) birds and twenty-four (24) rabbits;
- B. Pigeons not to exceed twelve (12) per parcel;
- C. A maximum of any combination of horses and other equines, cattle, llamas, alpacas, sheep or goats not to exceed eighteen (18) per acre.
  - 1. The raising, maintaining, keeping or grazing of horses and other equines, and cattle, including the breeding and training thereof shall be limited to a maximum of eight (8) adult animals per acre:
    - a. No raising or grazing of any animals shall occur as a part of, nor shall be conducted in conjunction with, any dairy, livestock feed yard, livestock sales yard or commercial riding academy located on the same premises;
  - 2. A maximum of any combination of adult llamas or alpacas not to exceed ten (10) per acre;
  - 3. A maximum of any combination of adult sheep or goats not to exceed ten (10) per acre;
- D. Hogs or pigs shall be permitted, provided:
  - 1. That said animals are, as a condition of use, located not less than fifty (50) feet from any street and not less than fifty (50) feet from the side or rear lines of any lot parcel of land or buildings used for human habitation;
  - 2. That said animals shall not be fed any market refuse or similar imported ingredient or anything



- other than table refuse from meals consumed on the same lot or parcel of land, or grain;
3. That no more than two (2) weaned hogs or pigs are kept, except for 4-H projects;
  4. That said animals shall be penned;
- E. No animals or fowl, except dogs and cats kept as domestic pets, shall be housed, stalled, lodged, maintained or confined in a building or structure within thirty-five (35) feet of any street or structure designed for human habitation. This provision excludes corrals;
  - F. All animals shall be maintained and controlled in a safe and healthy manner so as to not cause any private or public nuisance.

(Ord. No. 205, § 1, 3-25-92)

#### 9244.2. - Preservation of natural drainage courses.

No substantial development shall occur which results in the substantial alteration of any known drainage course. The following shall apply to all property in the RS land use district, which contains established drainage courses:

- A. No development shall result in the alteration of a known drainage course, except when it can be proved that said development will correct conditions which are hazardous to the public health and safety;
- B. No structures or parts of structures shall overhang, project, or protrude into any known drainage course;
- C. Fences and other structures, culverts and bridges, which must be constructed within drainage courses, shall be designed to the requirements of the city so as to prevent an obstruction or division of drainage flow and to minimize adverse effects to natural riparian vegetation and ecosystems;
- D. Any fill of designated drainage courses shall be limited to the amount necessary to resolve health or safety hazards;
- E. All development shall, to the extent possible, enhance the natural amenities of a known drainage course;
- F. No development shall occur without adequate provision for the maintenance of known drainage courses.

9245—9250. - Reserved.

#### PART 6. - RM RESIDENTIAL-MEDIUM DENSITY DISTRICT

##### 9251. - Purpose.

The RM district is intended for residential development consisting of small lot subdivisions and duplexes, to be established in appropriate areas at a medium range of population density consistent with sound standards of public health and safety.

##### 9252. - Uses established.

The limitations in the RM district, as to uses and structures, shall be as follows.

##### 9252.1. - Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RM district:

- A. Single-family dwelling per lot;
- B. Two-family dwelling per lot;
- C. Congregate housing;
- D. Day care for children, small family day care home;
- E. Home for aged persons, foster family;
- F. Homes for children, foster family;
- G. One (1) manufactured home (mobile home) per lot, on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- H. Community care facilities, small;
  - I. Transitional housing, when such use is in a single or two-family dwelling;
  - J. Supportive housing, when such use is in a single or two-family dwelling;
- K. Employee housing, small.

(Ord. No. 225, § 2, 4-14-93; Ord. No. 11-383, § 12, 3-9-2011; Ord. No. 14-406, § 8, 5-14-2014)

#### 9252.2. - Accessory uses.

Subject to the provisions of section 9281 et seq. and chapter 6, the following accessory uses and structures shall be permitted:

- A. Accessory buildings, uses and structures;
- B. Domestic animals;
- C. Home occupations;
- D. Private greenhouses, horticultural collections, flower and vegetable gardens;
- E. One (1) room rental in the principal structure;
- F. Garage sales, not to exceed two (2) in any calendar year;
- G. One (1) accessory dwelling unit, subject to the provisions of section 9283 et seq.

(Ord. No. 03-320, § 10, 5-28-2003; Ord. No. 434, § 12, 1-10-2018)

#### 9252.3. - Uses subject to director's review.

Subject to the provisions of chapter 6, the following uses may be permitted subject to the approval of the director:

- A. Temporary structures such as model homes, real estate sales offices, and construction trailers during construction of a project when a valid building permit is in force;
- B. Any on-or off-site transport, grading projects of more than twenty-five thousand (25,000) cubic yards;
- C. Temporary storage of materials and construction equipment related to a city public works project;
- D. Day care for children, large family day care home, subject to the issuance of a large family day care permit pursuant to the provisions of section 9285;
- E. Motion picture filming not exceeding seven consecutive (7) days.

(Ord. No. 225, § 4, 4-14-93; Ord. No. 04-326, § 3, 10-27-2004; Ord. No. 07-343, § 7, 2-28-2007)

#### 9252.4. - Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Apartment houses provided that the density shall not exceed the designation shown on the zoning map;
- B. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- C. Convents and monasteries;
- D. Reserved;
- E. Day nursery, children;
- F. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- G. Golf courses, including the customary clubhouse and appurtenant facilities;
- H. Homes for aged person, small group care;
- I. Homes for children, special boarding;
- J. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675, if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home;
- K. Neighborhood recreation facilities, where operated by a nonprofit corporation for the use of the surrounding residents;
- L. Schools, private, accredited through grade twelve (12), including appurtenant facilities;
- M. Lighted tennis courts;
- N. Transitional housing, when such use is in an apartment building;
- O. Supportive housing, when such use is in an apartment building;
- P. Community care facilities, large.

(Ord. No. 132, § 5, 8-26-87; Ord. No. 225, § 5, 4-14-93; Ord. No. 240, § 7, 9-8-93; Ord. No. 03-320, § 11, 5-28-2003; Ord. No. 11-383, § 13, 3-9-2011)

9252.5. - Prohibited uses.

All uses not specifically permitted within section 9252 et seq. shall be strictly prohibited within the RM district.

9253. - Development standards.

Subject to the provisions of section 9281 et seq. and chapter 6, the following development standards shall apply in the RM district.

9253.1. - Maximum density.

The maximum density shall be as shown on the zoning map as a number of dwelling units per gross acre following the zoning symbol RM. However, said designation shall be limited to the range of six (6) through fifteen (15) dwelling units per acre. For example, RM-10 means residential-medium density land use district with a maximum of ten (10) dwelling units per acre.

(Ord. No. 13-399, § 3, 2-27-2013)



All parking and loading shall comply with the provisions of chapter 6.

9253.8. - Utilities.

All utilities shall be provided as required by chapter 6.

9253.9. - Signs.

All signs shall be in compliance with chapter 6.

9254. - Special standards.

In any RM land use district, the following special standards shall apply.

9254.1. - Site plan review.

All uses not requiring any other discretionary approvals shall not be permitted unless a site plan review is obtained pursuant to the provisions of chapter 6.

9255—9260. - Reserved.

PART 8. - RH RESIDENTIAL-HIGH DENSITY DISTRICT

9271. - Purpose.

The RH district is intended to provide for higher density condominiums, apartments and related uses at appropriate locations consistent with sound standards of public health and safety.

9272. - Uses established.

The limitations in the RH district as to uses and structures shall be as follows.

9272.1. - Permitted uses.

Subject to the provisions of chapter 6, the following are permitted uses and structures in the RH district:

- A. Combinations of attached or detached dwellings, including duplexes, apartments, dwelling groups, congregate housing and town-houses;
- B. Multifamily dwellings;
- C. One (1) manufactured home (mobile home) per lot, on a permanent foundation, as a single-family dwelling, subject to the provisions of section 9675;
- D. Community care facilities, small;
- E. Transitional housing;
- F. Supportive housing.

(Ord. No. 225, § 3, 4-14-93; Ord. No. 04-326, § 4, 10-27-2004; Ord. No. 11-383, § 14, 3-9-2011)

## 9253.2. - Minimum lot size.

The minimum lot area shall be six thousand (6,000) square feet or larger as shown on the zoning map.

## 9253.3. - Minimum lot specifications.

The minimum lot specifications shall be as follows:

- A. Public street frontage: Thirty (30) feet;
- B. Minimum lot depth: Seventy-five (75) feet;
- C. Minimum lot width: Fifty (50) feet;
- D. Minimum front yard: Fifteen (15) feet;
- E. Minimum rear yard: Fifteen (15) feet;
- F. Minimum side yard: Seven (7) feet;
- G. Minimum street side yard: Twelve (12) feet.

*Note:* Reference section 9605.1, relating to yard requirements and exceptions.

(Ord. No. 196, § 2, 7-24-91)

## 9253.4. - Minimum lot area per dwelling unit.

The minimum lot area per dwelling unit shall be as follows:

- A. RM-6: Six thousand (6,000) square feet;
- B. RM-7: Five thousand (5,000) square feet;
- C. RM-8: Four thousand five hundred (4,500) square feet;
- D. RM-9: Four thousand (4,000) square feet;
- E. RM-10: Three thousand six hundred (3,600) square feet.
- F. RM-11: Three thousand two hundred (3,200) square feet;
- G. RM-12: Three thousand (3,000) square feet;
- H. RM-13: Two thousand seven hundred (2,700) square feet;
- I. RM-14: Two thousand five hundred (2,500) square feet;
- J. RM-15: Two thousand four hundred (2,400) square feet.

(Ord. No. 11-388, § 6, 12-14-2011)

## 9253.5. - Building site coverage.

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

## 9253.6. - Building height.

The maximum building height shall be thirty-five (35) feet, or two (2) stories, whichever is less.

## 9253.7. - Off-street parking and loading requirement.

## 9272.2. - Accessory uses.

Subject to the provisions of section 9281 et seq. and chapter 6, the following accessory uses and structures shall be permitted:

- A. Accessory buildings, uses and structures;
- B. Domestic animals;
- C. Home occupations;
- D. Private greenhouses, horticultural collections, flower and vegetable gardens;
- E. Signs;
- F. Utilities ancillary to residential development;
- G. Garage sales, not to exceed twice in any calendar year;
- H. One (1) accessory dwelling unit, subject to the provisions of section 9283 et seq.

(Ord. No. 03-320, § 14, 5-28-2003; Ord. No. 434, § 13, 1-10-2018)

## 9272.3. - Uses subject to director's review.

Subject to the provisions of chapter 6, the following uses may be permitted subject to the approval of the director:

- A. Temporary structures such as model homes, real estate sales offices, and construction trailers when a valid building permit is in force;
- B. Temporary storage of material and construction equipment related to a city public works project;
- C. Any on-or off-site transport, grading projects of more than one hundred thousand (100,000) cubic yards;
- D. Day care for children, large family day care home, subject to the issuance of a large family day care permit pursuant to the provisions of section 9285;
- E. Motion picture filming not exceeding seven (7) consecutive days.

(Ord. No. 225, § 4, 4-14-93; Ord. No. 04-326, § 3, 10-27-2004; Ord. No. 07-343, § 9, 2-28-2007)

## 9272.4. - Conditional uses.

The following uses may be permitted subject to a conditional use permit:

- A. Churches, temples or other places used exclusively for religious worship, including related incidental educational and social activities;
- B. Convents and monasteries;
- C. Reserved;
- D. Reserved;
- E. Day nursery, children;
- F. Development of property with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;
- G. Golf courses, including the customary clubhouse and appurtenant facilities;
- H. Homes for aged persons, foster family;
- I. Homes for aged person, small group care;



- J. Homes for children, special boarding;
  - K. Microwave stations;
- L. Neighborhood recreation facilities, when operated by a nonprofit corporation for the use of the surrounding residents;
- M. Schools, private, accredited through grade twelve (12), including appurtenant facilities;
- N. Lighted tennis courts;
- O. Manufactured homes (mobile homes) on a permanent foundation, as a single-family dwelling, subject to the provision of section 9675, if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home;
- P. Community care facilities, large.

(Ord. No. 132, § 7, 8-26-87; Ord. No. 225, §§ 5, 6, 4-14-93; Ord. No. 240, § 10, 9-8-93; Ord. No. 11-383, § 15, 3-9-2011)

#### 9272.5. - Prohibited uses.

All uses not specifically permitted within section 9272 et seq. shall be strictly prohibited within the RH district.

#### 9273. - Development standards.

Subject to the provisions of chapter 6, the following development standards shall apply in the RH district.

##### 9273.1. - Maximum density.

The maximum density shall be as shown on the zoning map as a number of dwelling units per gross acre following the zoning symbol RH. However, said designation shall be fifteen (15) through twenty-five (25) dwelling units per acre. For example, RH-25 means residential high density land use district with a maximum of twenty-five (25) dwelling units per gross acre.

##### 9273.2. - Minimum lot specifications.

The minimum lot specifications shall be as follows:

- A. The minimum lot area shall be seventeen thousand five hundred (17,500) square feet or larger as shown on the zoning map;
- B. The minimum lot depth shall be one hundred (100) feet;
- C. The minimum lot width shall be one hundred (100) feet.

##### 9273.3. - Minimum lot area per dwelling unit.

The minimum lot area per dwelling unit shall be as follows:

- A. RH-15: Two thousand four hundred (2,400) square feet;
- B. RH-16: Two thousand two hundred (2,200) square feet;
- C. RH-17: Two thousand one hundred (2,100) square feet;
- D. RH-18: Two thousand (2,000) square feet;

- E. RH-19: One thousand nine hundred (1,900) square feet;
- F. RH-20: One thousand eight hundred (1,800) square feet;
- G. RH-21: One thousand seven hundred (1,700) square feet;
- H. RH-22: One thousand six hundred (1,600) square feet;
- I. RH-23: One thousand five hundred fifty (1,550) square feet;
- J. RH-24: One thousand five hundred (1,500) square feet;
- K. RH-25: One thousand four hundred fifty (1,450) square feet.

9273.4. - Building site coverage.

The maximum building coverage shall not exceed fifty (50) percent.

9273.5. - Building height.

The maximum building height shall be thirty-five (35) feet or two (2) stories, whichever is less.

9273.6. - Yards.

The yards in the RH district shall be as follows:

- A. The minimum front yard shall be fifteen (15) feet;
- B. The minimum rear yard shall be ten (10) feet;
- C. The minimum side yard shall be seven (7) feet;
- D. The minimum street side yard shall be ten (10) feet.

9273.7. - Minimum open space.

The minimum group usable outdoor developed open space shall be three hundred (300) square feet per dwelling unit.

9273.8. - Off-street parking and loading requirements.

All parking and loading shall comply with the provisions of chapter 6.

9273.9. - Utilities.

All utilities shall be provided as required by chapter 6.

9273.10. - Signs.

All signs shall be in compliance with chapter 6.

9274. - Special standards.

In any RH land use district, the following special standards shall apply.

9274.1. - Site plan review.

All uses not requiring any other discretionary approval shall not be permitted unless a site plan review is obtained pursuant to the provisions of chapter 6.

9275—9280. - Reserved.



**Exhibit F**  
**MXD Overlay Zoning District Standards**

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.

(Ord. No. 14-409, § 11, 8-13-2014)

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.

(Ord. No. 14-409, § 11, 8-13-2014)

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.

(Ord. No. 14-409, § 11, 8-13-2014)

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.

(Ord. No. 14-409, § 11, 8-13-2014)

9584. - Residential density.

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

(Ord. No. 14-409, § 11, 8-13-2014)

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.

(Ord. No. 14-409, § 11, 8-13-2014)

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.