



PLANNING DEPARTMENT

DATE: October 17, 2019

TO: Planning Commission

APPLICANT: David Artinian

CASE NOS.: GPA-01629-2019; SPA-01630-2019; and ZONE-01631-2019

LOCATION: 29136 & 29134 Roadside Drive (AIN 2061-006-037 and -39, respectively), and an unaddressed parcel (AIN 2061-006-038) on Agoura Road

REQUEST: Request for recommendation to the City Council to adopt a General Plan Amendment (GPA), Specific Plan Amendment (SPA), and a Zone Change (ZONE) relating to the removal of an approximately 9,644 square-foot portion of AIN 2061-006-038 in the Planned Development (PD) (Agoura Village Specific Plan area) land use designation and zone, and including it as part of AIN 2061-006-037 in the Commercial Retail Service (CRS) land use designation and CRS-FC (Freeway Corridor Overlay) zone.

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and CEQA, the project is exempt from CEQA.

RECOMMENDATION: Staff recommends the Planning Commission adopt: (1) a Resolution recommending the City Council adopt an Ordinance to approve Zone Change Case No. ZONE-01631-2019; (2) a Resolution recommending the City Council adopt a Resolution to approve General Plan Amendment Case No. GPA-01629-2019, and (3) a Resolution recommending the City Council adopt a Resolution to approve a Specific

Plan Amendment to the Agoura Village Specific Plan,
Case No. SPA-01630-2019.

ZONING DESIGNATION: Commercial Retail Service-Freeway Corridor Overlay (CRS-FC), and Planned Development (PD)

GENERAL PLAN DESIGNATION: Commercial Retail Service (CRS), and Planned Development (PD)

I. PROJECT BACKGROUND AND DESCRIPTION

The Artinian Family LP owns three (3) lots, two (2) of which border Roadside Drive, and the third that borders Agoura Road (see Attachments 1 and 2). The lots are south of U.S. Highway 101 and east of Kanan Road. Lots 1 and 2 are zoned Commercial Retail Service-Freeway Corridor (CRS-FC), and Lot 3 is zoned Planned Development (PD) (Agoura Village Specific Plan - AVSP). The General Plan land use designations are CRS for Lots 1 and 3, and PD for Lot 2.

Lot	Address	Size (Sq. Ft.)	AIN	Zone/Land Use
Lot 1	29134 Roadside Drive	34,848	2061-006-037	CRS-FC/CRS
Lot 2	Agoura Road	49,223	2061-006-038	PD (AVSP)/PD
Lot 3	29136 Roadside Drive	29,185	2061-006-039	CRS-FC/CRS

The applicant, David Artinian, is proposing to adjust the southerly and westerly boundaries of Lot 1 to increase the lot size, and consequently adjust the northerly boundary of Lot 2 and reduce its size. Lot 1 is occupied by a 14,100 square-foot, single-story retail shopping center building and 33 parking spaces, while Lot 3 contains a fast food restaurant of 2,655 square feet with 38 parking spaces. Overflow parking demand for the retail center is being met in a mostly unstriped portion of Lot 2 immediately to the south of Lots 1 and 3. This portion of Lot 2 is separated from the remaining southerly portion of the lot by a low concrete block wall on top of which is a chain link fence with green fabric mesh. With the exception of a portion being used for overflow parking, Lot 2 is vacant with no improvements except chain link fencing along the site boundary.

On June 1, 1988, the City entered into a Covenant and Lot Tie Agreement with the owner of these parcels, which was filed with the County Recorder's Office (#88-958736). At that time, the owner had proposed a commercial development on AIN 2061-006-038 (now Lot 2) that required 79 parking spaces, of which nine (9) were located on the other two (2) AINs (now Lots 1 and 3). The agreement was a condition of approval for the commercial development and requires all three (3) lots to be held as one lot and parcel, with no portion being sold separately or apart from the remainder. This is referred to as a "lot tie." The commercial development project on Lot 2 was never built, and the lot remains vacant. The agreement stipulates that the agreement may be terminated in the event the City approves a lot line adjustment (LLA) to provide for all the proposed

project's required parking on what is now Lot 2. Given that the proposed commercial development along with associated parking was not built, and there is no longer a compelling reason to tie the lots, the owner/applicant has requested a Termination of Covenant and Lot Tie Agreement to be considered by the City Council.

The owner/applicant is requesting a LLA to change the boundaries and sizes of Lots 1 and 2, which is the condition precedent for the City's termination of the Lot Tie. Approximately 9,644 square feet would be removed from Lot 2, and placed within Lot 1. This is generally the same area of Lot 2 now being used for overflow parking, and would satisfy the Lot Tie Agreement's condition that all parking be located on Lot 2 before the City will terminate the Lot Tie Agreement. In this case, no development project is currently proposed on Lot 2. The Community Development Director is the reviewing and approving authority for LLAs. Therefore, the LLA is not an action being brought before the Planning Commission.

Because the lots have different zoning and land use designations, prior to approving a LLA, a Zone Change, General Plan Amendment, and Agoura Village Specific Plan Amendment would need to be considered by the Planning Commission for the portion of Lot 2 that would be included in Lot 1. This would avoid the lots being split into different zones after the LLA is approved. The Planning Commission would make a recommendation to the City Council for final decision, as the changes would be legislative actions. The table below identifies the proposed changes in lot sizes. The approximately 9,644 square-foot portion to be added to Lot 1 would be re-zoned from PD (in the Agoura Village Specific Plan) to CRS-FC. Likewise, the General Plan land use designation would change from PD to CRS. No change to Lot 3 is proposed. The shift of 9,644 square feet would result in a 28 percent increase in Lot 1's area, with a corresponding decrease in Lot 2's area of 20 percent.

Lot	Ex. Size* (Sq. Ft.)	New Size* (Sq. Ft.)	Net Difference* (Sq. Ft.)	% Change*
Lot 1	34,787	44,430	+9,644	+28
Lot 2	49,252	39,608	-9,644	-20

*approximate

The "Project" being considered by the Planning Commission at this time is the Zone Change, General Plan Amendment, and Specific Plan Amendment for the 9,644 square-foot area of Lot 2 proposed to be transferred to Lot 1.

A. Specific Plan Amendment

The removal of this land from the Zone A North area of the AVSP is a minor change to the Specific Plan. Table 4.2 (Build-out Summary) of the AVSP identifies each zone in the AVSP by total area and total developable envelope in square feet rounded to the nearest 5,000. The table shows there are 250,000

square feet in Zone A North, and the same amount in the developable envelope. The change in area related to the LLA request, about 9,644 square feet, when rounded to the nearest 5,000, would be 10,000 square feet. The table would be amended, as shown below. The new development potential and full allowable buildout for Zone A north identified in the table would be reduced to 240,000 square feet, which is a minor decrease in area of four (4) percent. The change is to the "A North" row, highlighted. No other AVSP text changes are necessary.

Figures 2.3 (Highway 101 Interchange at Kanan Road), 4.2 (Land Use Zone Map) and 4.3 (Development Zone Map) of the AVSP are proposed to be amended. Figures 4.2 and 4.3 show the boundaries of the various zones referenced above, as well as the AVSP boundary. Figure 2.3 shows the boundary of the AVSP. The boundaries of the AVSP and Zone A North in the project area are proposed to be shifted slightly south to reflect the changes to the lots, as shown in Exhibits B, C, and D of Attachment 3, Draft Resolution for the Specific Plan Amendment.

Upon approval of the amendment, the subject area would no longer be a part of the AVSP.

				Agoura Village Development Summary (Project)					
Project Zone	Total Zone Area (s.f)	Developable Envelope (s.f.) 1	Land Use within Each Zone	Existing (s.f)	New Development Potential			Full Allowable BuildOut	
					s.f. 2	DU (base)	DU (bonus)	s.f.	DU 7
A South	600,000	340,000	Retail/Office/Restaurant/ Community Center/Hotel 4 Residential Over Retail Stand Alone Residential	- - -	119,000	20 75	23	119,000	20 75
							23		23
							Subtotal	119,000	118
A North	250,000 240,000	250,000 240,000	Retail/Office/Restaurant/Hotel Residential Over Retail	58,192 3 -	29,308	15		87,500	15
							4		4
							Subtotal	87,500	19
B	700,000	350,000	Retail/Office/Restaurant/Hotel 8 Residential Over Retail Stand Alone Residential	- - -	122,500	50 15 25		122,500	50 15 25
							22		22
							Subtotal	122,500	112
C	135,000	135,000	Service Commercial/Office	43,750 5	3,500			47,250	
							Subtotal	47,250	
D West	210,000	210,000	Retail/Office/Restaurant	36,900 6	36,600			73,500	
							Subtotal	73,500	
D East	1,100,000	890,000	Retail/Office/Restaurant	233,200 3	78,300			311,500	
							Subtotal	311,500	
E	320,000	320,000	Office/Restaurant Residential over Retail Stand Alone Residential	- - -	112,000	15 20		112,000	15 20
							9		9
							Subtotal	112,000	44
F	315,000	215,000	Office	-	75,250			75,250	
							Subtotal	75,250	

1. Developable envelope depicts only the buildable area within each zone. Does not include designated open space areas.
2. Based on FAR = .35 (net) 3. Currently at a FAR of .25 (approx.) 4. Total s.f. includes 100-120 room approx. 70K s.f. hotel
5. Currently at FAR of .30 (approx.) 6. Currently at a FAR of .20 (approx.)
7. Includes 25% density bonus for contributions to transportation improvement.
Agoura Village shared improvement, and/or in-lieu parking fees.
8. Option to locate 50 stand-alone residential units in place of 100-120 room approx. 70,000 s.f. hotel

Subtotal (Existing)	372,042	0
Subtotal (New)	576,458	293
TOTAL =	948,500	293

Table 4.2 Build-out Summary

B. General Plan Amendment

Table LU-1 (Land Use/Development Capacity) of the General Plan lists acres of development capacity per land use category throughout the City. The numbers, in acres, are approximate, and rounded to the nearest one tenth of an acre. The shifting of approximately 9,644 square feet (0.22 acre) from PD to CRS would be a minor change in the total Planned Development and Commercial Retail Service acres of 850.6 and 102.3, respectively, shown in the table below (applicable rows in bold and highlighted). The new PD area would be 850.4 acres, and the new CRS area would be 102.5 acres. No other text changes are required in the General Plan.

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)	102.3 102.5	1,782,475 1,785.960
Commercial Recreation	(0.5:1 FAR)	27.9	607,662
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8	2,402,769
Planned Development	*	850.6 850.4	*
Open Space/Park			
Restricted Open Space (3)	(1 du/5 acres)	1,000.5	N/A

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
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
<i>Total City Acreage</i>		4,366.2	NA

1. Density variable depending on slope density criteria. Actual density may be reduced further based on City's Hillside Ordinance
 2. Additional dwelling units can be achieved through density bonus incentives
 3. No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
 4. Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- * Development prescribed by Specific Plan and/or other City Council approvals.

The following General Plan figures, which depict the boundary of the PD and CRS land use designations in this area, are proposed to be amended to reflect the project's new land use boundaries: LU-2 (Land Use Diagram), and LU-3 (Community Districts and Subareas). The changes are shown in Exhibits A and B of Attachment 4, Draft Resolution for the General Plan Amendment.

C. Zone Change

As with the maps in the AVSP and General Plan, the Zoning Map and Zoning Map with Overlay Districts would be amended to reflect the proposed changes in the CRS-FC and PD zoning district boundaries. Attachment 5, Draft Resolution for the Zone Change, Exhibits A and B reflect this change.

In brief, the CRS zone allows primarily retail, service and office uses. The FC overlay zone establishes special design guidelines for areas in the freeway corridor, which are highly visible, to ensure development is compatible with the identity and character of the City. The PD zone refers to the AVSP, which, in Zone A North, allows retail, restaurant and smaller office uses, along with limited multi-family residential units as part of a mixed-use residential-commercial development. The PD/AVSP also contains unique design guidelines and development standards for this area of the City to create a mixed-use pedestrian friendly environment.

Upon recommendation by the Planning Commission regarding the Specific Plan Amendment, General Plan Amendment, and Zone Change, the City Council would consider adoption of these actions, and a conditional approval of the Termination of Covenant and Lot Tie Agreement, which would be subject to the

City Engineer's acceptance of the LLA. The Community Development Director would then consider approval of the LLA. If approved, the LLA documents and Termination of the Covenant and Lot Tie Agreement would be executed and recorded at the Los Angeles County Recorder's Office.

II. STAFF ANALYSIS

The project would provide for a single set of zoning districts and a single General Plan land use designation pertaining to Lot 1 upon approval of the LLA. Without these legislative actions, the LLA could not be approved, since the lot would not comply with applicable zoning and subdivision regulations (pursuant to AHMC Title X, Subdivisions, Section 10900.101(a)). Specifically, the LLA would result in Lot 1 having "split zoning," wherein a portion is zoned CRS-FC, and another PD (AVSP). The City's zoning regulations are generally applied on a lot-by-lot basis, so a scenario where a single lot was subject to two zoning designations would be incompatible with the City's Zoning Ordinance. Similarly, without the requested legislative changes, two General Plan land use designations would apply to different parts of the lots: CRS and PD (AVSP).

With approval of the LLA, each lot would meet all required zoning regulations – Lot 1 for the CRS district, and Lot 2 for the PD district. The new size of Lot 1 would be approximately 44,430 square feet, with a minimum width of about 110 feet and a minimum depth of around 340 feet, and would be consistent with the minimum standard lot size of 10,000 square feet, lot width of 100 feet, and lot depth of 100 feet in the CRS zone. Lot 2 would be reduced to approximately 39,608 square feet, with the width remaining at about 144 feet and the depth decreased from about 246 to about 230 feet. The new lot size would be consistent with the minimum standard lot size of 20,000 square feet in the PD zone (Agoura Village Specific Plan). There are no minimum lot widths or depths established in the AVSP. Nonetheless, the lot width and depth would be similar to other lots in the AVSP area.

Revisions to the tables in the General Plan and Specific Plan are necessary to provide updated totals of the amount of land area in Zone A North of the AVSP, and acreage of the City in the CRS and PD designations, as a result of the project changes.

Upon adoption of the Zone Change, SPA and GPA, the Zoning Map, General Plan and Agoura Village Specific Plan would be consistent with one another.

A. General Plan Consistency

The project is consistent with the following applicable General Plan goal:

Goal LU-1 Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future

residents and businesses, ensures the effective and equitable provisions of public services, and makes efficient use of land and infrastructure.

The project, consisting of a Zone Change, SPA and GPA, would allow for orderly and well-planned development. These legislative actions are necessary to ensure that there is not more than one set of zoning districts and no more than one land use designation pertaining to each lot.

Environmental Review

Staff finds the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines and CEQA. This exemption pertains to activities that do not have the potential for causing a significant effect on the environment. The project consists of a zone change, SPA and GPA related to adjustments in lot boundaries in which land is being removed from one lot and added to another. The action would ensure that each lot does not have more than one set of zoning districts and no more than one land use designation. No new zones or land use designations are being created, rather the boundaries of those existing would be shifted. The project does not involve a change in permitted uses in the zones and General Plan land use designations, but the 9,644-square-foot area would be shifted from a mixed-use retail/restaurant/office/limited multi-family residential category to a retail/service/office category. No development or other physical activities are proposed as part of the project. Any future development proposed on the lots would be assessed pursuant to CEQA at the time of project application.

III. RECOMMENDATION

Based on the foregoing analysis, Staff recommends the Planning Commission adopt: (1) a Resolution recommending the City Council adopt an Ordinance to approve Zone Change Case No. ZONE-01631-2019; (2) a Resolution recommending the City Council adopt a Resolution to approve General Plan Amendment Case No. GPA-01629-2019, and (3) a Resolution recommending the City Council adopt a Resolution to approve a Specific Plan Amendment to the Agoura Village Specific Plan, Case No. SPA-01630-2019.

IV. ATTACHMENTS

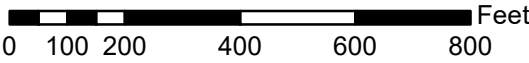
1. Vicinity Map
2. Project Area Map
3. Draft Resolution for the Specific Plan Amendment, with exhibits
4. Draft Resolution for the General Plan Amendment, with exhibits
5. Draft Resolution for the Zone Change, including Draft Ordinance, with exhibits

Case Planner: Allison Cook, AICP, Assistant Planning Director

ATTACHMENT 1
VICINITY MAP

City of Agoura Hills

Vicinity Map



ATTACHMENT 2
PROJECT AREA MAP

City of Agoura Hills

Project Area Map



Kanan Road

101 FREEWAY

Canwood Street

Lot 1

Roadside Drive

Lot 3

PD

Lot 2

Agoura Road

0 50 100 200 300 400 Feet



ATTACHMENT 3
RESOLUTION FOR SPECIFIC PLAN AMENDMENT

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A SPECIFIC PLAN AMENDMENT TO REMOVE AN APPROXIMATELY 9,644-SQUARE-FOOT PORTION OF PROPERTY DESCRIBED AS ASSESSOR'S IDENTIFICATION NUMBER 2061-006-038 FROM THE AGOURA VILLAGE SPECIFIC PLAN (CASE NO. SPA-01630-2019)

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

Section I. David Artinian (the "Applicant") duly filed an application, with respect to the real property that is a vacant, unaddressed lot on Agoura Road (Assessor's Identification Number (AIN) 2061-006-038), requesting approval of a Specific Plan Amendment to the Agoura Village Specific Plan ("AVSP") (Case No. SPA-01630-2019) (the "Project") to remove an approximately 9,644-square-foot portion of AIN 2061-006-38 from the AVSP, which is related to the applicant's request for a General Plan Amendment (Case No. GPA-01629-2019), Zone Change (Case No. ZONE-01631-2019), and administrative Lot Line Adjustment (Case No. LOT-01632-2019).

Section II. The following amendments to the AVSP are proposed:

A. Table 4.2 Build-out Summary change in both Total Zone Area and in Developable Envelope categories in Project Zone A North from 250,000 square feet to 240,000 square feet, as shown in Exhibit A attached and incorporated herein;

B. Figure 4.2 Land Use Zone Map change in boundary of the AVSP to remove the approximately 9,644-square-foot portion of AIN 2061-006-038, as shown in Exhibit B, attached and incorporated herein;

C. Figure 4.3 Development Zone Map change in boundary of the AVSP to remove the approximately 9,644-square-foot portion of AIN 2061-006-038, as shown in Exhibit C, attached and incorporated herein; and

D. Figure 2.3 Highway 101 Interchange at Kanan Road change in boundary of the AVSP to remove the approximately 9,644-square-foot portion of AIN 2061-006-038, as shown in Exhibit D, attached and incorporated herein.

Section III. The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held on October 17, 2019 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice

of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. The Planning Commission of the City of Agoura Hills hereby finds that the proposed amendments are needed to ensure consistency between the Agoura Village Specific Plan and the other related actions requested by the Applicant that are identified in Section I. Upon approval of the Specific Plan Amendment, and the actions requested as identified in Section I, the Specific Plan Amendment will be consistent with the General Plan and Zoning Map.

Section VI. Pursuant to the California Environmental Quality Act ("CEQA"), as amended, Section 15061(b)(3) of the CEQA Guidelines promulgated there under, and the City's local CEQA Guidelines, the Project is exempt from CEQA, as the activities do not have the potential for causing a significant effect on the environment. The Project consists of a Specific Plan Amendment related to adjustments in lot boundaries in which land is being removed from one lot in the Agoura Village Specific Plan area and added to another lot outside of the Agoura Village Specific Plan area. The project does not involve a change in permitted uses in the zones and General Plan land use designations. The 9,644-square-foot area would be shifted from a retail/restaurant/office/limited multi-family residential mixed-use category of the AVSP to a retail/service/office category of CRS. No development or other physical activities are proposed as part of the Project.

Section VII. Based on the aforementioned findings, the Planning Commission hereby recommends that the City Council approve the request for a Specific Plan Amendment to the Agoura Village Specific Plan.

Section VIII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Resolution No. _____

Page 3 of 3

PASSED, APPROVED, and ADOPTED this 17th day of October, 2019, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

John R. Asuncion, Chairperson

ATTEST

Doug Hooper, Secretary

ATTACHMENT 3

EXHIBIT A

AVSP TABLE 4.2

Agoura Village Development Summary (Project)										
Project Zone	Total Zone Area (s.f)	Developable Envelope (s.f.) 1	Land Use within Each Zone	Existing (s.f)	New Development Potential			Full Allowable BuildOut		
					s.f. 2	DU (base)	DU (bonus)	s.f.	DU 7	
A South	600,000	340,000	Retail/Office/Restaurant/Community Center/Hotel 4	-	119,000			119,000		
			Residential Over Retail	-		20			20	
			Stand Alone Residential	-		75	23		75	
							23		23	
							Subtotal	119,000	118	
A North	250,000 240,000	250,000 240,000	Retail/Office/Restaurant/Hotel	58,192 3	29,308			87,500		
			Residential Over Retail	-		15			15	
							4		4	
							Subtotal	87,500	19	
B	700,000	350,000	Retail/Office/Restaurant/Hotel 8	-	122,500	50		122,500	50	
			Residential Over Retail	-		15			15	
			Stand Alone Residential	-		25			25	
							22		22	
							Subtotal	122,500	112	
C	135,000	135,000	Service Commercial/Office	43,750 5	3,500			47,250		
							Subtotal	47,250		
D West	210,000	210,000	Retail/Office/Restaurant	36,900 6	36,600			73,500		
							Subtotal	73,500		
D East	1,100,000	890,000	Retail/Office/Restaurant	233,200 3	78,300			311,500		
							Subtotal	311,500		
E	320,000	320,000	Office/Restaurant	-	112,000			112,000		
			Residential over Retail	-		15			15	
			Stand Alone Residential	-		20			20	
							9		9	
							Subtotal	112,000	44	
F	315,000	215,000	Office	-	75,250			75,250		
							Subtotal	75,250		
								Subtotal (Existing)	372,042	0
								Subtotal (New)	576,458	293
TOTAL =								948,500	293	

1 Developable envelope depicts only the buildable area within each zone. Does not include designated open space areas.
2. Based on FAR = .35 (net) 3. Currently at a FAR of .25 (approx.) 4. Total s.f. includes 100-120 room approx. 70K s.f. hotel
5. Currently at FAR of .30 (approx.) 6. Currently at a FAR of .20 (approx.)
7. Includes 25% density bonus for contributions to transportation improvement.
Agoura Village shared improvement, and/or in-lieu parking fees.
8. Option to locate 50 stand-alone residential units in place of 100-120 room approx. 70,000 s.f. hotel

Table 4.2 Build-out Summary

Exhibit A

ATTACHMENT 3

EXHIBIT B

AVSP FIGURE 4.2

Agoura Village Specific Plan

Figure 4.2 Land Use Zone Map - Proposed Changes

Exhibit B



ATTACHMENT 3
EXHIBIT C

AVSP FIGURE 4.3

Agoura Village Specific Plan

Figure 4.3 Development Zone Map - Proposed Changes

Exhibit C



ATTACHMENT 3
EXHIBIT D

AVSP FIGURE 2.3



Area to be removed from AVSP

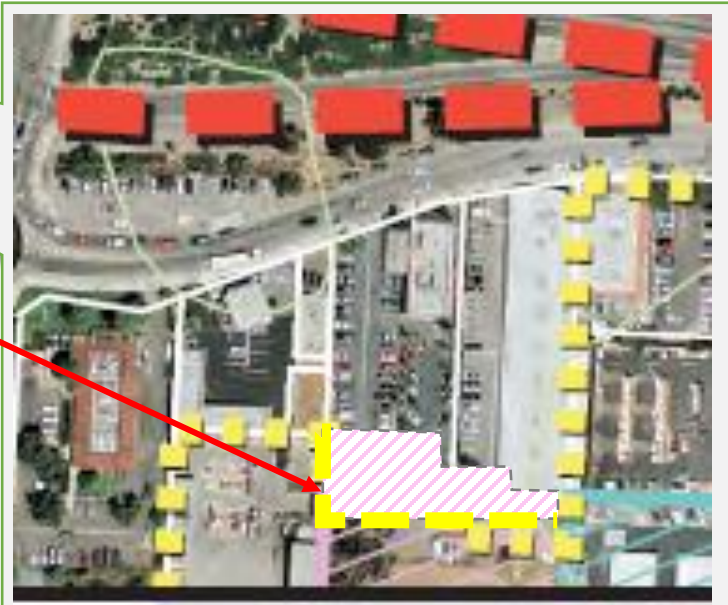


Fig. 2-3 Highway 101 Interchange at Kanan Road

Proposed Changes

Exhibit D



NTS

ATTACHMENT 4

RESOLUTION FOR THE GENERAL PLAN AMENDMENT

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION RESULTING FROM THE REMOVAL OF AN APPROXIMATELY 9,644-SQUARE-FOOT PORTION OF PROPERTY DESCRIBED AS ASSESSOR'S IDENTIFICATION NUMBER 2061-006-038 RESULTING FROM ITS ADDITION TO PROPERTY DESCRIBED AS ASSESSOR'S IDENTIFICATION NUMBER 2061-006-037 (CASE NO. GPA-01629-2019)

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

Section I. An application was duly filed by David Artinian (the "Applicant"), with respect to the real property located at 29134 Roadside Drive (Assessor's Identification Number (AIN) 2061-006-037), and a vacant lot on Agoura Road with no address (AIN 2061-006-038), requesting approval of a General Plan Amendment (Case No. GPA-01629-2019) to remove approximately 9,644 square feet from a property with a Planned Development (in the Agoura Village Specific Plan area) land use designation (AIN 2061-006-038) and add it to a property with a Commercial-Retail Service land use designation (AIN 2061-006-037) (the "Project"), which is related to the applicant's request for a Specific Plan Amendment (Case No. SPA-01630-2019), Zone Change (Case No. ZONE-01631-2019), and administrative Lot Line Adjustment (Case No. LOT-01632-2019).

Section II. The following amendments to the General Plan 2035 are proposed:

A. Figure LU-2 Land Use Diagram change in the boundaries of the Commercial-Retail-Service designation and the Planned Development designation for the parcels AIN 2061-006-037 and AIN 2061-006-038, respectively, as shown in Exhibit A incorporated herein and attached hereto;

B. Figure LU-3 Community Districts and Subareas, change in the boundaries of the Commercial-Retail-Service designation and the Planned Development designation for the parcels AIN 2061-006-037 and AIN 2061-006-038, respectively, as shown in Exhibit B incorporated herein and attached hereto; and

C. Table LU-1 Land Use/Development Capacity change in the Approximate Development Capacity in Acres in the Commercial Retail/Service category from 102.3 to 102.5, change in the Approximate Development Capacity in Square Feet in the Commercial Retail/Service category from 1,782,475 to 1,785,960, and change in the Approximate Development Capacity in Acres in the Planned Development category from 850.6 to 850.4, as shown in Exhibit C, incorporated herein and attached hereto;.

Section III. The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held on October 17, 2019 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. The Planning Commission of the City of Agoura Hills hereby finds that the proposed amendments are needed to ensure consistency between the General Plan 2035 and the other related actions requested by the Applicant that are identified in Section I. Upon approval of the General Plan Amendment, and the actions requested as identified in Section I, the General Plan Amendment will be consistent with the Agoura Village Specific Plan and Zoning Map.

Section VI. Pursuant to the California Environmental Quality Act ("CEQA"), as amended, Section 15061(b)(3) of the CEQA Guidelines promulgated there under, and the City's local CEQA Guidelines, the Project is exempt from CEQA, as the activities do not have the potential for causing a significant effect on the environment. The Project consists of a General Plan Amendment related to adjustments in lot boundaries in which land is being removed from one lot designated Planned Development (in the Agoura Village Specific Plan) and added to another lot designated Commercial-Retail-Service. The project does not involve a change in permitted uses in the zones and General Plan land use designations. The 9,644-square-foot area would be shifted from a retail/restaurant/office/limited multi-family residential mixed-use category of the AVSP to a retail/service/office category of CRS. No development or other physical activities are proposed as part of the Project.

Section VII. Based on the aforementioned findings, the Planning Commission hereby recommends that the City Council approve the request for a General Plan Amendment.

Section VIII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 17th day of October, 2019, by the following vote to wit:

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

Resolution No. _____
Page 3 of 3

ABSTAIN: (0)

John R. Asuncion, Chairperson

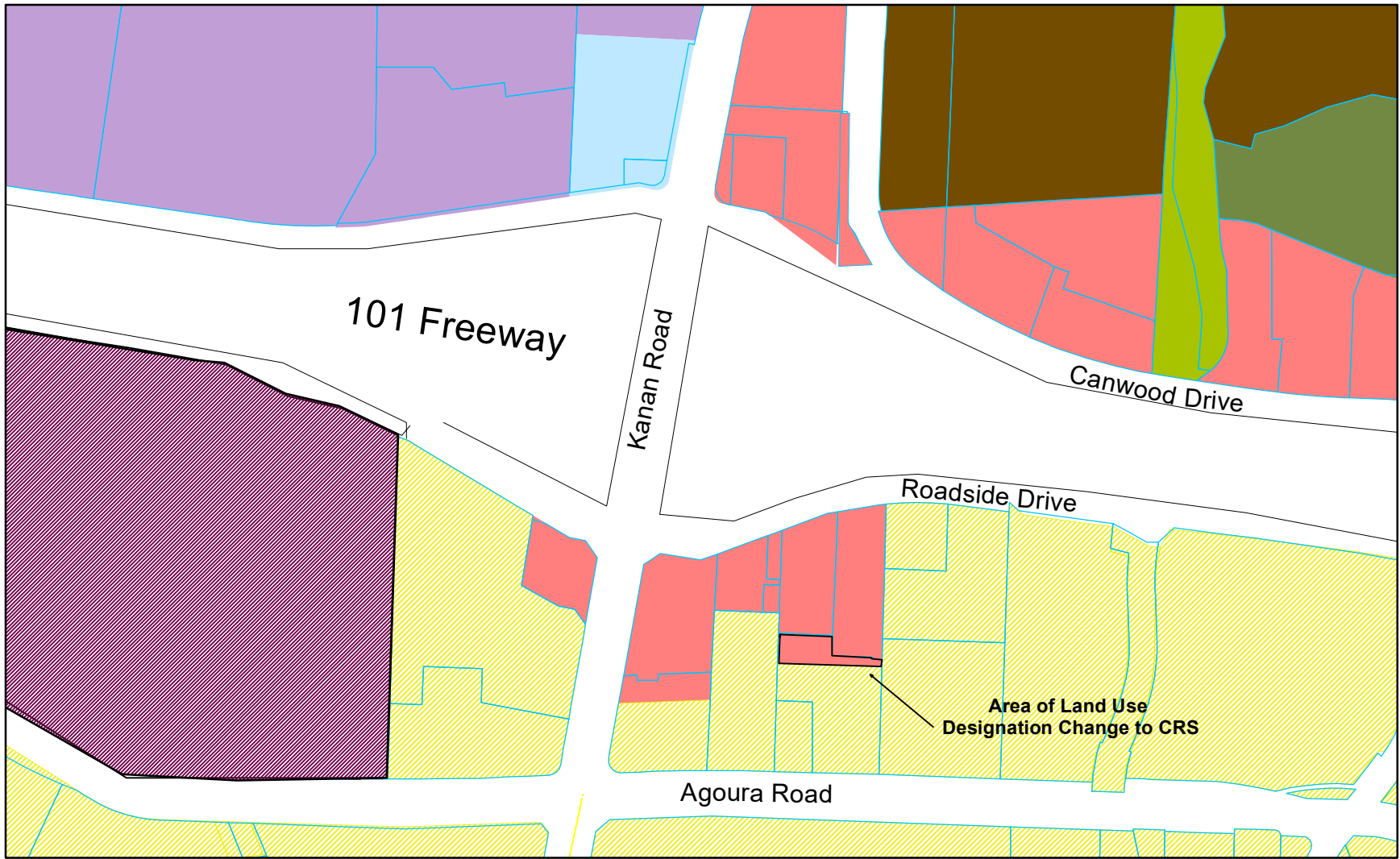
ATTEST

Doug Hooper, Secretary

ATTACHMENT 4

EXHIBIT A

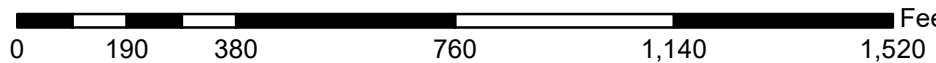
GENERAL PLAN FIGURE LU-2



**General Plan Figure LU-2 Land Use Diagram
Proposed Changes**

Exhibit A

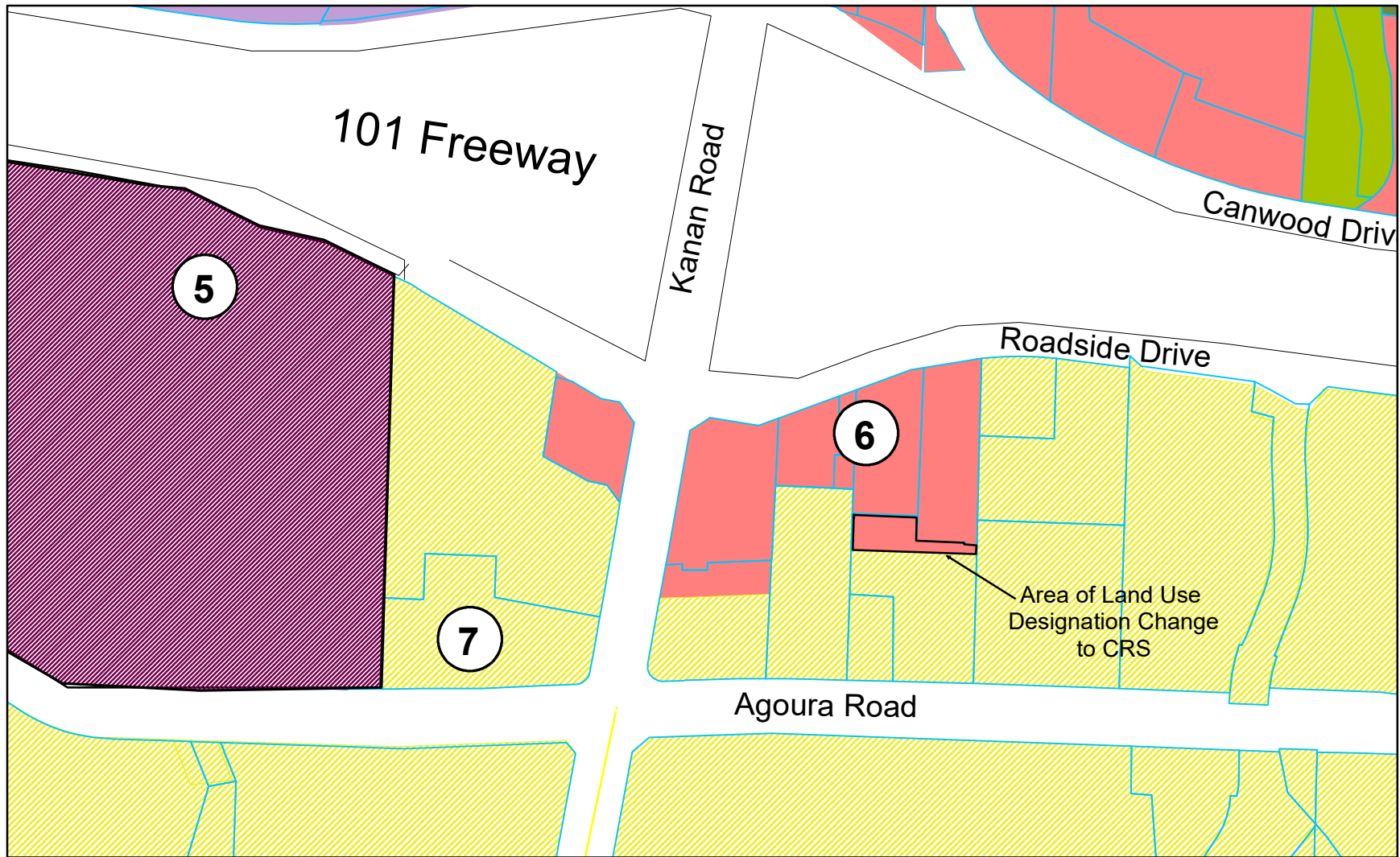
- Commercial Retail Service
- Planned Development



ATTACHMENT 4



EXHIBIT B

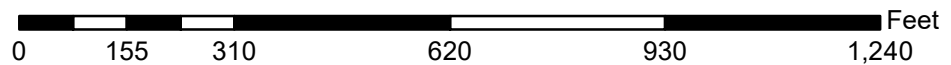
GENERAL PLAN FIGURE LU-3



**General Plan Figure LU-3 Community Districts & Subareas
Proposed Changes**

Exhibit B

-  Commercial Retail Service
-  Planned Development



ATTACHMENT 4
EXHIBIT C

GENERAL PLAN TABLE LU-1

Exhibit C

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)	102.3 102.5	1,782,475 1,785,960
Commercial Recreation	(0.5:1 FAR)	27.9	607,662
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8	2,402,769
Planned Development	*	850.6 850.4	*
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
<i>Total City Acreage</i>		4,366.2	NA

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

1. Density variable depending on slope density criteria. Actual density may be reduced further based on City's Hillside Ordinance
 2. Additional dwelling units can be achieved through density bonus incentives
 3. No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
 4. Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- * Development prescribed by Specific Plan and/or other City Council approvals.

ATTACHMENT 5
RESOLUTION FOR ZONE CHANGE

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF AGOURA HILLS, CALIFORNIA,
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN
ORDINANCE FOR A ZONE CHANGE (CASE NO. ZONE-
01631-2019) RELATED TO TWO PROPERTIES WITH
ASSESSOR'S IDENTIFICATION NUMBERS 2061-006-037
AND -038**

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

Section I. An application was duly filed by David Artinian (the "Applicant"), with respect to the real property located at 29134 Roadside Drive (Assessor's Identification Number (AIN) 2061-006-037)("Lot 1"), and a vacant lot on Agoura Road with no address (AIN 2061-006-038)("Lot 2"), requesting approval of a Zone Change (Case No. ZONE-01631-2019) (the "Project"), which is related to the applicant's request for a General Plan Amendment (Case No. GPA-01629-2019), Specific Plan Amendment (Case No. SPA-01630-2019), and administrative Lot Line Adjustment (Case No. LOT-01632-2019).

Section II. The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held on October 17, 2019 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section III. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section IV. Pursuant to Section 9672.5 of the Agoura Hills Municipal Code, the Planning Commission finds that the Zone Change is consistent with the objectives of the Zoning Ordinance, as follows:

A. The Project would provide for a single set of zoning districts of CRS-FC for Lot 1.

B. The remaining area of Lot 2 would continue to be in the PD zone (in the Agoura Village Specific Plan).

C. Lots 1 and 2 would meet all required zoning regulations, including applicable lot size, lot width, and lot depth requirements of their respective zoning districts, including the Agoura Village Specific Plan for Lot 2.

As a result, the Zone Change would foster a harmonious, convenient, workable relationship among land uses.

Section V. The Planning Commission hereby recommends that the City Council adopt the Ordinance attached hereto as Exhibit A in order to approve the Zone Change with respect to the Project described in Section I hereof.

Section VI. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 17th day of October 19, 2019, by the following vote to wit:

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

John R. Asuncion, Chairperson

ATTEST

Doug Hooper, Secretary

ATTACHMENT 5
EXHIBIT A

DRAFT CITY COUNCIL ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING A ZONE CHANGE FOR AN APPROXIMATELY 9,644-SQUARE-FOOT PORTION OF PROPERTY DESCRIBED AS ASSESSOR'S IDENTIFICATION NUMBER 2061-006-038, LOCATED ON AGOURA ROAD, TO BE REMOVED AND ADDED TO A PARCEL DESCRIBED AS ASSESSOR'S IDENTIFICATION NUMBER 2061-006-037 AT 29134 ROADSIDE DRIVE (CASE NO. ZONE-01631-2019)

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

SECTION 1. Recitals.

A. An application was duly filed by David Artinian (the "Applicant"), with respect to the real property located at 29134 Roadside Drive (Assessor Identification Number (AIN) 2061-006-037)("Lot 1"), and a vacant lot on Agoura Road with no address (AIN 2061-006-038)("Lot 2"), requesting approval of a Zone Change (Case No. ZONE-01631-2019) (the "Project"), which is related to the applicant's request for a General Plan Amendment (Case No. GPA-01629-2019), Specific Plan Amendment (Case No. SPA-01630-2019), and administrative Lot Line Adjustment (Case No. LOT-01632-2019).

B. The Applicant has submitted an administrative application for a lot line adjustment (Case No. LOT-01632-2019), removing approximately 9,644 square feet from AIN 2061-006-038, and placing it within AIN 2061-006-037.

C. The current zoning for AIN 2061-006-038 is Planned Development (in the Agoura Village Specific Plan area), while that of AIN 2061-006-037 is Commercial-Retail-Service with a Freeway Corridor Overlay District.

D. The City's zoning regulations are generally applied on a lot-by-lot basis, and it is the intent and policy of the City to provide cohesive and orderly zoning where a single lot is subject to no more than one (1) set of zoning designations.

E. The purpose of the ordinance is to change the zoning designation of the approximately 9,644-square-foot portion of AIN 2061-006-038 to be removed from Planned Development District (in the Agoura Village Specific Plan) to Commercial-Retail-Service/Freeway Corridor Overlay District.

F. On October 17, 2019, 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 change. Following the close of the public hearing, the Planning Commission adopted Resolution No. _____, recommending that City Council adopt the Ordinance for a Zone Change.

G. On _____, 2019, the City Council of the City of Agoura Hills conducted and concluded a duly noticed public hearing concerning the Zone Change, as required by law, and received testimony from City staff and all interested parties regarding the proposed Zone Change.

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

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

SECTION 3. Pursuant to Section 9672.7 of the Agoura Hills Municipal Code, upon adoption of the Ordinance, and approval of the requested actions identified in Section 1.A., the Zoning Map will be consistent with the Zoning Ordinance, General Plan and Agoura Village Specific Plan, as follows:

A. The Project would provide for a single set of zoning districts of CRS-FC and a single General Plan land use designation of CRS for Lot 1.

B. The remaining area of Lot 2 would continue to be in the PD zone (in the Agoura Village Specific Plan) and the PD General Plan land use designation.

C. Lots 1 and 2 would meet all required zoning regulations, including applicable lot size, lot width, and lot depth requirements of their respective zoning districts, including the Agoura Village Specific Plan for Lot 2.

As a result, the Zone Change would foster a harmonious, convenient, workable relationship among land uses.

SECTION 4. Environmental Review.

Pursuant to the California Environmental Quality Act ("CEQA"), as amended, Section 15061(b)(3) of the CEQA Guidelines promulgated there under, and the City's local CEQA Guidelines, the Project is exempt from CEQA, as the activities do not have the potential for causing a significant effect on the environment. The Project consists of a Zone Change related to adjustments in lot boundaries in which land is being removed from one lot and added to another. No new zones are being created. The project does not involve a change in permitted uses in the zones and General Plan land use designations, although the 9,644-square-foot area would be shifted from a retail/restaurant/office/limited multi-family residential mixed-use category of the AVSP to a retail/service/office category of CRS. No development or other physical activities are proposed as part of the Project.

SECTION 5. The Zoning Map and Zoning Map with Overlay Districts of the City of Agoura Hills are hereby revised as shown in Exhibits A-1 and A-2, attached and incorporated herein.

SECTION 6. Effective Date. This ordinance shall go into effect on the 31st day after its passage.

SECTION 7. 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 AND APPROVED this ____ day of ____ 2019, by the following vote to wit:

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

Linda L. Northrup
Mayor

ATTEST:

Kimberly M. Rodrigues, MMC
City Clerk

APPROVED AS TO FORM:

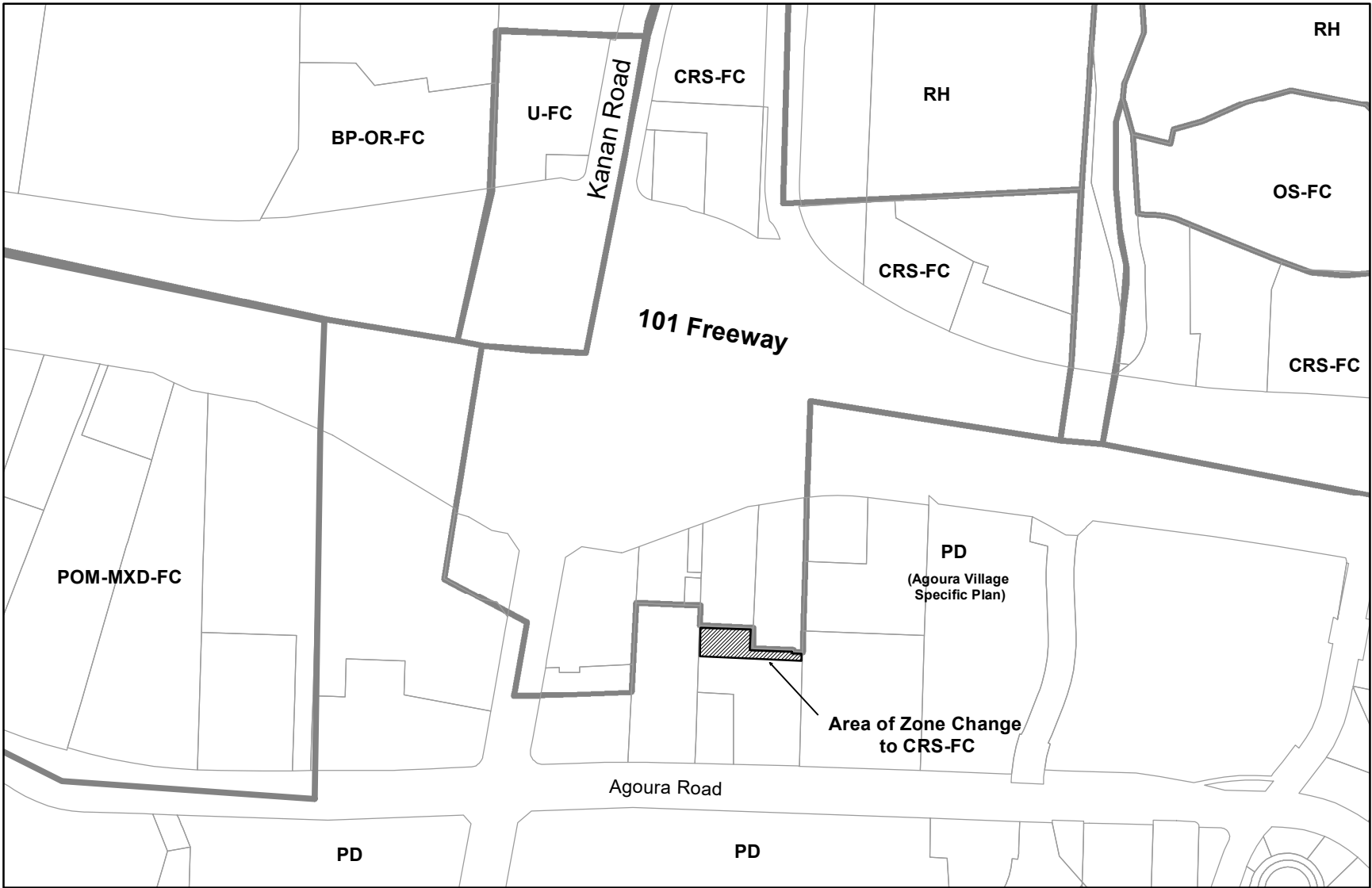
Candice K. Lee
City Attorney

ATTACHMENT 5

EXHIBIT A

EXHIBIT A-1

ZONE MAP WITH OVERLAY DISTRICTS



**City of Agoura Hills Zoning Map With Overlay Districts
Proposed Changes
Exhibit A-1**

-  Parcels
-  Zoning Districts

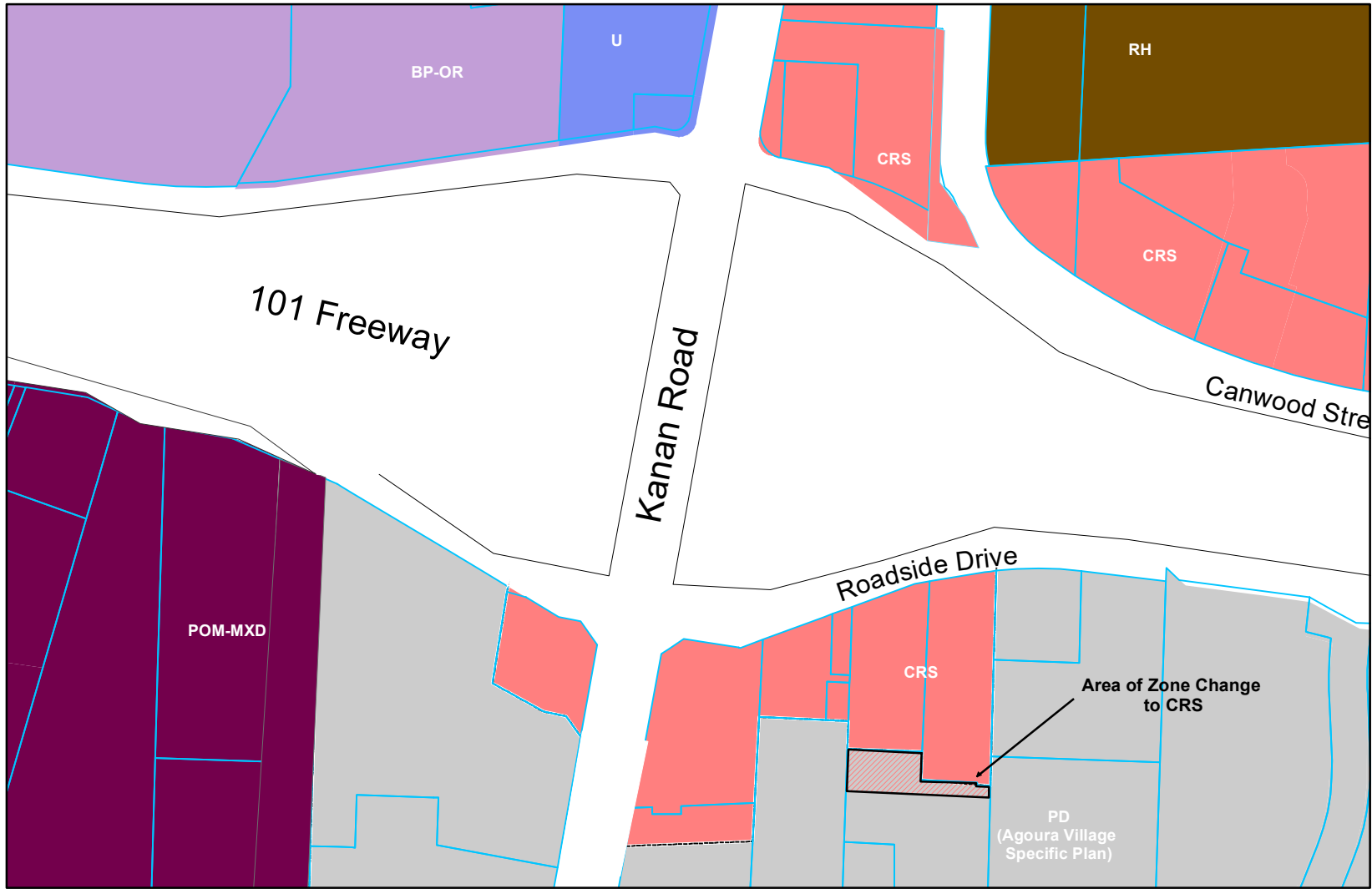


ATTACHMENT 5

EXHIBIT A

EXHIBIT A-2

ZONE MAP



City of Agoura Hills Zoning Map Proposed Changes

- Commercial Retail Service
- Planned Development
(Agoura Village Specific Plan)

Exhibit A-2

