

RESOLUTION NO. 19-1915

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING 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 CITY COUNCIL 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), and a request to Terminate a Covenant and Lot Tie Agreement.

Section II. The following amendments to the AVSP constitute the Project:

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. Following the close of the public hearing, the Planning

Commission adopted Resolution No. 19-1234, recommending that City Council adopt the Resolution for a Specific Plan Amendment, with a vote of 5-0.

Section IV. The City Council of the City of Agoura Hills considered the Project application at a public hearing held on November 13, 2019 at 6:00 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 V. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the City Council at the aforesaid public hearing.

Section VI. The City Council 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 VII. 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 Agoura Village Specific Plan. 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.

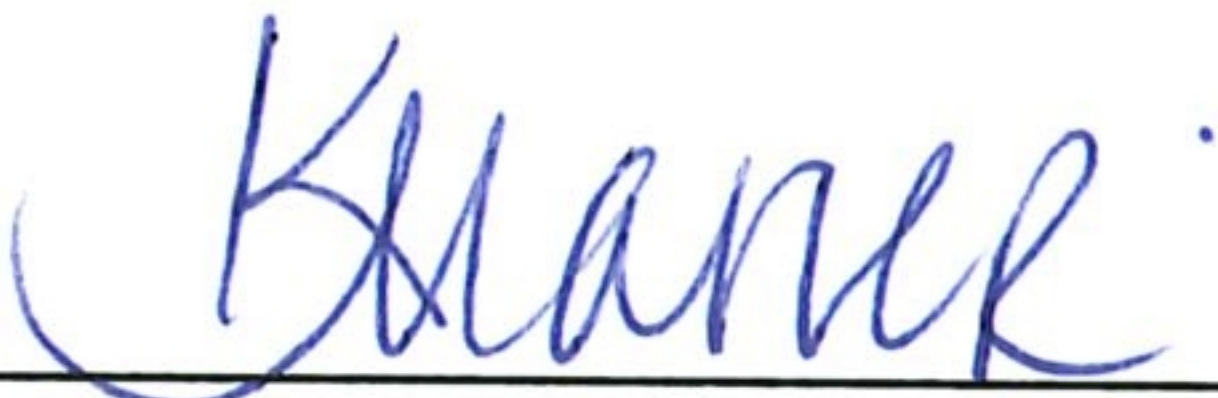
Section VIII. Based on the aforementioned findings and all evidence in the record, the City Council hereby adopts Specific Plan Amendment Case No. SPA-01630-2019 to amend the Agoura Village Specific Plan as described in Section II of this Resolution, with respect to the property described in Section I hereof.

Section IX. Certification. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

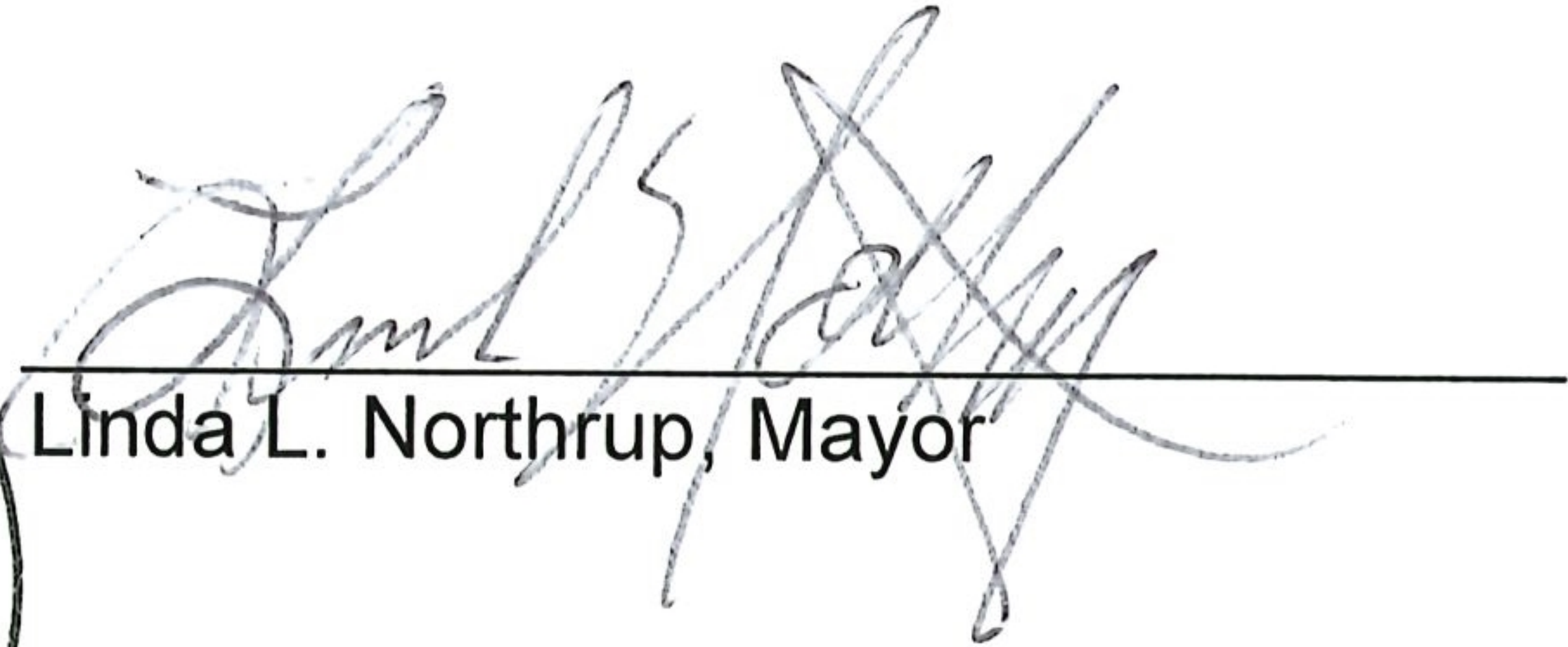
PASSED, APPROVED, AND ADOPTED this 13th day of November 2019, by the following vote to wit:

AYES: (5) Northrup, Buckley Weber, Anstead, Lopez, Weber
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

ATTEST:



Kimberly M. Rodrigues, MMC, City Clerk


Linda L. Northrup, Mayor

APPROVED AS TO FORM:



Candice K. Lee, City Attorney

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	250,000	Retail/Office/Restaurant/Hotel	58,192 3	29,308			87,500	
	240,000	240,000	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	

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

Exhibit A

ATTACHMENT 3

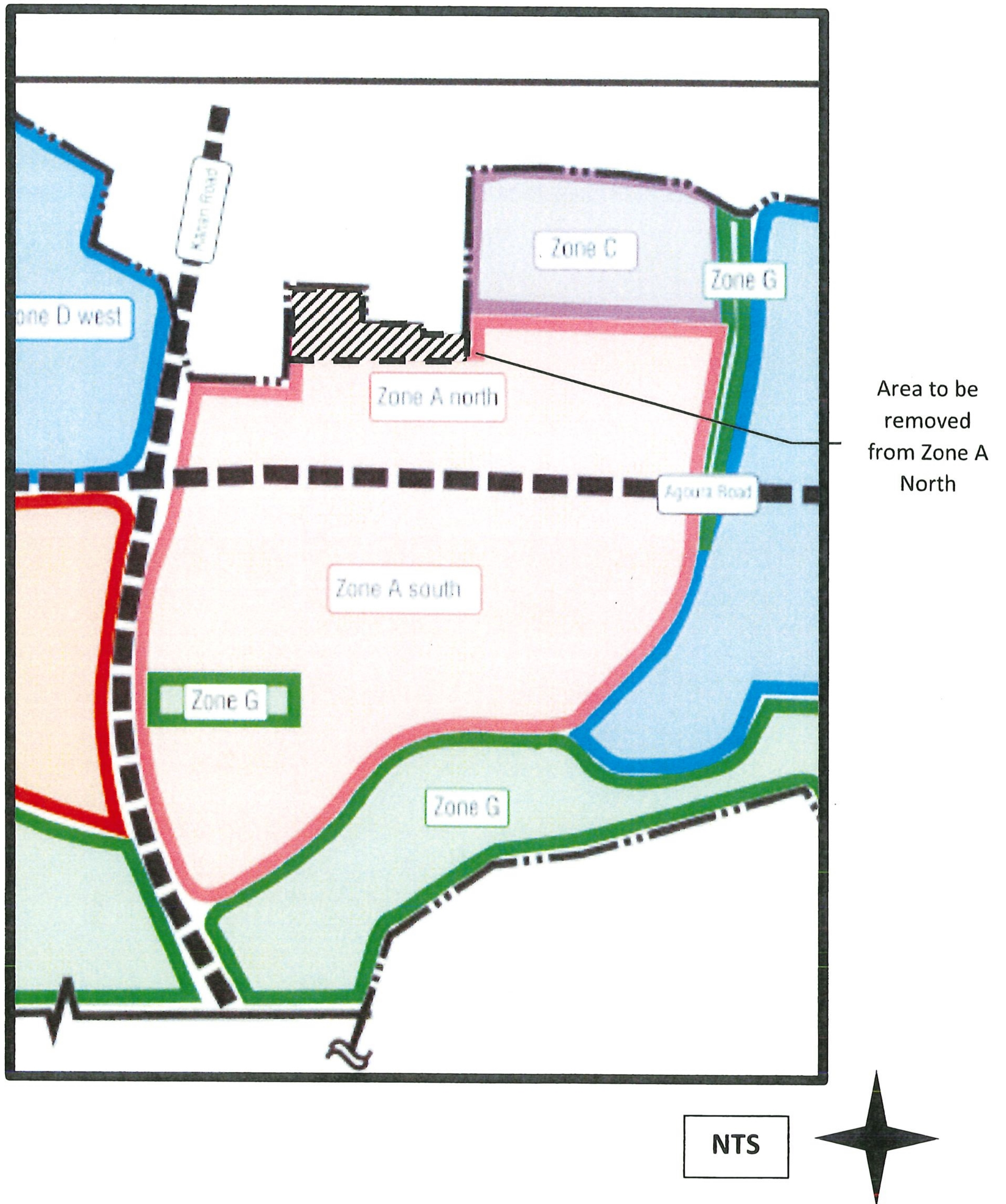
EXHIBIT B

AVSP FIGURE 4.2

Agoura Village Specific Plan

Figure 4.2 Land Use Zone Map - Proposed Changes

Exhibit B



ATTACHMENT 3

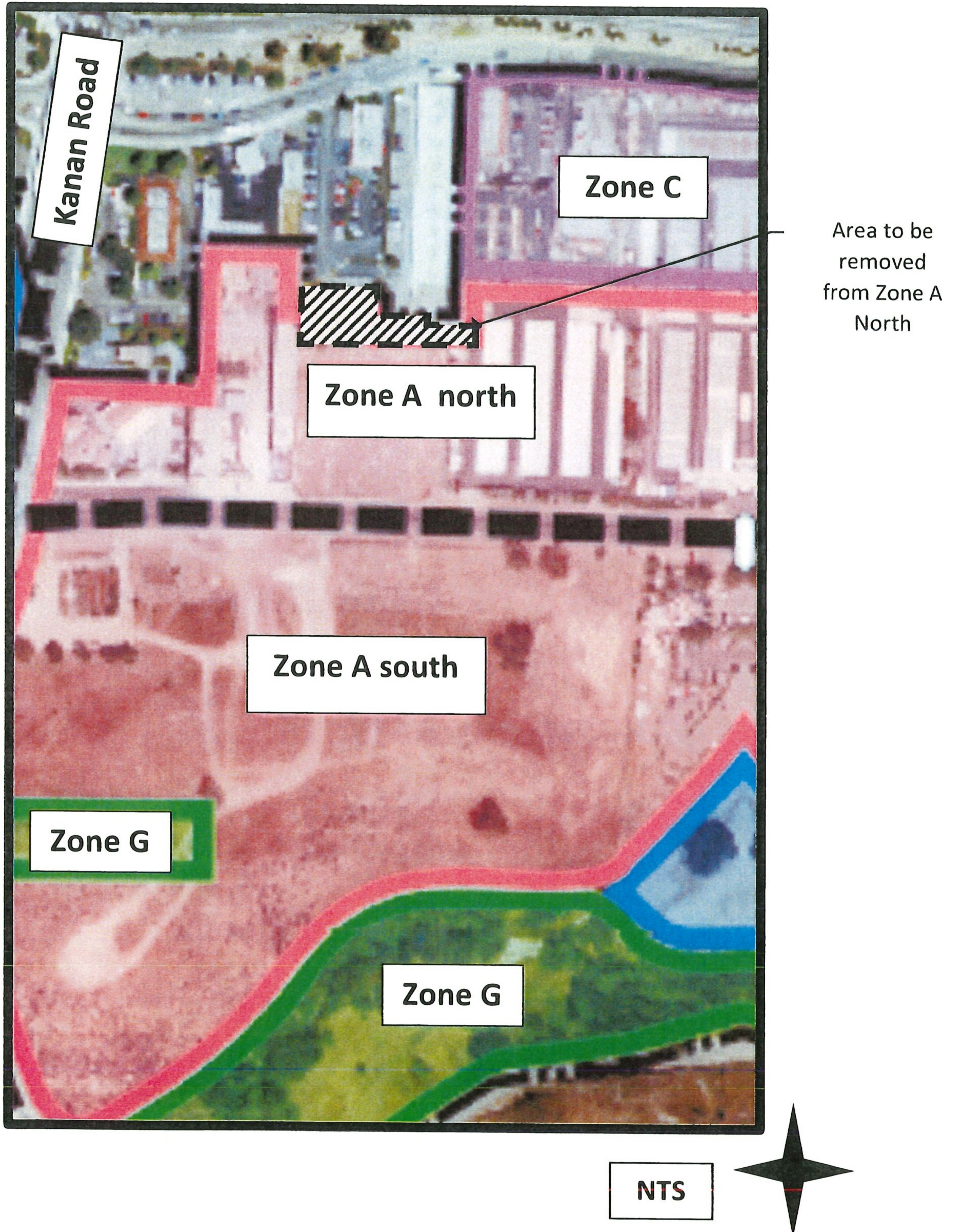
EXHIBIT C

AVSP FIGURE 4.3

Agoura Village Specific Plan

Figure 4.3 Development Zone Map - Proposed Changes

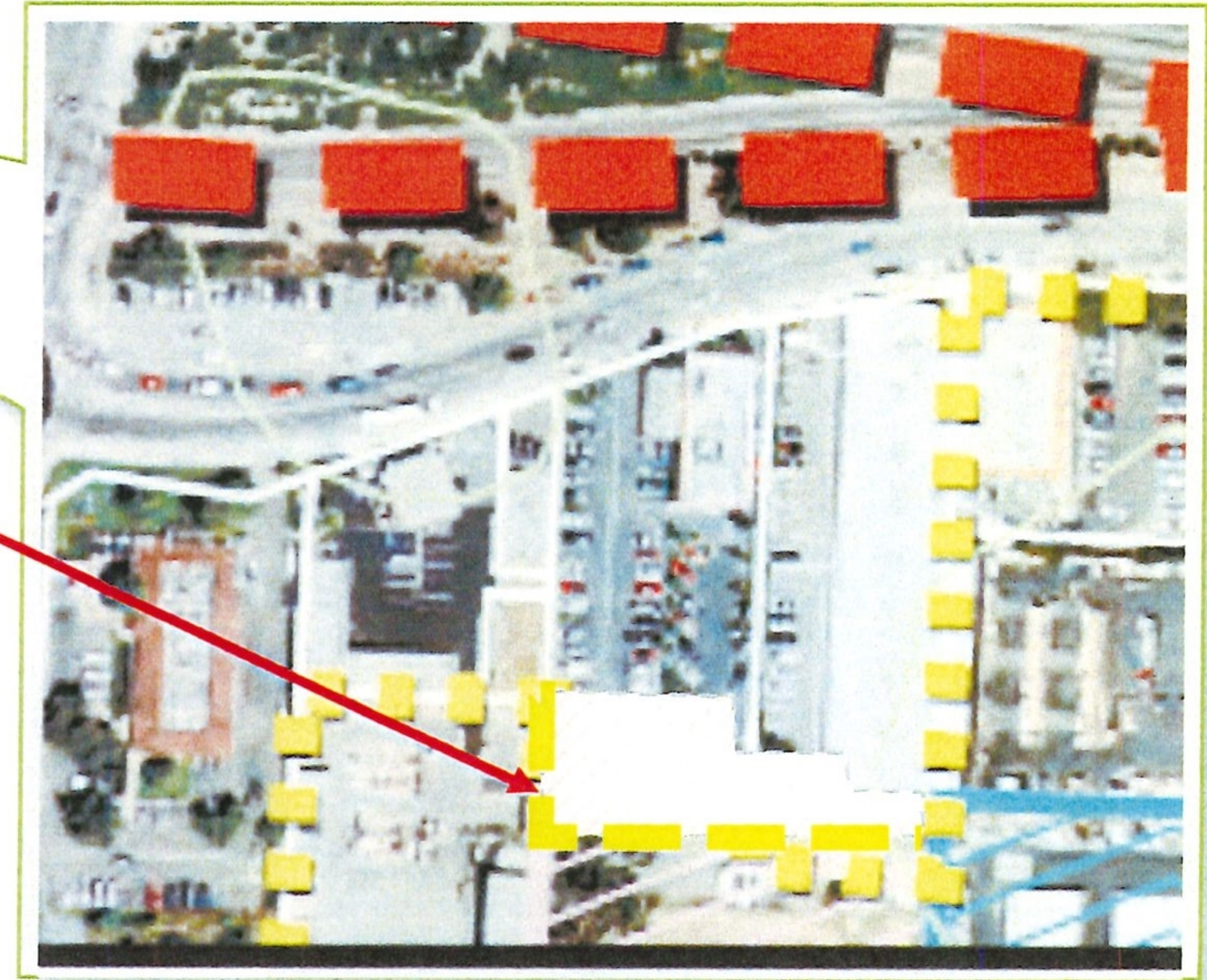
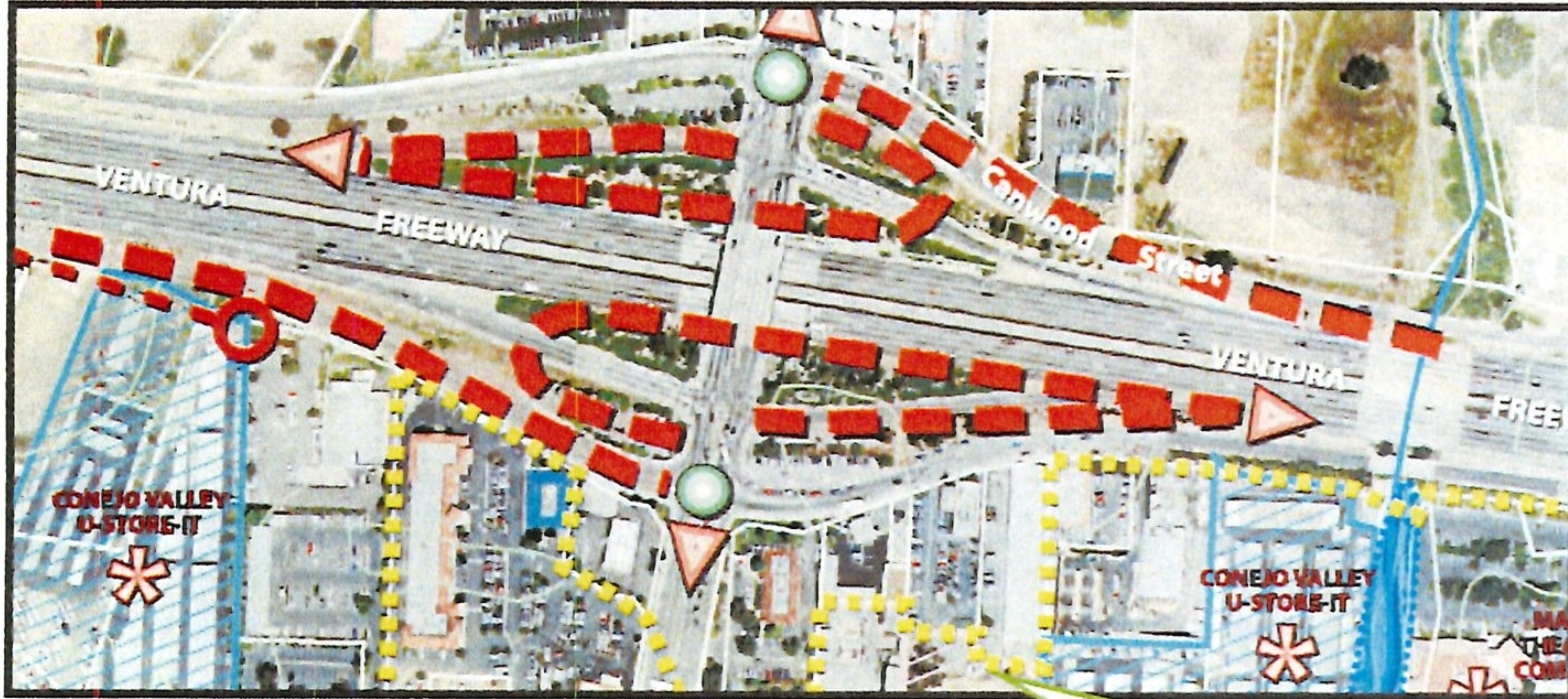
Exhibit C



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



Office of the City Clerk
30001 Ladyface Court
Agoura Hills, CA 91301

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF AGOURA HILLS)

I, Kimberly M. Rodrigues, City Clerk of the City of Agoura Hills, California, do hereby certify that the foregoing eleven (11) pages of **Resolution No. 19-1915**; *A Resolution of the City Council of the City of Agoura Hills, California, Adopting 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)*; are the full, true and correct original of the Resolution adopted by the City Council at its Regular Meeting held at 6:00 p.m. on Wednesday, November 13, 2019, and on file and of record in the Office of the City Clerk, pursuant to the City's Electronic Documentation Management System (EDMS) policy.



Kimberly M. Rodrigues, MPPA, MMC
City Clerk

Dated: December 2, 2019