

## REPORT TO CITY COUNCIL

**DATE:** AUGUST 12, 2020

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

**FROM:** NATHAN HAMBURGER, CITY MANAGER

**BY:** RAMIRO S. ADEVA III, COMMUNITY DEVELOPMENT DIRECTOR  
ALLISON COOK, ASSISTANT PLANNING DIRECTOR

**SUBJECT:** PRE-SCREEN REVIEW OF A PROPOSED ZONING ORDINANCE AMENDMENT FOR A RESIDENTIAL SENIOR CARE FACILITY AT THE NORTHWEST QUADRANT OF AGOURA AND CHESEBRO ROADS (CASE NO. PSR-01752-2020)

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Anttila Design has applied for a pre-screen review of a preliminary proposal to amend the Zoning Ordinance for a residential senior care facility, Chesebro Senior Care. The proposed project is 76 beds for assisted living and memory care in a two-story, 44,910 square-foot building. The pre-screen review provides the applicant with non-binding comments from the City Council. The applicant's request for non-binding comments from the City Council is consistent with the City's policy of conducting pre-screen reviews for legislative changes.

The vacant site is 79,194 square feet (1.8 acres) at the northwest quadrant of Agoura and Chesebro Roads, and is also bordered by Chesebro Road on the north. The site consists of seven (7) parcels with the following Assessor's Identification Numbers (AINs): 2061-012-012, -014, -015, -018, -047, -048, and -049. For the project, the parcels would need to be merged into a single parcel. To the north, east and south of the site are office uses, and to the west is a vacant site beyond which is an office building currently under construction. A vicinity aerial map and site photographs are included in this report as Exhibits A and B, respectively.

All parcels are zoned Business Park-Office Retail – Old Agoura Design Overlay – Freeway Corridor Overlay (BP-OR – OA – FC). In the Zoning Ordinance, a residential senior care facility is referred to as, "Residential Care Facility for the Elderly." The Zoning Ordinance permits this use only in the Commercial Retail Service (CRS) and BP-OR zones with a Conditional Use Permit (CUP) granted by the Planning Commission. The site's underlying zoning is BP-OR, where this use is normally allowed with a CUP. The site is also within the Old Agoura Commercial Center Area of the OA Design Overlay. This area includes land south of the Ventura Freeway, west of Chesebro Road, extending south to the parcels along Agoura Road, and just beyond Lewis Road to the west.

While the OA Design Overlay normally permits uses allowed in an underlying zoning district, a different list of permitted uses is provided for the Old Agoura Commercial Center Area (Section 9552), and does not include residential care facility for the elderly. As a result, the use is prohibited unless a certain finding can be made. This section of the Zoning Ordinance states that where a specific use is not listed, the Community Development Director has the discretion to allow it if it is found compatible with the purpose of the Old Agoura Design Overlay District (Section 9551), which is to:

*...preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines, and in specific areas of the district, particular types of smaller-scale and community-serving commercial uses.*

The Community Development Director does not believe he can make the required finding to permit the proposed use on this site. This is because of the large scale of the facility and that the use is not a traditional commercial use intended to serve community retail or service needs of nearby residents. Thus, the Community Development Department does not believe the use is compatible with the OA Design Overlay District, and should not be permitted under the current zoning.

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 legislative change and not on the specific design of the project. The City Architectural Review Panel has not yet reviewed the proposal.

The site is concave in parts, and would require fill soils at an estimated 10,200 cubic yards. Nonetheless, the appearance of the two-story and 30-35-foot high single building would be reduced from portions of adjacent roadways, with their grades higher than the proposed building pad. From these roadway portions, only the second story and part of the first story would be visible. The 15 required parking spaces would be met by 32 spaces in a proposed surface parking lot on the site. A driveway on Chesebro Road and a driveway on Agoura Road would provide ingress and egress. There are no oak trees on-site, but one oak tree off-site and adjacent to the site on the northwest. At this early stage, it appears that all zoning development standards may be met by the project. The Craftsman-inspired architectural style with slate tile gable roofs, rafter tails, and valance grid windows, and materials of stucco, stone and wood siding, would likely be compatible with the Old Agoura Design Overlay and the City's Architectural Design Standards & Guidelines (ADS&G) for Old Agoura. Concept project plans are included as Exhibit C.

Currently in the City, there is one residential care facility for the elderly at 5217 Chesebro Road, and one under construction at 29353 Canwood Street. The facility on Chesebro Road was completed in 1999 with 94,000 square feet and 165 beds. The facility under construction consists of 75 beds and 71,020 square feet. City staff has received several inquiries over the past few years about building such facilities on various parcels in the BP-OR-FC zone on Canwood Street along the freeway, and on this subject parcel. Based

on inquiries to the City, most residential care facilities for assisted living and/or memory care are at least two (2) stories with the number of rooms/beds between 70-75. The facility is usually contained in a single larger building for ease of resident circulation and the nature of the use. The total building square footage desired is anywhere from 42,000 to slightly over 70,000 square feet, with the higher end accommodating substantial indoor recreational amenities.

Where these facilities are permitted in the BP-OR zone (without the OA Design Overlay and not in the OA Commercial Area), there are limited larger vacant parcels or a series of contiguous, smaller vacant parcels. These vacant parcels are found east of Chesebro Road and north of Agoura Road; adjacent to the Agoura Village Specific Plan area on the east, west of Vejar Drive, and south of Agoura Road; and the north side of Canwood Street, east of the Fire Station and west of Kanan Road. The challenge in developing many of these parcels is that they are considered hillside lots. The Hillside Ordinance limits the density (i.e., floor area ratio, and maximum square footage) of development based on the percent of slope. It is staff's experience that, in many cases, this provision presents a challenge to development, including of residential care facilities for memory care and assisted living as currently conceived by developers and described above.

In the CRS zone, outside of the OA Design Overlay District and Old Agoura Commercial Area, there are no vacant large parcels or series of smaller contiguous parcels available, except a series of contiguous parcels on Canwood Street, directly adjacent to the freeway, across from Clareton Drive in the CRS zone. Most areas are developed.

If the City Council supports this use on the subject site, there are two legislative approaches. The first is to consider a Zoning Ordinance Amendment (ZOA), like the applicant proposes. The applicant's request for a ZOA to allow a residential care facility for the elderly to be included in the list of permitted uses in the Old Agoura Commercial Area (Section 9552.1) would permit this use not just on the subject site, but on any site in the OA Design Overlay District and Old Agoura Commercial Area (see Exhibit D for Sections 9551-9555)). Staff believes that allowing a residential care facility for the elderly, given its larger scale and likely non-local serving operation, is not compatible with the OA Overlay District and the Old Agoura Commercial Area. Staff believes that allowance would alter the built environment of the community, and is not consistent with the stated purpose of the OA Design Overlay District, noted earlier in this report. Nonetheless, if this option is pursued, staff suggests the ZOA also include updating Section 9552 so that the purpose of the OA Design Overlay District reflects the newly allowed use.

The ZOA may require a General Plan Amendment (GPA) for a minor update to Old Agoura Business Center Goal LU-30 (Historic Business District) and Policies LU-30.1 (Land Uses) and 30.2 (Identity and Character), identified in Exhibit E. This Amendment may be necessary to ensure consistency between the General Plan and Zoning Ordinance related to this additional allowed use.

Alternatively, the City Council may consider a Zone Change (ZC) and amend the Zoning Map (Exhibit F) to remove the OA Design Overlay for the subject site only. Properties

adjacent to the subject site to the north, south and west are zoned the same – BP-OR-OA-FC, or are zoned CRS-FC-OA. To the east, across Chesebro Road, properties are zoned BP-OR-FC and not in the OA Design Overlay District or OA Commercial Center. The project parcels could be zoned the same as those to the east. In this legislative option, only the subject parcels would be re-zoned, and would be contiguous to parcels with the same zoning. The subject parcels would no longer be in Old Agoura. The OA Design Overlay District line and OA Business Center boundary would be shifted to remove these parcels, which are at the eastern edge of Old Agoura. A ZOA would not be required, as there would be no change to the text of the Zoning Ordinance.

Under this option, a residential care facility for the elderly would be allowed on the subject site with a CUP, given the underlying BP-OR zone. A Site Plan/Architectural Review (SPAR) would also be required for the development.

With the change in zone, the OA Design Overlay District standards, and the Old Agoura section of the City's Architectural Design Standards & Guidelines (ADS&G), would no longer apply. The BP-OR standards for building height and yard setbacks are the same or stricter, respectively, than that of the OA Design Overlay. The building coverage standards in the BP-OR are more specific and call for no more than 40 percent of the site, while the OA Design Overlay does not identify the maximum percentage allowed for a multi-parcel property. The design standards of Old Agoura would no longer apply, particularly requirements for materials, colors, and roof pitch and eaves to reflect the character and existing development in Old Agoura; use of natural and earth-tone materials; and recommended use of native and drought resistant plants.

Many of the other OA standards are also applied to developments Citywide and would still be required of a development on this site. Such standards include all building elevations being architecturally treated; lighting deflected away from adjacent properties; attractive and quality fencing and walls; grading minimization; use of native and drought-resistant plants; equipment screening; integrated signage; and adequate and safe on-site vehicular and pedestrian circulation. The City ADS&G provides guidance for all areas of the City, and standards addressing building design, site design, use of materials to harmonize with the setting and earthen hues, lighting, and native and other landscaping compatible with the natural area, would apply to the subject site.

While the site's percent slope is not yet known, given the concave topography, it may be considered a hillside lot. In such case, the Hillside Ordinance standards would apply. As previously noted, such standards limit the amount of building square footage in order to protect the hillside. Other Hillside Ordinance requirements include: view preservation; erosion control; architectural enrichments and variations in roof massing; breaking up building massing and varying materials and fenestration placement; providing architectural treatment on all sides of a structure; blending material and color schemes with the natural landscape; use of native and other plants that blend naturally with the landscape; and natural landform planting and informal arrangements of plants. Development findings require the project to be compatible with environmental and natural



resources, including open space, on the site, and that the development will complement the community character.

A proposal for a ZC would also require a General Plan Amendment to revise the land use designation on the site to match that of the Zoning Map. However, no text changes to the General Plan would be necessary.

The project would be subject to compliance with the Development Project Public Forum Guidelines. It would also need to comply with the Story Pole Procedures.

If the applicant proceeds with either a ZOA or ZC, and related GPA, the request could be considered by the Planning Commission, followed by the City Council, concurrently with other applicable discretionary actions to develop this site. The Planning Commission would make a recommendation to the City Council on the legislative changes. The City Council would review the development proposal and take final action on it and the requested legislative changes.

## **RECOMMENDATION**

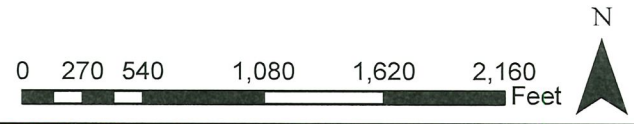
Staff respectfully requests the City Council provide non-binding comments and direction to the applicant regarding this request for Zoning Ordinance Amendment pre-screen review.

### Attachments:

- Exhibit A: Vicinity Map – aerial view of site
- Exhibit B: Site Photographs
- Exhibit C: Concept Project Plans
- Exhibit D: Old Agoura Design Overlay District (Sections 9551-9555) of the Zoning Code
- Exhibit E: General Plan Goal LU-30 and Policies 30.1 and 30.2
- Exhibit F: Zoning Map

EXHIBIT A  
VICINITY MAP

VICINITY MAP  
Chesebro Senior Care



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT B  
SITE PHOTOGRAPHS



View from on-site looking north



View from on-site looking northeast



EXHIBIT C  
CONCEPT PROJECT PLANS



























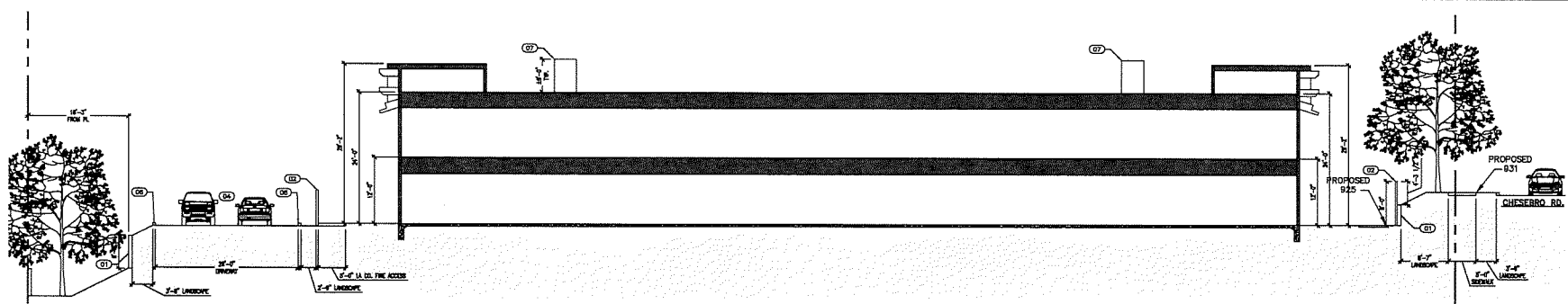




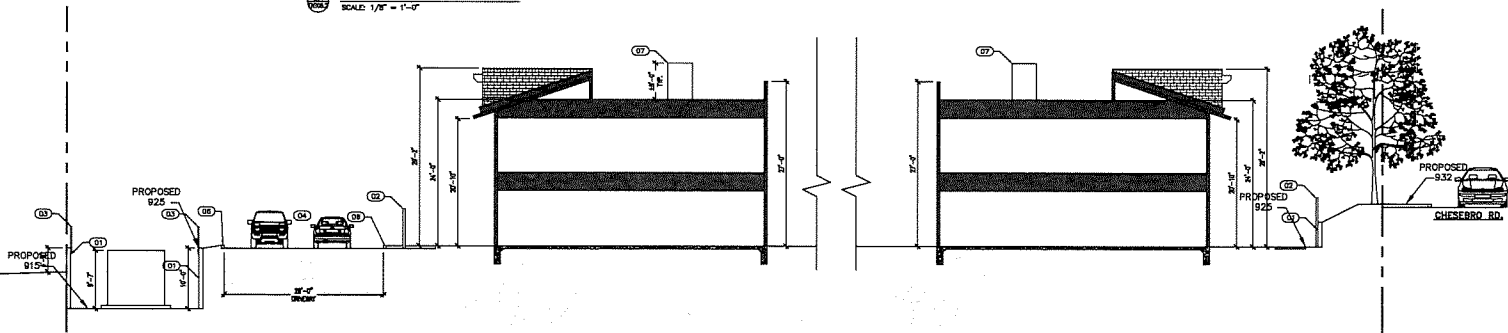




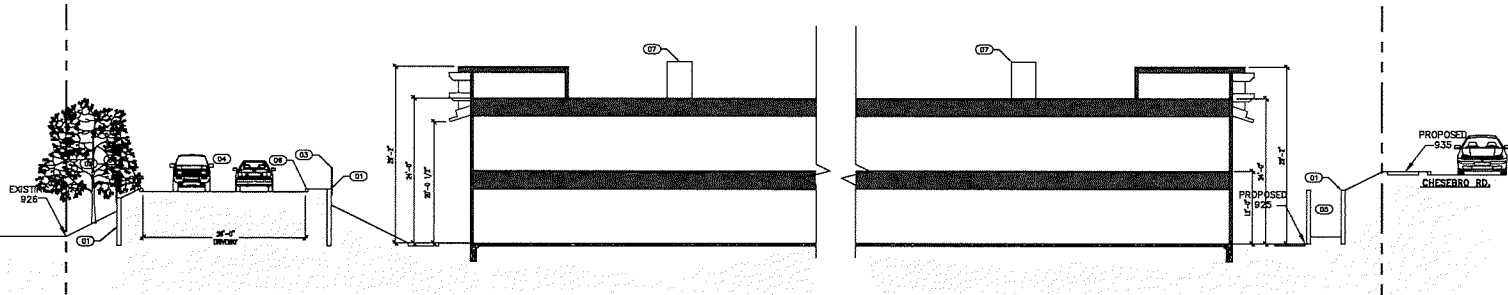




SECTION 924  
SCALE: 1/8" = 1'-0"



SECTION 925  
SCALE: 1/8" = 1'-0"



SECTION 926  
SCALE: 1/8" = 1'-0"

- KEYNOTES**
- (G1) RETAINING WALL
  - (G2) FENCE
  - (G3) GUARDRAIL
  - (G4) CONCRETE DRIVEWAY
  - (G5) CONCRETE STAIRS FOR LA COUNTY FIRE DEPT. ACCESS
  - (G6) CONCRETE CURB
  - (G7) HVAC EQUIPMENT

**LEGEND**  
- - - - - PROPERTY LINE

**REVISIONS**


These drawings are made of certain and are the property of Anttila Design Studio. All drawings and information contained herein are for the use of the client only and are not to be used for any other purpose without the written consent of Anttila Design Studio. The client agrees to hold Anttila Design Studio harmless for any and all claims, damages, losses, or expenses that may be incurred by the client or any third party as a result of the use of these drawings. Anttila Design Studio is not responsible for any errors or omissions in these drawings. All rights reserved.

**CHESEBRO SENIOR CARE**  
 EAST/WEST CORNER OF ACCOURA ROAD AND CHESEBRO ROAD  
 ACCOURA HILLS, CA

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**DRAWING INFO**  
DRAWN BY  
CA  
PROJECT NO.  
T910201

ENT05.2

ENT/BUILDING SECTIONS  
PRELIMINARY NOT FOR CONSTRUCTION

EXHIBIT D  
OLD AGOURA DESIGN OVERLAY DISTRICT  
(AHMC SECTIONS 9551-9555)

site, they have been integrated into the design. The planning commission has the discretion to impose conditions as it may deem to be necessary to minimize and mitigate grading, the use of retaining walls, and the use of large flat pads.

5. The project design avoids or mitigates significant impacts to sensitive or endangered plants and animals and sensitive plant communities such as oak woodlands or riparian habitat.
6. The development design conveys the high quality image envisioned in the general plan. Views of the site from the freeway, city gateways, and abutting residential areas compliment and enhance the city's low intensity and semi-rural character. Line of sight studies shall be prepared to determine the visual impacts of the project.
7. Building facades are articulated on all sides: There are no long, unbroken facades. The building facades are of natural, non-reflective or low-reflective materials such as wood, stone, brick, or textured concrete. The building's predominant colors are subtle, neutral, or earth tone. Variations in roof lines are used to add interest to and reduce the massive scale of large buildings. Roof features compliment the character of adjoining neighborhoods.
8. Landscaping compliments the natural setting of the region.
9. Traffic, light, noise, and other environmental impacts shall be mitigated to the maximum extent feasible, taking into consideration more than just economic feasibility. A project shall not be approved if, after implementation of any required traffic mitigation measures, the project's traffic will significantly reduce the existing level of service on any local street in a residential neighborhood. A traffic study shall be prepared to determine impacts and identify mitigation measures.
10. If any point on any lot line of any parcel on which the development is proposed to

be located is within five hundred (500) feet of any point on any lot line of any residentially zoned property (including property in any open space district in which residential uses are permitted or conditionally permitted), the project is compatible with residential uses. This finding is imposed in recognition of the impact of such developments on residential uses, including impacts on local street traffic, noise, light, security, view corridors, and other environmental impacts. The planning commission has the discretion to impose such conditions as it may deem to be necessary to ensure compatibility with residential uses, including but not limited to conditions relating to:

- (i) The size, scale and configuration of the development;
  - (ii) Glare on residential properties from outdoor lighting;
  - (iii) Noise from loading docks, parking areas, and other outdoor areas of the development;
  - (iv) Security in the neighborhood;
  - (v) Traffic and circulation in the neighborhood;
  - (vi) Landscaping and other design features to buffer the aesthetic impacts on residential properties; and
  - (vii) Other environmental impacts.
- (Ord. No. 98-278, § 2, 1-14-98)

**9546—9550. Reserved.**

#### **PART 6. OA OLD AGOURA DESIGN OVERLAY DISTRICT**

##### **9551. Purpose.**

The purpose of the OA overlay district is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines, and

in specific areas of the district, particular types of smaller-scale and community-serving commercial uses.  
(Ord. No. 09-358, § 7, 1-18-2009; Ord. No. 11-388, § 51, 12-14-2011)

**9552. Permitted uses.**

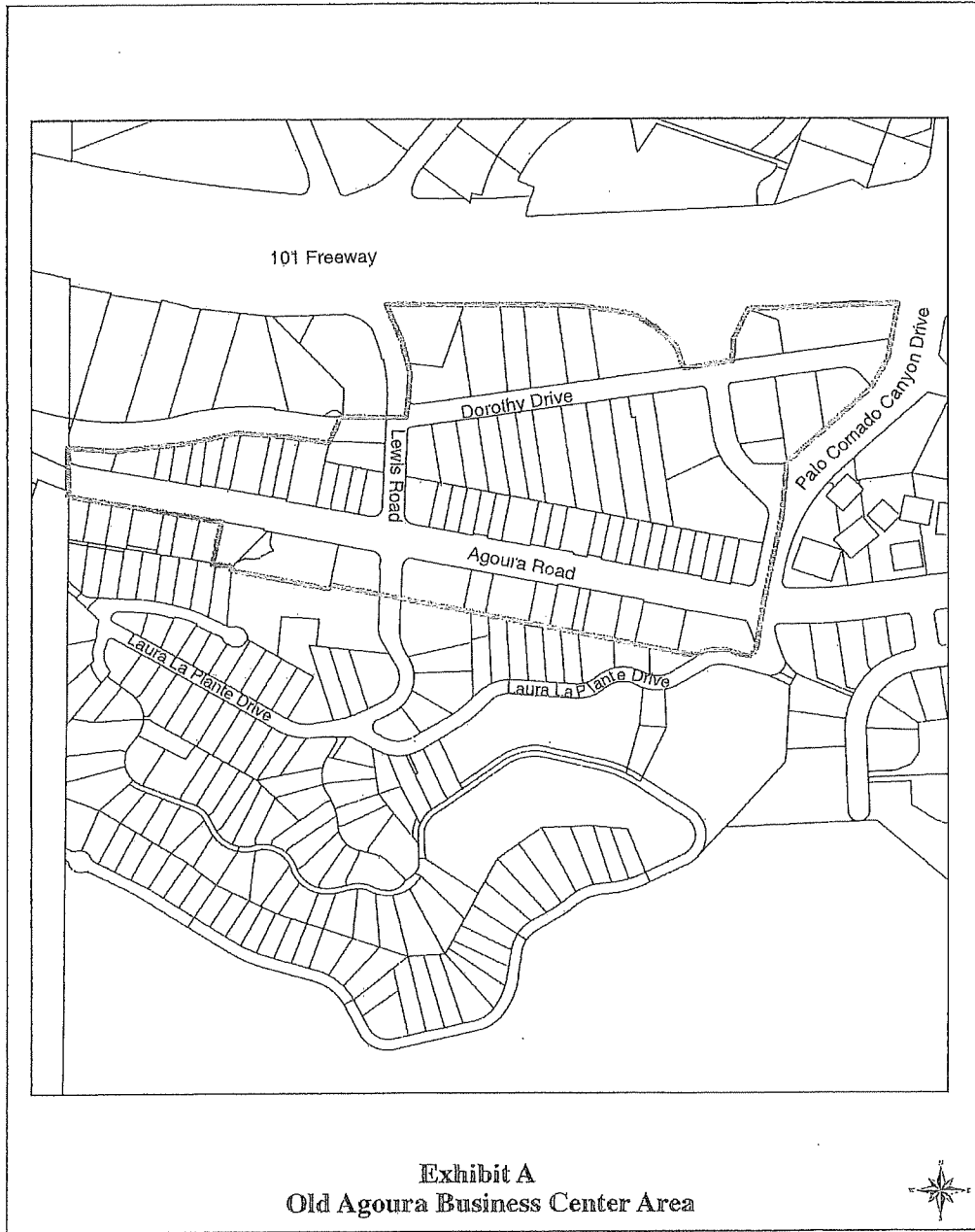
All uses permitted in the underlying district shall be permitted in this district, except subarea 11 of the general plan (Old Agoura Commercial Center Area), consisting of the area south of the Ventura Freeway, west of Chesebro Road, extending south to the parcels along Agoura Road, and just beyond Lewis Road to the west, which is identified in exhibit A of this section, shall be limited to the following uses. Where a specific use is not listed, the director of planning and community development has the discretion to allow it if it is found to be compatible with the intent of section 9551.  
(Ord. No. 11-388, § 51, 12-14-2011)

**9552.1. Permitted uses within the buildable area of commercial lots.**

1. Advertising business office;
2. Amusements/shooting ranges;
3. Antique store;
4. Appliance store;
5. Appliance repair shop;
6. Art gallery;
7. Art studio;
8. Auto service station, primary;
9. Auto parts and accessory store;
10. Bakery/pastry shop;
11. Banks and financial institutions;
12. Bar/tavern;
13. Barber shop;
14. Bicycle sale, rent, service;
15. Butcher and meat market;
16. Certified farmer's market;
17. Candy store;
18. Child care center;
19. Church/temple;
20. Citizens' improvement club/community center;
21. Clinic, child-family guidance;
22. Clinic, physical therapy;
23. Clothing and apparel store;
24. Coin operated amusement machine, incidental to a permitted use;
25. Computer programming/software and system design;
26. Computer sales, rental, lease and service, and training;
27. Concession, temporary;
28. Costume shop, sale and rent;
29. Curio/novelty shop;
30. Dancing as an incidental use in a bar or restaurant;
- 30.1 Daytime pet care and overnight boarding;
31. Delicatessen;
32. Dressmaker/tailor;
33. Drugstore;
34. Electronics store;
35. Electronic, mechanical or video games, arcade;
36. Eye glasses and frames and contact lens sales and service;
37. Floor covering, drapery or upholstery store;
38. Florist;
39. Furniture store;
40. Furniture cleaning, refinishing or reupholstery shop;
41. Gardening-landscaping service yard and workshop;
42. Gardening-landscaping supply store;
43. Gift/card store;
44. Grooming service, such as dog grooming;
45. Gun shop/gunsmith;
46. Hardware store;

47. Hay, seed and grain store;
48. Hearing aids sales and service;
49. Interior decorators office;
50. Janitor service;
51. Jewelry store sales, repair;
52. Laboratory, medical, dental or optical;
53. Laboratory, research, analysis;
54. Laboratory, materials testing;
55. Lapidary shop;
56. Laundry or cleaning agency, retail (on-site cleaning permitted);
57. Live entertainment;
58. Laundry or cleaning pick up station;
59. Lawnmower engine and garden power tool repair;
60. Library;
61. Live theater;
62. Locksmith, key and lock;
63. Mail order business;
64. Messenger service;
65. Motion picture theater;
66. Motion picture filming, temporary;
67. Museum;
68. Music store, music sales, instrument sales and repair;
69. Newspaper, magazine stand;
70. Nursery, plants;
71. Office, business or professional;
72. Office, insurance;
73. Office, medical or dental;
74. Office, public relations or advertising;
75. Office, real estate;
76. Office, accountants, bookkeepers;
77. Office machines and equipment sales;
78. Paint and wallpaper store;
79. Pest control service;
80. Pet store, no kennel;
81. Photocopy service;
82. Photographic supply/camera store;
83. Photographic studio, including incidental processing;
84. Picture framing shop;
85. Prescription pharmacy;
86. Remote teller, for pedestrian use;
87. Restaurant/café;
88. Retail store;
89. Saddlery/equestrian shop;
90. School: modeling, acting;
91. Shoe repair shop;
92. Shoe store;
93. Snack shop: ice cream, coffee, juice;
94. Sporting goods and athletic equipment store;
95. Stamp/coin store;
96. Stationery store;
97. Studio: dance, yoga;
98. Studio: martial arts, gymnastics;
99. Studio: radio, television, recording;
100. Swimming pool, spa sales and service;
101. Tailor/dressmaker;
102. Telephone answering service;
103. Television and radio repair shop;
104. Ticket agency;
105. Tobacco shop;
106. Toy store;
107. Travel agency;
108. Veterinarian/animal hospital;
109. Watches, sale, repair;
110. Wig sales and service;
111. Winery and beer sales facility/tasting room, except as prohibited by section 9542.1(B).





(Ord. No. 11-388, § 51, 12-14-2011; Ord. No. 14-405, § 4, 2-26-2014; Ord. No. 14-412, § 4, 1-14-2015)

**9552.2. Conditional uses.**

Any modification, alteration or change of the exterior of the following structures shall be subject to a conditional use permit:

"Amazing Kate's"  
 "Old Post Office"  
 "Stage Door Theatre"  
 "Agoura Sign"

**9552.3. Prohibited uses.**

Any use or structure not specified in section 9552 and 9552.2 shall be prohibited.

**9553. Special development standards area.**

Within the special area described in section 9552, the following standards shall apply; (Ord. No. 09-358, § 7, 1-18-2009)

**9553.1. Building coverage.**

The maximum building coverage shall be as approved as a part of any discretionary review. The maximum building coverage shall not exceed fifty (50) percent of the lot unless the proposed development consists of a commercial use encompassing more than one (1) lot. (Ord. No. 09-358, § 7, 1-18-2009)

**9553.2. Building height.**

With the exception of the provisions contained in section 9233.4, the maximum building height shall be thirty-five (35) feet, or two (2) stories, whichever is less. (Ord. No. 09-358, § 7, 1-18-2009)

**9553.3. Yards.**

With the exception of the provisions contained in section 9233.2., required yards shall be as approved as a part of any discretionary review and may not be required at all. (Ord. No. 09-358, § 7, 1-18-2009)

**9553.4. Off-street parking and loading requirements.**

Off-street parking and loading shall be provided as required by chapter 6, but if approved as a part of any discretionary review, may be located off the subject lot. Joint use provisions for off-street parking and loading shall be utilized wherever feasible.

(Ord. No. 09-358, § 7, 1-18-2009)

**9553.5. Signs.**

All signs shall be consistent with the provisions in chapter 6, and shall conform to the following criteria:

- A. Monument and/or directory signs are permitted for parcels with businesses whose signs are not visible from the street with a sign permit subject to design review. All other monument signs are permitted subject to a sign program. Monument signs may only be externally illuminated.
- B. No sign shall be internally illuminated, however; halo illuminated wall signs are permitted, subject to design review.
- C. Signs shall be made of materials such as wood, stone or materials that mimic wood or stone or non-reflective or patinated metals that enhance the rural appearance of the neighborhood. Other sign materials may be considered as part of a sign program.
- D. Signs located in the geographic area shown on the following exhibit shall be turned off at close of business or 9:30 p.m., whichever occurs later. In addition, this provision shall apply to signs oriented towards Dorothy Road on parcels located on the north side of Dorothy Road between Lewis Road and Palo Comado Canyon Road.

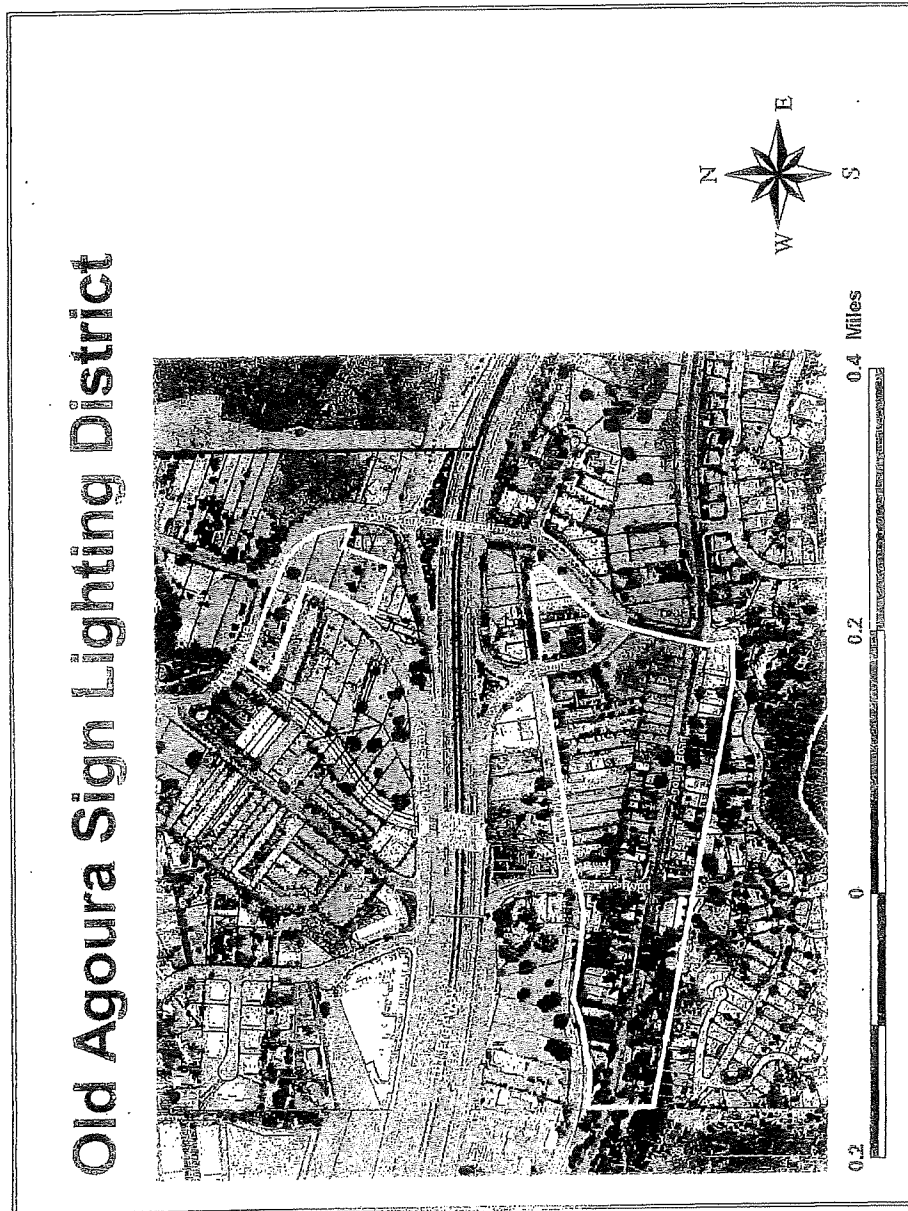


EXHIBIT A

(Ord. No. 09-358, § 7, 1-28-2009)

**9553.6. Required architectural style and building materials.**

Project design and development shall perpetuate and reinforce the natural character of Old Agoura.  
(Ord. No. 09-358, § 7, 1-18-2009)

**9553.7. Required landscaping and walls.**

Required landscaping and walls shall be limited to the amount necessary to provide for adequate open space and security. With regard to landscaping, the emphasis shall be to provide appropriate pedestrian areas to encourage retail trade, but in no event shall less than fifteen (15) percent be provided.  
(Ord. No. 09-358, § 7, 1-18-2009)

**9554. Commercial and residential development standards.**

These standards are designed to promote a natural environment that is country like while allowing architecturally sensitive developments which perpetuate Old Agoura's unique rural character. In addition to all development standards provided for in the underlying district, the following shall be applicable in the OA Overlay District.  
(Ord. No. 211, § 5, 5-27-92; Ord. No. 09-358, § 7, 1-18-2009)

**9555. General design standards, commercial/residential.**

While encouraging the broadest possible range of individual and creative design, the planning commission or the director, where authorized, may grant site plan approval if the proposed development substantially conforms to all of the following standards:

A. Commercial.

1. Proposed signage is an integral architectural feature which does not overwhelm or dominate the structure or object to which it is attached.
2. Mechanical equipment, storage and trash areas, and utilities are architecturally screened from public view.

3. The proposed plans provide for adequate and safe on-site vehicular and pedestrian circulation.
4. The main entrance to any commercial or business building provides for independent access for the physically impaired.
5. All fences and walls shall be finished on both sides.
6. No outdoor display or storage shall be permitted except for nurseries.

B. Residential.

1. Six-foot-high fences shall be permitted in any required front or street side yard when it can be demonstrated that it will be sufficiently open to preserve adequate visibility of vehicles entering and leaving said property. Solid walls are prohibited in the front yard setback areas.
2. Residential development in Old Agoura shall embrace an eclectic, rural style that preserves the equestrian nature of the area and shall be consistent with the Old Agoura Design Guidelines found in the City's Architectural Design Standards and Guidelines and the Equestrian Overlay.
3. Residential development shall not render property untenable for horses and other farm animals.

C. Commercial/residential.

1. The proposed design is in character with existing development in the Old Agoura District, in terms of height, materials, colors, roof pitch, roof eaves, and the preservation of privacy.
2. The proposed plans indicate proper consideration for the relationship between the existing and finished grades of the site to be improved and adjacent properties.

- 3. Lighting is stationary and is deflected away from adjacent properties.
- 4. All building elevations have been architecturally treated in a compatible manner including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.
- 5. Fences or walls constructed of grape stake, plywood, sheet metal, corrugated aluminum, corrugated fiberglass, barbed wire, rubber, PVC (excluding plastic corrals designed for equestrian use), or razor ribbon are prohibited, except where allowed by a temporary use permit for an approved construction project. Rural ranching and farm materials designed consistent with the architecture of the house will be considered as part of a site plan review.  
  
Exterior materials and colors shall harmonize with, and complement the surrounding natural and man-made environment. Where appropriate, dominant exterior colors shall reflect a natural earthtone theme using warm and rich colors. Exterior treatments characterized by an overly bright, shiny, reflective or artificial appearance shall not be permitted.
- 6. To the greatest extent possible, the architectural design and location of the building shall discourage grading on a hillside. If grading is required, building shall be integrated into existing terrain such that grading is minimized, taking care to preserve the viewshed, natural ridgelines, and oak trees.
- 7. Native, drought resistant plants are recommended for project landscaping. Such plants are required and shall be used extensively on manu-

factured slopes. Refer to the City of Agoura Hills Plant Guide for lists of appropriate vegetation.  
(Ord. No. 211, § 6, 5-27-92; Ord. No. 09-358, § 7, 1-18-2009)

**9556—9560. Reserved.**

**PART 7. IH INDIAN HILLS DESIGN OVERLAY DISTRICT**

**9561. Purpose.**

The purpose of the IH overlay district is to address the natural and development problems of the Indian Hills area by establishing special public improvement standards and development guidelines.

**9562. 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.

**9562.1. Conditional use.**

The following uses shall be permitted in the IH overlay district subject to the issuance of a conditional use permit by the planning commission:

- A. Any modification, alteration or exterior change to the Indian statue.

**9562.2. Density limitation.**

For all property subject to the provisions of section 9652, the density and development requirements of section 9652.3 A and B shall be applicable.

**9562.3. Off-site improvements.**

No property shall be developed without fully improved public street access and full underground utility improvements within the public street right-of-way including, but not limited to, power, water, gas, sewer and storm drain improvements.

EXHIBIT E

GENERAL PLAN GOAL LU-30 AND POLICIES 30.1 AND 30.2



## 10. FREEWAY CORRIDOR COMMERCIAL SERVICES DISTRICT

### Goal LU-29

**Community-Serving Commercial District.** A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

#### Policies

- LU-29.1 **Transformation and Cohesive Development.** Promote the re-use of properties developed with nonconforming uses. *(Imp LU-10, LU-12)*
- LU-29.2 **Streetscape Improvements.** Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area. *(Imp LU-24)*
- LU-29.3 **District Identity.** Work with property owners to improve properties for the visual enhancement of the freeway corridor. *(Imp LU-23)*
- LU-29.4 **Chesebro Creek Improvements.** Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel's ability to convey floodwaters, and development of bike and pedestrian paths along its length. *(Imp NR-15)*

## 11. OLD AGOURA BUSINESS CENTER

### Goal LU-30

**Historic Business Center.** A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills' history of semi-rural character.

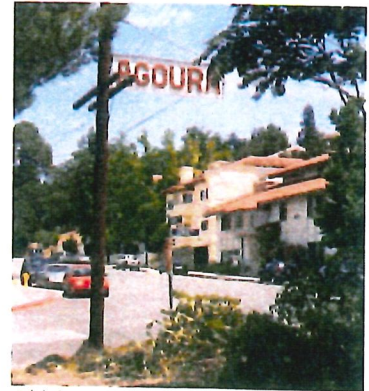
#### Policies

- LU-30.1 **Land Uses.** Encourage development of uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties. *(Imp LU-10, LU-42)*



## LAND USE & COMMUNITY FORM (LU)

- LU-30.2 Identity and Character.** Require that new and upgraded development reflects Old Agoura's history and character, as specified by guidelines for site development, architecture, and public streetscapes. *(Imp LU-24, LU-43)*
- LU-30.3 Streetscape Improvements.** Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area's history. *(Imp LU-24, LU-43)*
- LU-30.4 Distinctive Signage.** Develop a public signage program identifying historic sites and buildings. *(Imp LU-20, LU-43)*
- LU-30.5 Connectivity.** Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area's heritage and character. *(Imp M-10, M-34, CS-21, CS-23)*



*Old Agoura historic character*

## 12. HILLSIDE NEIGHBORHOODS (INDIAN HILLS AND SOUTHEAST RIDGE AREAS)

### Goal LU-31

**Hillside Neighborhoods.** A predominately hillside open space area with limited residential development at low densities, and reflecting the area's slopes and natural topography.



### Policies

- LU-31.1 Lot Consolidation.** Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density. *(Imp LU-10)*
- LU-31.2 Property Acquisition.** Participate in and promote the acquisition of undeveloped parcels to preserve these as open space. *(Imp NR-1)*



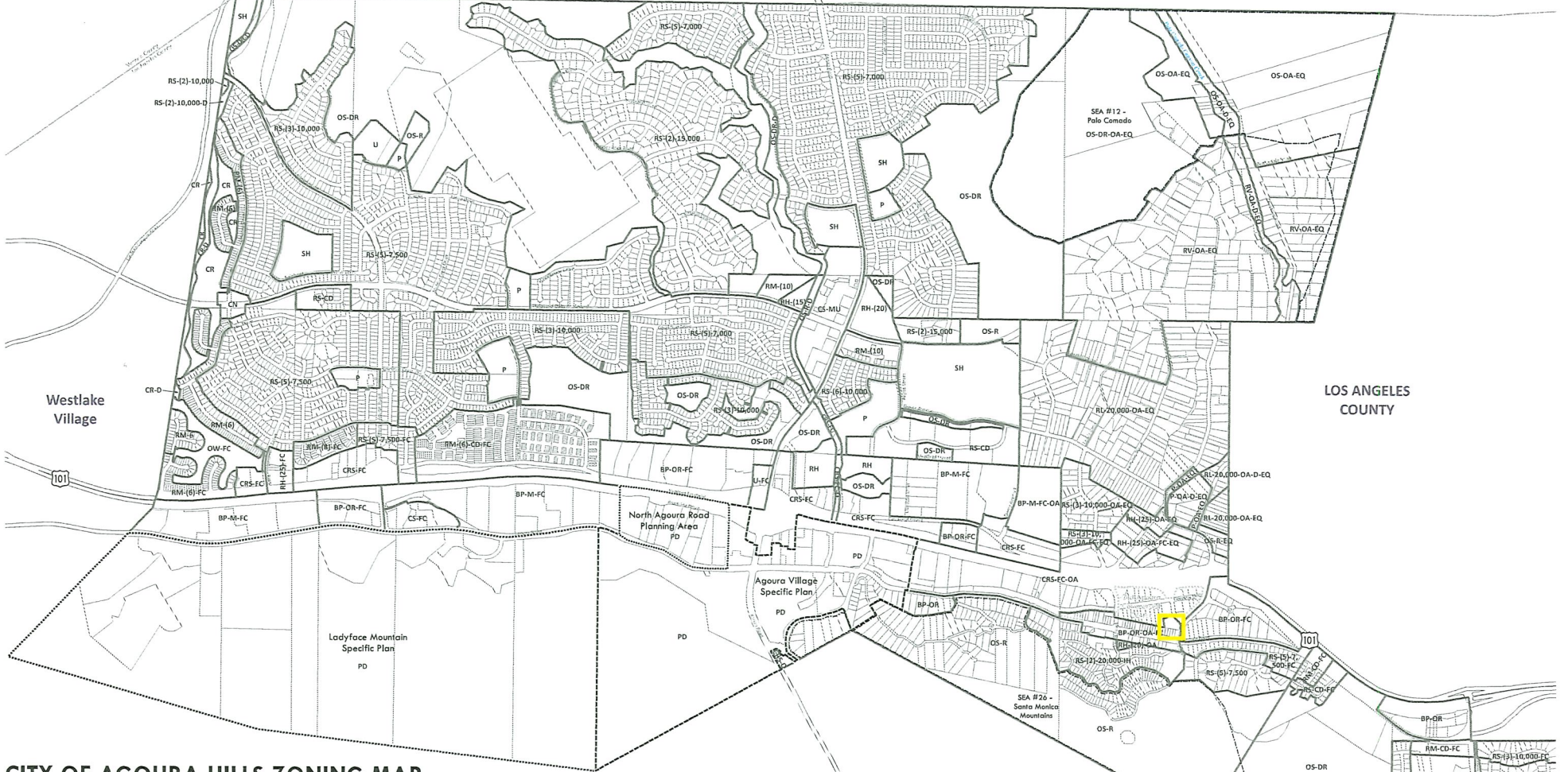
*Study Area 11*



EXHIBIT F  
ZONING MAP WITH OVERLAY DISTRICTS

VENTURA COUNTY

Santa Monica Mountains National Recreation Area



LOS ANGELES COUNTY

### CITY OF AGOURA HILLS ZONING MAP

#### Description of Basic Districts

- RV - Very Low Density Residential
- RL - Low Density Residential
- RS - Single Family Residential
- RM - Medium Density Residential
- RH - High Density Residential
- CN - Commercial Neighborhood
- CS - Commercial Shopping Center
- CRS - Commercial Retail Service
- CS-MU - Commercial Shopping Center-Mixed Use
- CR - Commercial Recreation
- BP-OR - Business Park-Office Retail
- BP-M - Business Park-Manufacturing

#### Description of Special Districts

- P - Local Park
- PD - Planned Development
- SH - School
- U - Utility
- OW - Open Water
- OS-R - Open Space - Restricted
- OS-DR - Open Space-Deed Restricted

#### Description of Overlay Districts

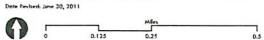
- D - Drainage Way, Floodplain, Watercourse
- FC - Freeway Corridor
- OA - Old Agoura Design
- IH - Indian Hills Design
- CD - Cluster Development
- EO - Equestrian

#### Other Additive Symbols

The numerical suffix after the basic residential district (RL, RS, RM, and RH) indicates the minimum lot size permitted, i.e. RS-10,000 means Single Family Residential 10,000 sq ft minimum lot size

The numerical suffix in brackets when affixed to the RL, RS, RM, and RH districts indicates the density per acre, i.e. 10,000 sq ft minimum lot size, four units per gross acre

- SEA (Significant Ecological Area) #12 - Palo Camada
- SEA (Significant Ecological Area) #26 - Santa Monica Mountains
- Old Agoura Commercial Center



Santa Monica Mountains National Recreation Area

LOS ANGELES COUNTY

