



PLANNING DIVISION

DATE: October 1, 2020

APPLICANT: Jan Wilson
5805 Colodny Drive
Agoura Hills, CA 91301

CASE NOS.: GPA-01779-2020, ZONE-01780-2020, LOT-01781-2020

LOCATION: 5805 Colodny Drive (Lot 1) and 5764 Fairview Place (Lot 2)
(AIN: 2055-027-062 & AIN: 2055-012-032)

REQUEST: Request for a recommendation to the City Council to adopt a General Plan Amendment (GPA) and a Zone Change (ZONE) relating to adjusting the rear and side property lines of two residentially zoned parcels which results in the removal of 15,113 square feet from the RL zone and the addition of the same square footage in the RV zone, and to make a finding of exemption from the CEQA Guidelines. The proposed Lot Line Adjustment (LOT) will be considered by the Community Development Director if the GPA and ZONE permits are approved by the City Council.

ENVIRONMENTAL DETERMINATION: Pursuant to Section 15061(b)(3) and 15305(a) 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-01780-2020; (2) a Resolution recommending the City Council adopt a Resolution to approve General Plan Amendment Case No. GPA-01779-2020.

ZONING DESIGNATION: Residential Very Low Density (RV) & Residential Low Density (RL) – Old Agoura Design Overlay District (OA) – Equestrian Overlay District (EQ)

GENERAL PLAN DESIGNATION: Residential Very Low Density (RV) and Residential Low Density (RL)

I. PROJECT BACKGROUND AND DESCRIPTION

Jan Wilson, the applicant and owner of the parcel located at 5805 Colodny Drive (Lot 1), in agreement with John K. Nagata, owner of the parcel located at 5764 Fairview Place (Lot 2), has applied for a Lot Line Adjustment (LLA) to acquire 15,113 square feet of his neighbor's property (see Attachments 1 and 2, Vicinity Map and Project Map). In the part of Old Agoura between Colodny Drive and Fairview Place, the parcels are divided by a north-south drainage course that runs along the rear property lines at the bottom of sloping rear yards. In the case of Mr. Nagata's property, the rear property boundary extends east beyond the creek to the top of the slope, but stops short of Colodny Drive, creating an area that is landlocked. As such, the configuration of Mr. Nagata's parcel makes it difficult to bring any heavy equipment to do weed abatement that is required by the Los Angeles County Fire Department on that portion of the parcel. Since that portion of the parcel is adjacent to Mr. Wilson's, over the years, Mr. Wilson gave permission to Mr. Nagata to access the landlocked piece from his property for maintenance.

Now the property owners would like to adjust the parcels' lines such that a portion of Lot 2 would be added to Lot 1. The request to adjust the parcel boundaries by way of a lot line adjustment is approved at staff level, however, this request requires a General Plan Amendment and a Zone Change. The parcels, although abutting each other, are in two separate zoning and General Plan land use classifications. Lot 1 is zoned and designated in the General Plan as Residential Very Low Density (RV) and Lot 2 is zoned and designated in the General Plan as Residential Low Density (RL). The portion of the parcel to be added to the Colodny Drive address would change from RL to RV to be consistent with the parcel. Modifying the boundaries of the Zoning Maps and amending the General Plan Maps to be consistent with the Zoning Map require a legislative action by the City Council. As such, the Planning Commission is being asked to make a recommendation regarding the project so that the Council can take final action on the request. Attachments 3 through 6 show the existing Zoning and General Plan Land Use designations of the parcels.

Both parcels are developed and owner occupied. The RV parcel (Lot 1) is 50,397 square feet and the RL parcel (Lot 2) is 63,416 square feet. The request would reduce the size of the RL parcel to 48,303 square feet or 1.11 acres, and increase the size of the RV parcel to 65,510 square feet or 1.5 acres. Each parcel would maintain its current access. No other changes are proposed to the parcels.

A. General Plan Amendment

General Plan Figures LU-2 Land Use Diagram and LU-3 Community Districts and Subareas would be changed to account for the shift of 15,113 square feet to Lot 1 and the RV designation. This action also requires the update of General Plan Table LU-1 (Land Use/Development Capacity) of Chapter 2 (Community Conservation and Development) of the General Plan. The table inventories the parcels by land use type throughout the City. The table lists the total acreage of land in each zoning classification.

The numbers, in acres, are approximate, and rounded to the nearest one tenth of an acre. The allocation of 15,113 square feet (0.35 acres) from RV to RL would be a minor change in the total of Residential Very Low and Residential Low acreage. The acreage of the Citywide RV designation would increase by 0.35 acres from a total of 243.1 to 243.45 acres, and the RL designation would decrease from 156.7 to 156.35 acres, as shown in the table below. Attachment 7 Draft Resolution for the General Plan Amendment reflects the request, and includes Exhibit A, the proposed Land Use Diagram Map, Exhibit B, the proposed Community Districts and Subareas Map, and the Table LU-1 proposed changes.

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)	243.1 243.45	243
Residential—Low Density	(1–2 du/ac)	156.7 156.35	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)	102.5	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	*	850.4	*
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

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
Other			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
Total City Acreage		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.

B. Zone Change

Two Zoning Maps are required to be amended to reflect the proposed changes in the RV and RL zoning district boundaries: the Zoning Map, and the Zoning Map with Overlay Districts. Attachment 8, Draft Resolution for the Zone Change, includes Exhibit A, a Draft City Council Ordinance for the Zone Change, which contains Exhibit A-1, the proposed Zoning Map with Overlay Districts, and Exhibit A-2, the proposed Zoning Map.

Upon recommendation by the Planning Commission regarding the General Plan Amendment and Zone Change, the City Council would consider the adoption of these legislative actions. The Community Development Director would then consider approval of the LLA in conjunction with acceptance of the LLA by the City Engineer. If approved, the LLA documents would be executed and recorded at the Los Angeles County Recorder's Office.

II. STAFF ANALYSIS

A. Site Characteristics

Regarding the setback from structures to property lines, the development on each property would continue to adhere to its respective zone standards for single family residential development. The properties would maintain their respective frontage on Colodny Drive and Fairview Place, which are both considered private streets for that segment of the street. The infrastructure of each parcel would not be modified, such as the private septic system, access and placement of structures and their relations to the current and future property lines. The request does not cause any modifications to the existing developments or other impacts to the parcels.

The Zoning Ordinance requires 20,000 square feet minimum for RL zoned parcels and 43,650 square feet or one (1) acre for RV zoned parcels. Therefore, the resulting parcel sizes would be consistent with the minimum required size. With its new boundaries, the Fairview lot would have sufficient space to maintain an equestrian use.

The project would provide for a single set of zoning districts and a single General Plan land use designation for the parcel on Colodny Drive upon approval of the LLA. Without the 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 the Colodny Drive lot having "split zoning." 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 lot causing a similar land use problem.

B. General Plan Consistency

The project would be 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 and GPA, is consistent in character with existing surrounding parcels and would allow for orderly and well-planned development. The amendment to Table LU-1 and change in Figures LU-2 and LU-3 in the General Plan are necessary to ensure that there is not more than one land use designation pertaining to each lot, and that the General Plan and Zoning Maps are consistent.

C. Findings

The findings required for this project pertain to the Zone Change, and per Section 9672.7 of the AHMC, require that the project be found consistent with the objectives of the Zoning Ordinance and the General Plan.

D. Environmental Review

Staff finds the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15305(a) 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 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. In addition, once the Zone Change and General Plan Amendment are approved, the lot line adjustment will qualify for the CEQA exemption found at Section 15305(a) of the CEQA Guidelines applicable to minor lot line adjustments.

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-01780-2020; and (2) a Resolution recommending the City Council adopt a Resolution to approve General Plan Amendment Case No. GPA-01779-2020.

IV. ATTACHMENTS

Attachment 1. Vicinity Map

Attachment 2. Project Map

Attachment 3. General Plan Figure LU-2: Land Use Diagram (Existing)

Attachment 4. General Plan Figure LU-3: Community Districts and Subareas (Existing)

Attachment 5. Zoning Map with Overlay Districts (Existing)

Attachment 6. Zoning Map (Existing)

Attachment 7. Draft Resolution for the General Plan Amendment with Exhibits

- Exhibit A– General Plan Figure LU-2: Land Use Diagram Proposed Change
- Exhibit B– General Plan Figure LU-3: Community Districts and Subareas Proposed Change
- Exhibit C: Table LU-1

Attachment 8. Draft Resolution for the Zone Change with Exhibits

- Exhibit A: Draft Ordinance for the Zone Change
 - Exhibit A-1: Zoning Map with the Overlay Districts Proposed Change
 - Exhibit A-2: Zoning Map Proposed Change

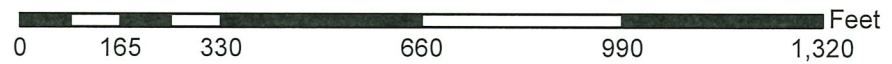
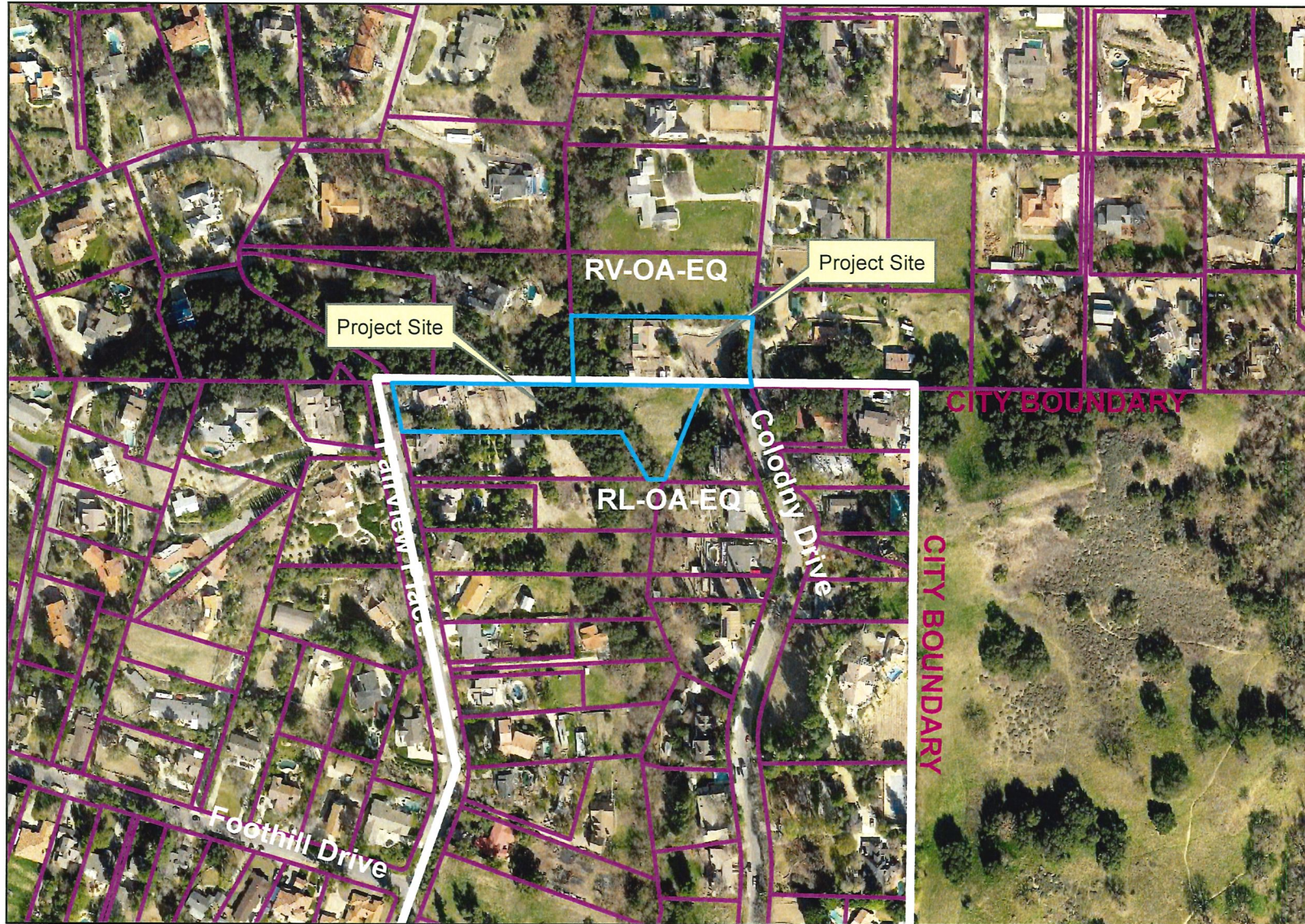
Case Planner: Valerie Darbouze, Associate Planner

ATTACHMENT 1

Vicinity Map

Attachment 1 Vicinity Map

GPA-01779-2020 + ZONE-01780-2020 + LOT-01781-2020



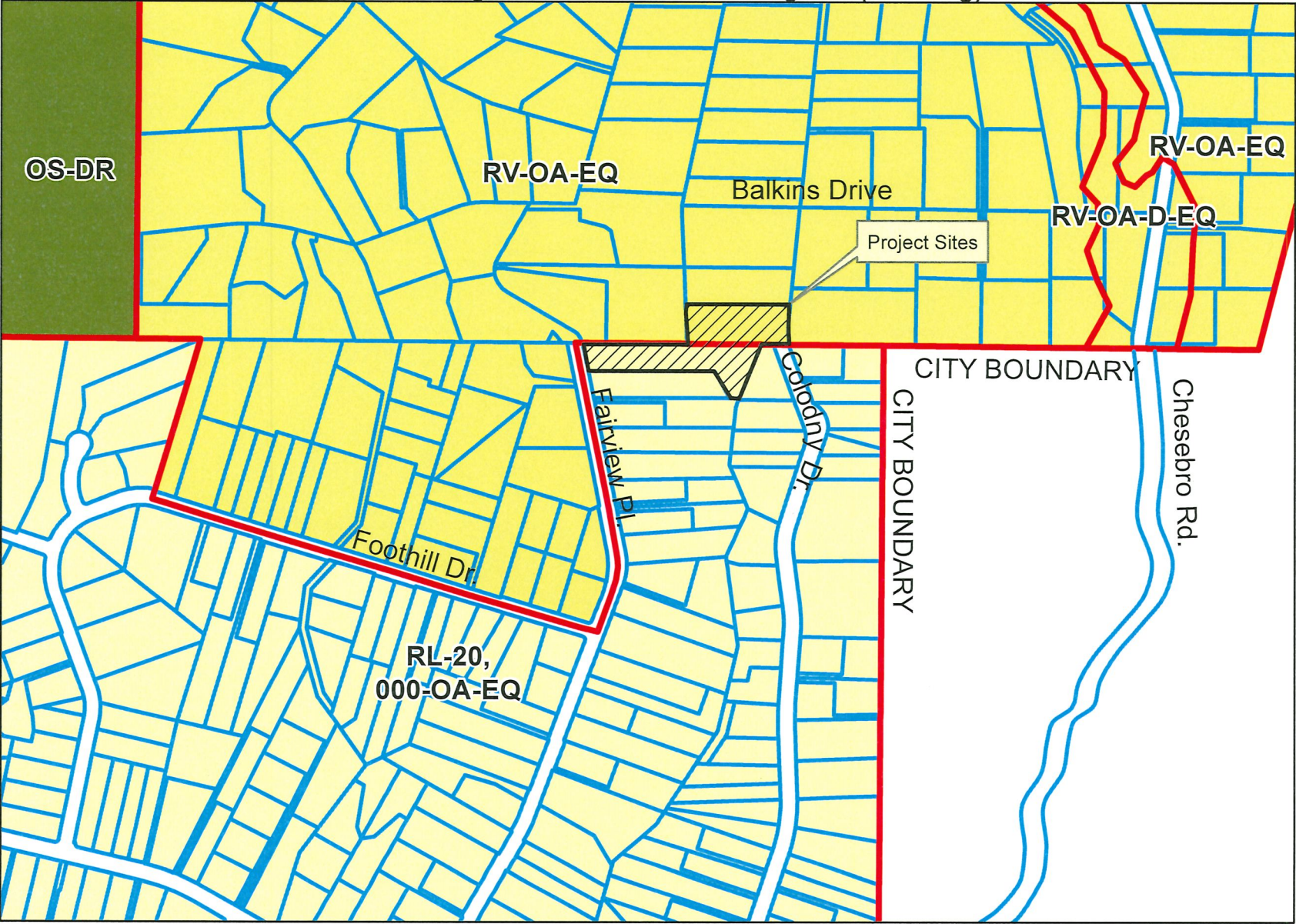
ATTACHMENT 2

Project Map

ATTACHMENT 3

**General Plan Figure LU-2: Land Use Diagram
(Existing)**

Attachment 3
General Plan
Figure LU-2 Land Use Diagram (Existing)



- Residential Very Low Density (RV)
- Residential Low Density (RL)

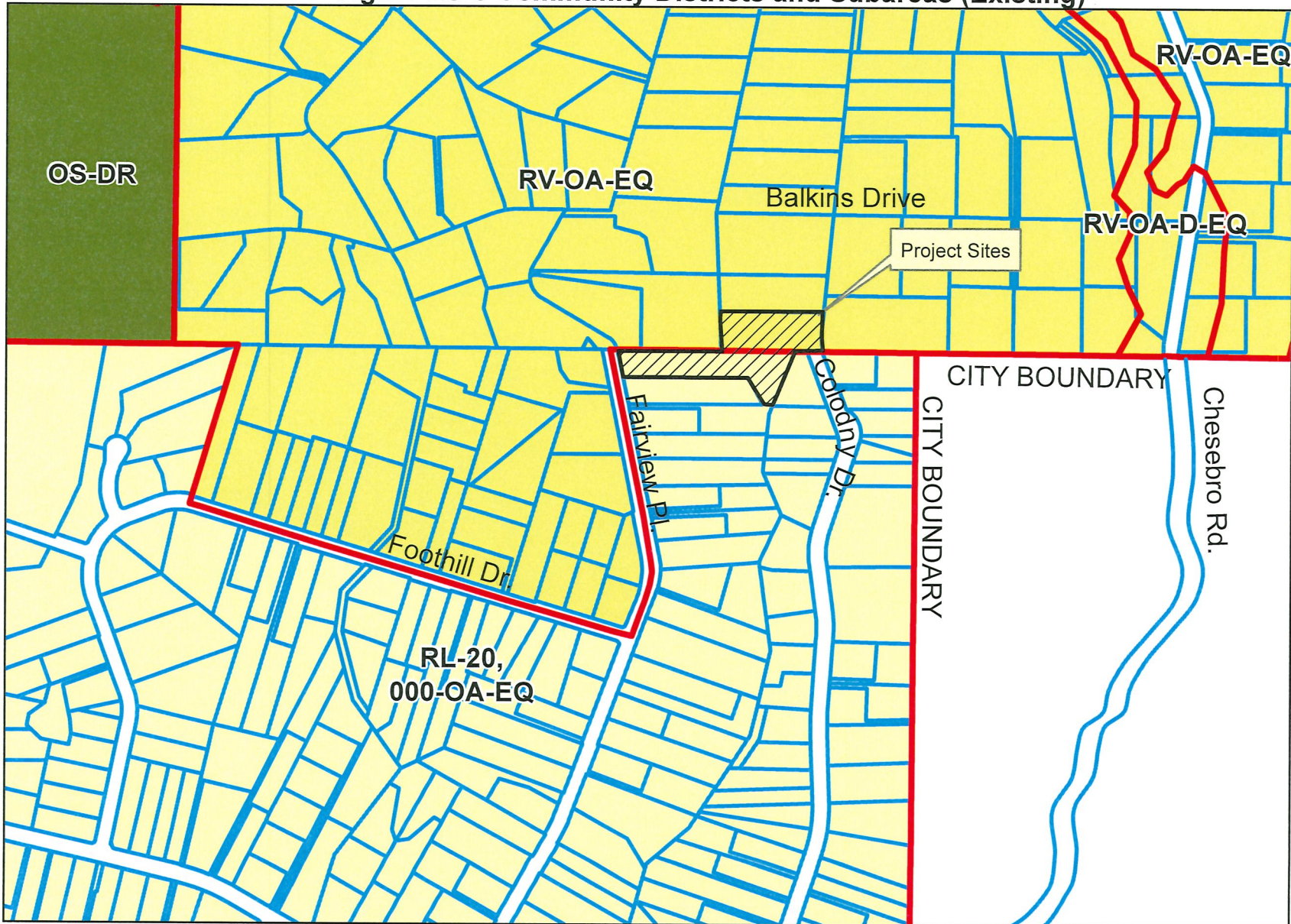


ATTACHMENT 4

General Plan Figure LU-3: Community Districts and Subareas (Existing)

Attachment 4 General Plan

Figure LU-3 Community Districts and Subareas (Existing)



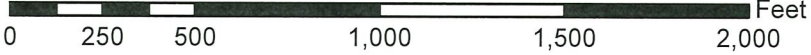
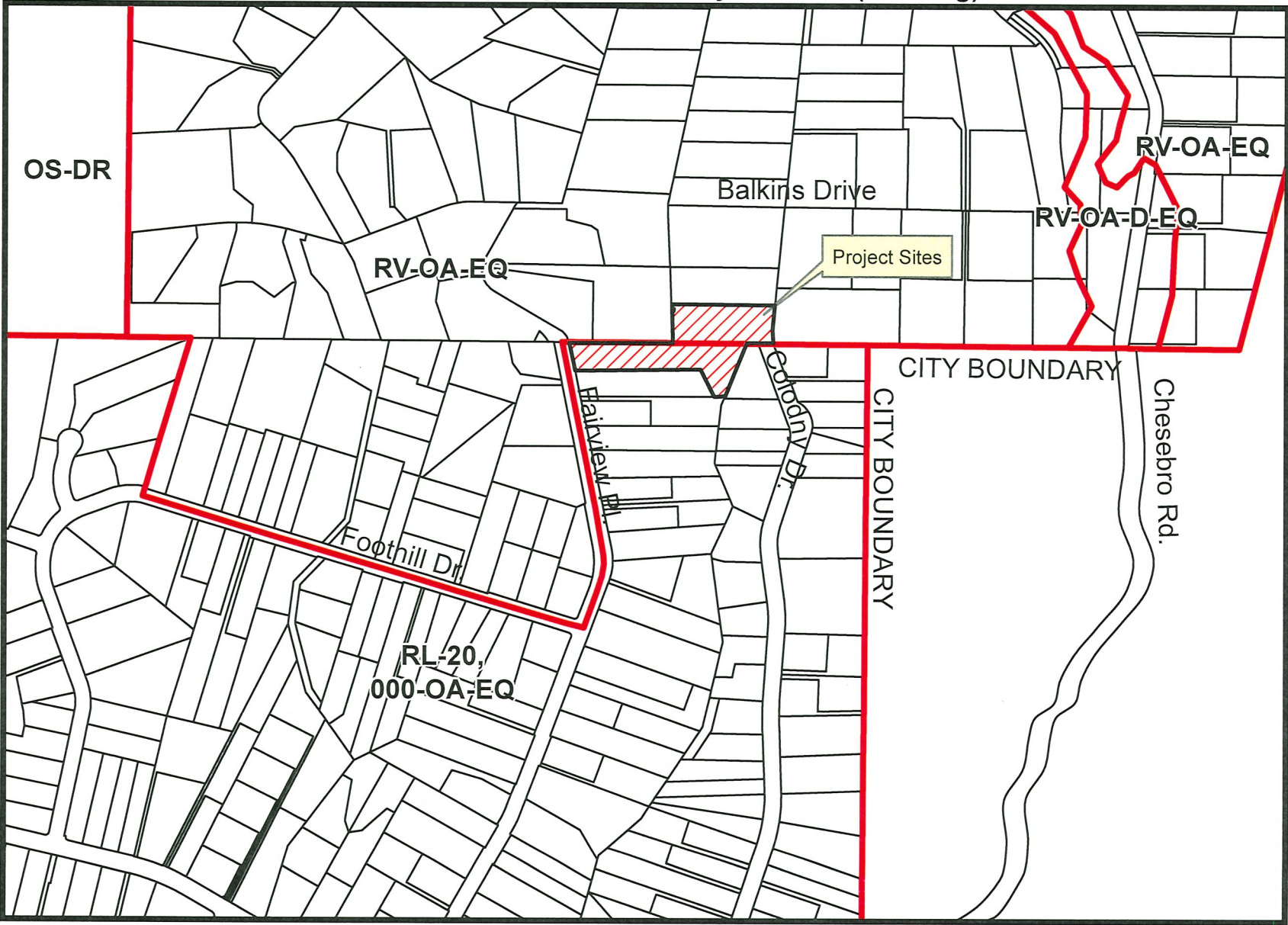
-  Residential Very Low Density (RVL)
-  Residential Low Density (RL)



ATTACHMENT 5
Zoning Map with Overlay Districts
(Existing)

Attachment 5

Zoning Map with Overlay Districts (Existing)



RV-OA-EQ - Residential Very Low (RV)
RL-OA-EQ Residential Low (RL)

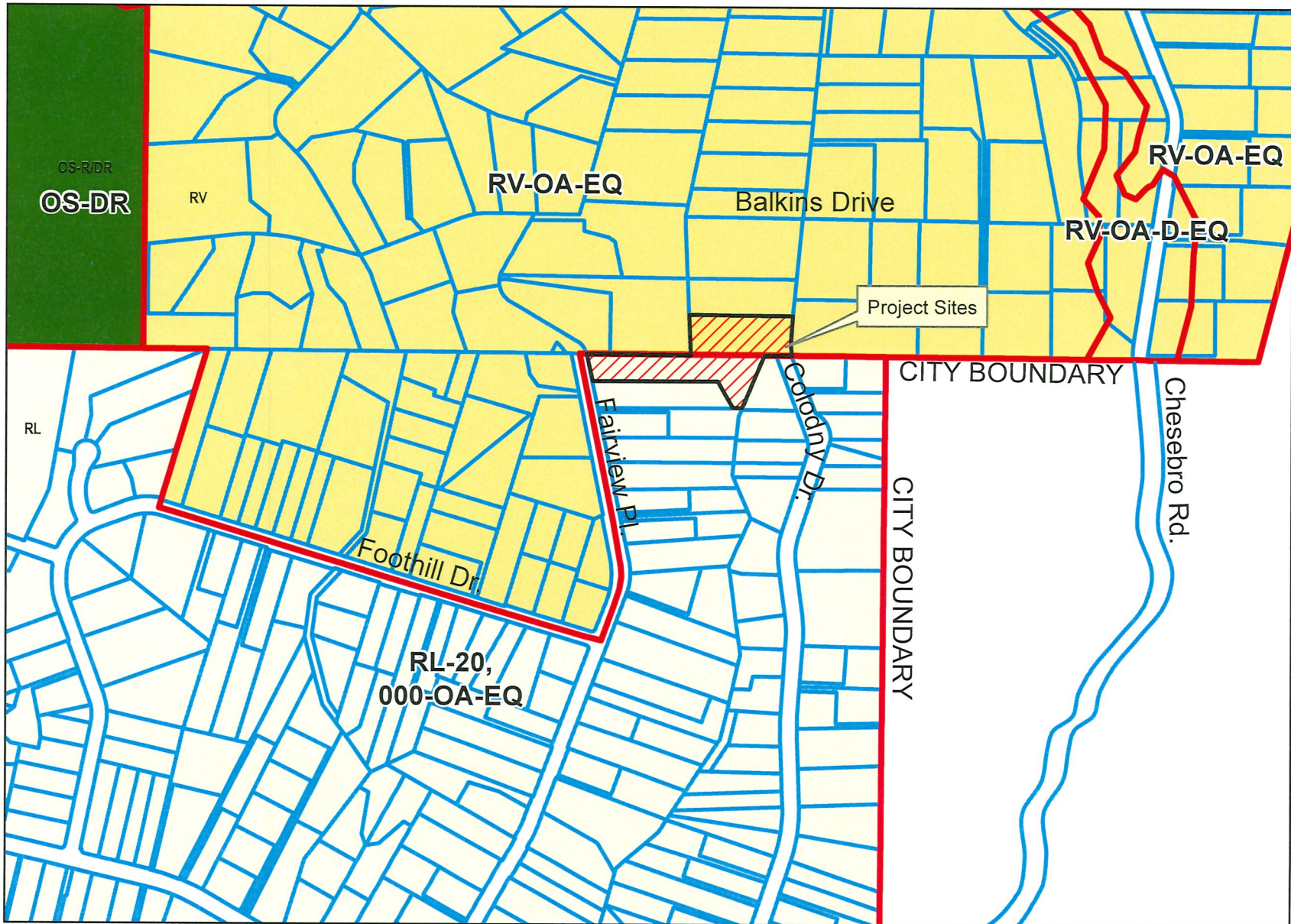
— Zones Boundaries



ATTACHMENT 6

Zoning Map

(Existing)

Attachment 6 Zoning Map (Existing)



-  Residential Very Low (RV)
-  Residential Low (RL)



ATTACHMENT 7

Draft Resolution for the General Plan Amendment with Exhibits

- **Exhibit A– General Plan Figure LU-2: Land Use Diagram
Proposed Change**
- **Exhibit B– General Plan Figure LU-3: Community Districts and
Subareas Proposed Change**
 - **Exhibit C: Table LU-1**

RESOLUTION NO. 20-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT TO ADJUST THE LAND USE DESIGNATION BOUNDARIES OF THE RESIDENTIAL VERY LOW AND RESIDENTIAL LOW DENSITY ZONES BY THE REMOVAL OF 15,113 SQUARE-FEET FROM THE PROPERTY LOCATED AT 5764 FAIRVIEW PLACE AND BY ADDING IT TO THE PROPERTY LOCATED AT 5805 COLODNY DRIVE – (CASE NO. GPA-01779-2020)

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 Jan Wilson (the “Applicant”), with respect to the real properties located at 5805 Colodny Drive (Assessor’s Identification Number (AIN) 2055-027-062 – Lot 1) and at 5764 Fairview Place (AIN: 2055-012-032 – Lot 2), requesting approval of a General Plan Amendment (Case No. GPA-01779-2020) to adjust the properties lines of two adjacent parcels by removing 15,113 square feet from one parcel 2055-012-032 with a General Plan land use designation of RL and adding it to another parcel 2055-027-062 with a General Plan land use designation of RV (the “Project”), which is related to the applicant’s request for a Zone Change (Case No. ZONE-01780-2020), and administrative Lot Line Adjustment (Case No. LOT-01781-2020).

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

A. Figure LU-2 Land Use Diagram will be changed to reflect the new boundaries of the Residential Very Low Density and the Residential Low Density designations for the parcels located at 5805 Colodny Drive with Assessor’s Identification Number 2055-027-062 and at 5764 Fairview Place with Assessor’s Identification Number 2055-012-032, respectively, as shown in Exhibit A incorporated herein and attached hereto;

B. Figure LU-3 Community Districts and Subareas will be changed to reflect the new boundaries of the Residential Very Low Density and the Residential Low Density designations for the parcels located at 5805 Colodny Drive with Assessor’s Identification Number 2055-027-062 and at 5764 Fairview Place with Assessor’s Identification Number 2055-012-032, respectively, as shown in Exhibit B incorporated herein and attached hereto;

C. Table LU-1 Land Use/Development Capacity will be changed to reflect (1) the Approximate Development Capacity in Acres in the Residential-Very Low Density category from 243.1 to 243.45, and (2) change in the Approximate Development Capacity in Acres in the Residential-Low Density category from 156.7 to 156.35 acres 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 1, 2020 at 6:30 p.m. The public hearing was held in accordance with the Governor's Executive Order N-29-20 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. Notice of time, date and means of participation in, and purpose of the aforementioned 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 Zoning Map.

Section VI. The Planning Commission concurs with staff's determination that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15305(a) 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, 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. In addition, once the Zone Change and General Plan Amendment are approved, the lot line adjustment will qualify for the CEQA exemption found at Section 15305(a) of the CEQA Guidelines applicable to minor lot line adjustments.

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 1th day of October, 2020, by the following vote to wit:

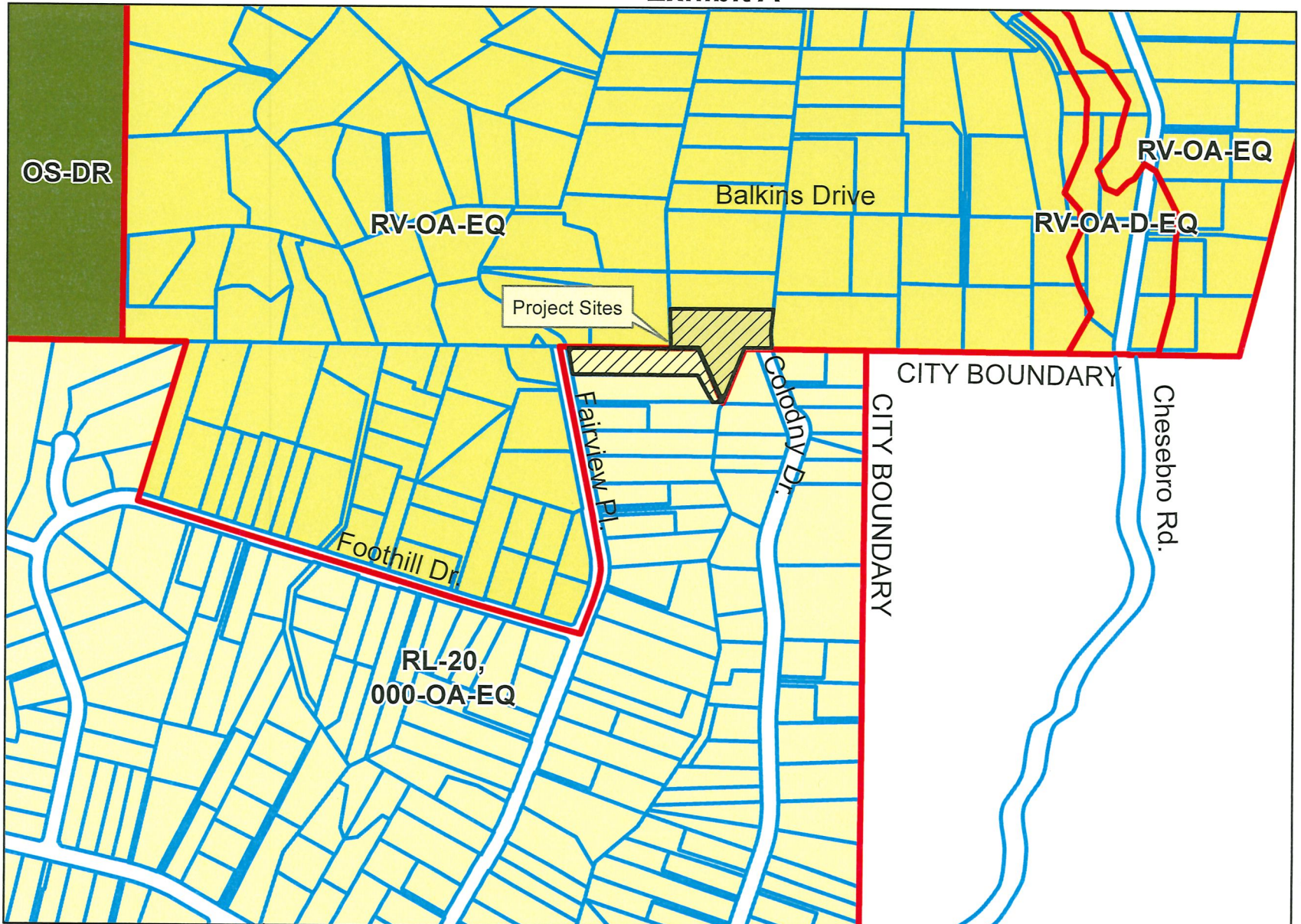
AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

John R. Asuncion, Chairperson

ATTEST

Ramiro S. Adeva, III, Secretary

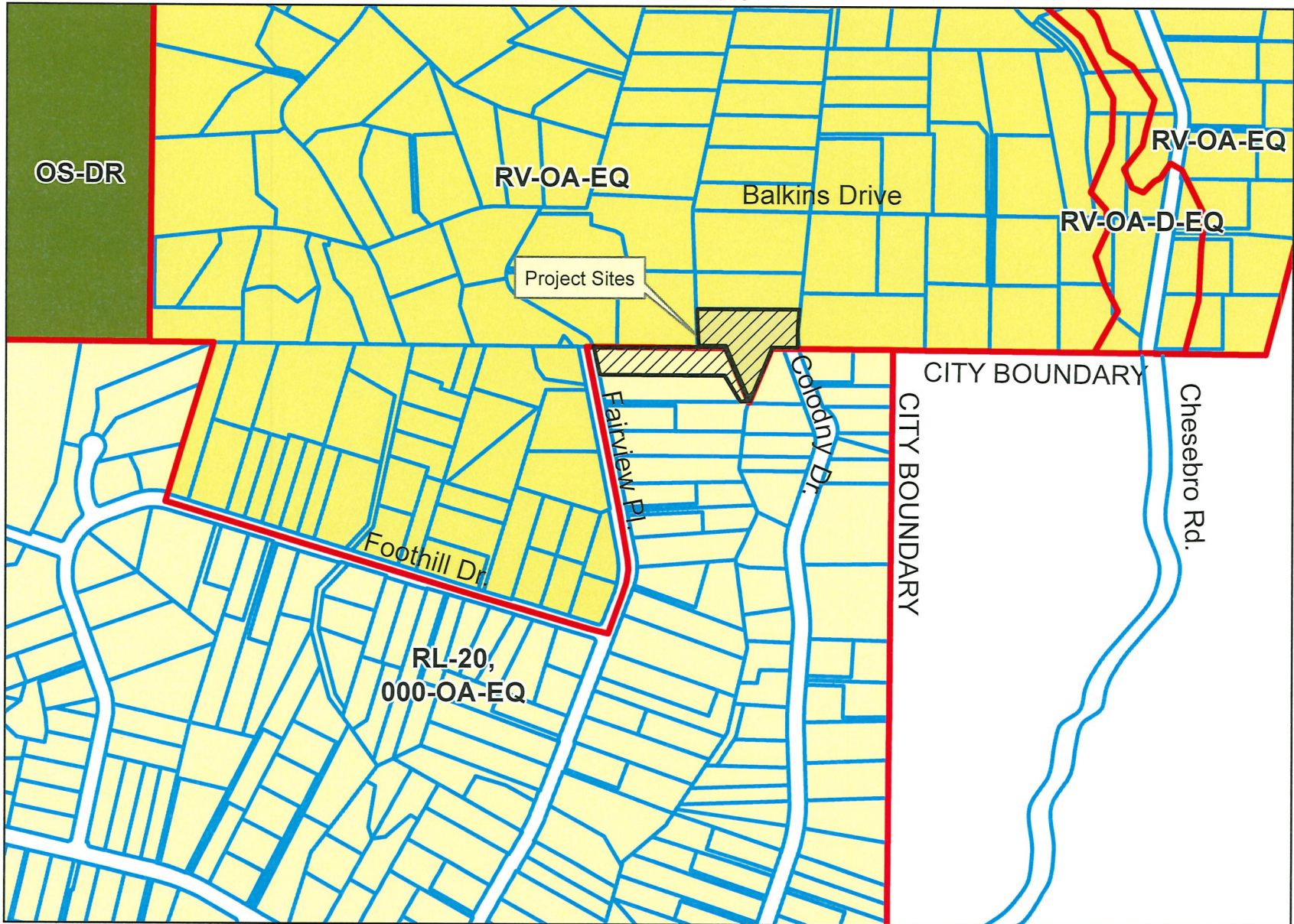
Figure LU-2 Land Use Diagram Proposed Change - General Plan
Exhibit A



-  Residential Very Low Density (RV)
-  Residential Low Density (RL)



Figure LU-3 Community Districts and Subareas Proposed Change - General Plan
Exhibit B



- Residential Very Low Density (RV)
- Residential Low Density (RL)

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)	243.1 243.45	243
Residential—Low Density	(1–2 du/ac)	156.7 156.35	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)	102.5	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	*	850.4	*
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

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 8

Draft Resolution for the Zone Change with Exhibits

- **Exhibit A: Draft Ordinance for the Zone Change**
 - **Exhibit A-1: Zoning Map
with Overlay Districts Proposed Change**
 - **Exhibit A-2: Zoning Map Proposed Change**

RESOLUTION NO. 20_____

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-01780-2020) RELATED TO TWO PROPERTIES WITH ASSESSOR'S IDENTIFICATION NUMBERS 2055-027-062 AND 2055-012-032.

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 Jan Wilson (the "Applicant"), with respect to the real properties located at 5805 Colodny Drive (Assessor's Identification Number (AIN) 2055-027-062 – Lot 1) and 5764 Fairview Place (AIN: 2055-012-032 – Lot 2), requesting approval of a Zone Change (Case No. ZONE-01780-2020) (the "Project"), which is related to the applicant's request for a General Plan Amendment (Case No. GPA-01779-2020) and administrative Lot Line Adjustment (Case No. LOT-01781-2020).

Section II. The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held on October 1, 2020 at 6:30 p.m. The public hearing was held in accordance with the Governor's Executive Order N-29-20 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. Notice of time, date and means of participation in, and purpose of the aforementioned 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 9672.7 of the Agoura Hills Municipal Code, upon adoption of the Ordinance, and approval of the requested actions identified in Section I, the Zoning Map will be consistent with the Zoning Ordinance and General Plan, as follows:

A. The Project would provide for a single set of zoning districts of RV-OA-EQ and a single General Plan land use designation of RV for Lot 1 at 5805 Colodny Drive.

B. The remaining area of Lot 2 at 5764 Fairview Place would continue to be in the RL-OA-EQ zone and the RL General Plan land use designation.

C. Lots 1 and 2 would comply with all required zoning regulations, including applicable lot size, lot width, and lot depth requirements of the respective zoning districts.

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

Section V. The Planning Commission concurs with staff's determination that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15305(a) 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, 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. In addition, once the Zone Change and General Plan Amendment are approved, the lot line adjustment will qualify for the CEQA exemption found at Section 15305(a) of the CEQA Guidelines applicable to minor lot line adjustments.

Section VI. 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 VII. 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 1st day of October 2020, by the following vote to wit:

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

John R. Asuncion, Chairperson

ATTEST

Ramiro S. Adeva, III, Secretary

ORDINANCE NO. 20-_____

AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING A ZONE CHANGE FOR AN APPROXIMATELY 15,113 SQUARE-FOOT PORTION OF A PROPERTY LOCATED AT 5784 FAIRVIEW PLACE ZONED RESIDENTIAL LOW DENSITY AND TO BE ADDED TO A PROPERTY LOCATED AT 5805 COLODNY DRIVE, ZONED RESIDENTIAL VERY LOW DENSITY (CASE NO. ZONE-01780-2020)

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 Jan Wilson (the "Applicant"), with respect to the real properties located at 5805 Colodny Drive (Assessor's Identification Number (AIN) 2055-027-062) and at 5764 Fairview Place (AIN: 2055-012-032), requesting approval of a Zone Change (Case No. ZONE-01780-2020) to adjust the properties lines of two adjacent parcels by removing approximately 15,113 square feet of Parcel 2055-012-032 parcel zoned Residential Very Low-Old Agoura Design and Equestrian Overlay district (RV-OA-EQ) by removing it from the parcel zoned Residential Low-Old Agoura Design and Equestrian Overlay districts (RL-OA-EQ) (the "Project"), which is related to the applicant's request for a General Plan Amendment (Case No. GPA-01779-2020), and administrative Lot Line Adjustment (Case No. LOT-01781-2020).

B. The applicant has submitted an administrative application for a lot line adjustment (Case No. LOT-01781-2020) removing approximately 15,113 square feet from a parcel located 5784 Fairview Place with Assessor's Identification Number 2055-012-032 and adding the same square footage to an adjacent parcel located at 5805 Colodny Drive with Assessor's Identification Number 2055-027-062.

C. The current zoning of Parcel with AIN 2055-012-032 is Residential Low Density (RL) with an Old Agoura Design and Equestrian Overlay districts (OA-EQ) and the current zoning of Parcel with AIN 2055-027-062 is Residential Very Low (RV) with an Old Agoura Design and Equestrian Overlay districts (OA-EQ).

D. On October 1, 2020, 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. The public hearing was held in accordance with the Governor's Executive Order N-29-20 on an electronic platform that allowed for the applicant and members of the public to present statements and provide materials to the Commission. After closing the public hearing, the Planning Commission adopted a resolution to recommend that the City Council approve this Ordinance.

E. The purpose of the Ordinance is to change the zoning designation of the approximately 15,113 square-foot portion of Parcel with AIN 2055-012-032 to be added to Parcel with AIN 2055-027-062.

F. On _____ 2020, the City Council of the City of Agoura Hills conducted and concluded a duly notice 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.

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

SECTION 2. The City Council finds that 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 and General Plan, as follows:

A. The Project would provide for a single set of zoning districts of RV-OA-EQ and a single General Plan land use designation of RV for Lot 1 at 5805 Colodny Drive.

B. The remaining area of Lot 2 at 5764 Fairview Place would continue to be in the RL-OA-EQ zone and the RL General Plan land use designation.

C. Lots 1 and 2 would comply with all required zoning regulations, including applicable lot size, lot width, and lot depth requirements of the respective zoning districts.

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) and 15305(a) 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 15,113-square-foot area would be shifted from a Residential Very Low Density to a Low Density zone. No development or other physical activities are proposed as part of the Project. In addition, once the Zone Change and General Plan Amendment are approved, the lot line adjustment will qualify for the CEQA exemption found at Section 15305(a) of the CEQA Guidelines applicable to minor lot line adjustments.

Exhibit A

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 respectively, 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 _____ 2020, by the following vote to wit:

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

Illece Buckley-Weber, Mayor

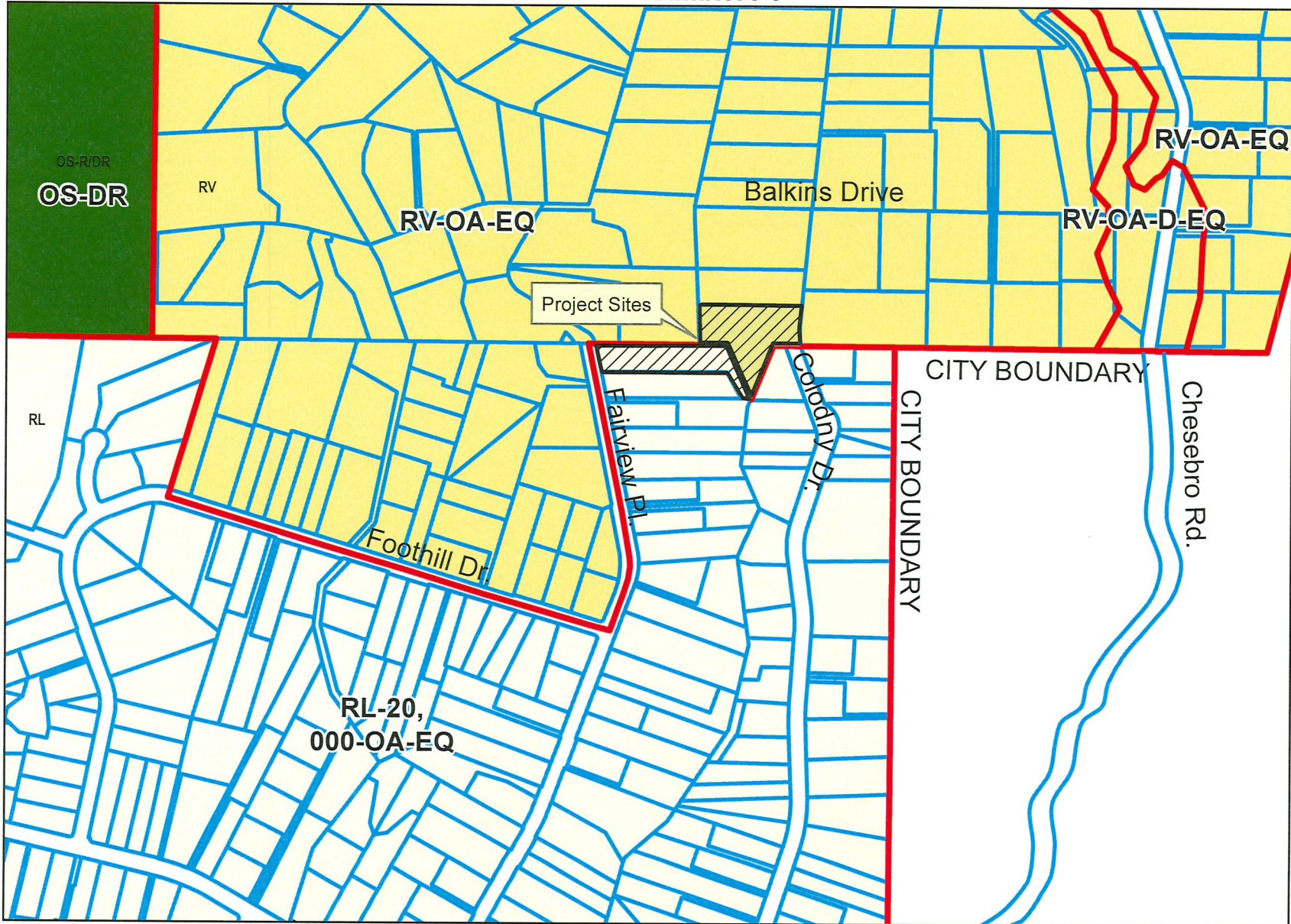
ATTEST:



Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

Candice Lee, City Attorney

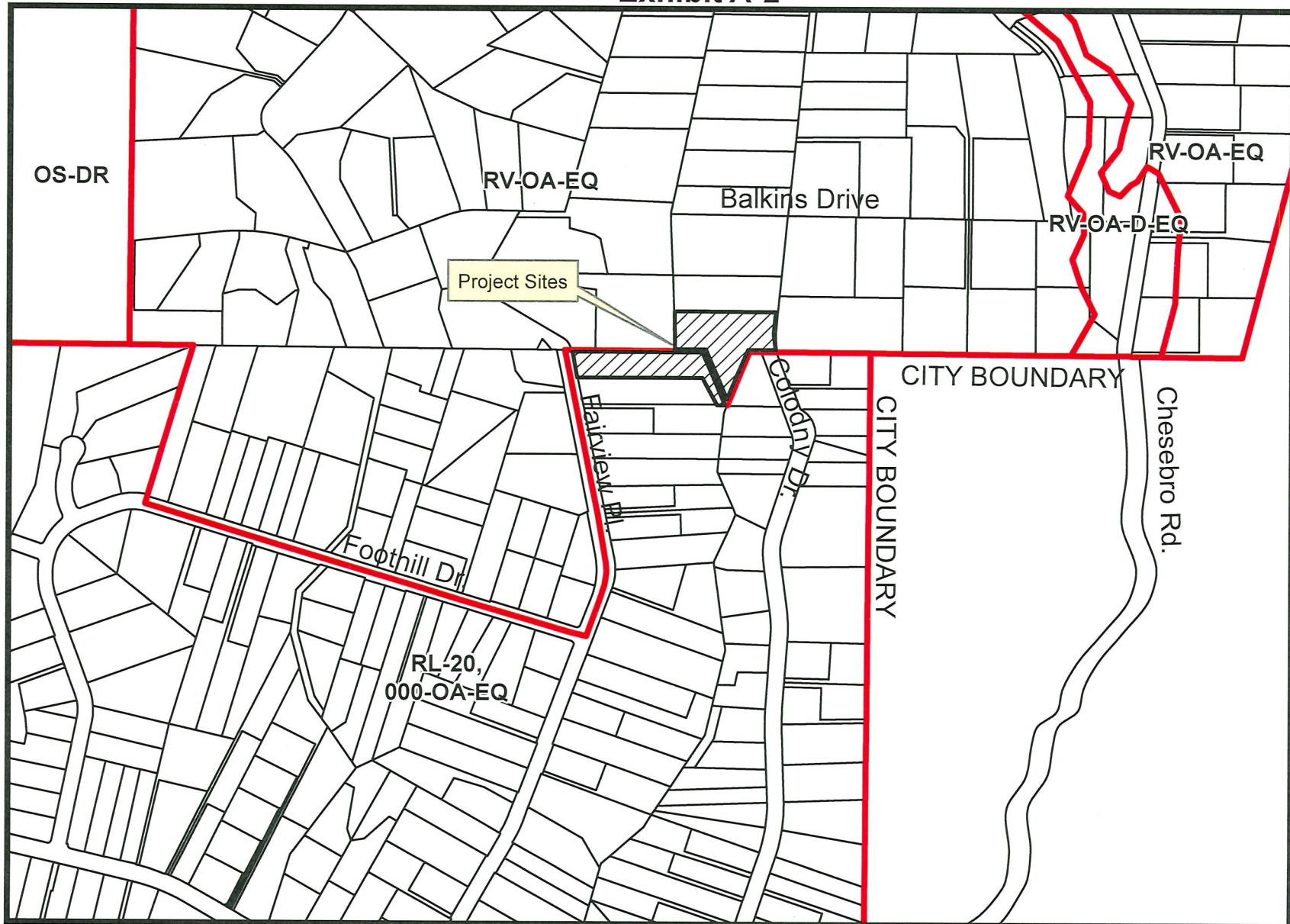
Zoning Map Proposed Change Exhibit A-1



-  Residential Very Low (RV)
-  Residential Low (RL)



Zoning Map with Overlay Districts Proposed Change Exhibit A-2



RV-OA-EQ - Residential Very Low (RV)
RL-OA-EQ Residential Low (RL)

— Zones Boundaries