

REPORT TO CITY COUNCIL

DATE: OCTOBER 28, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: RAMIRO S. ADEVA III, ASSISTANT CITY MANAGER
VALERIE DARBOUZE, ASSOCIATE PLANNER

SUBJECT: GENERAL PLAN AMENDMENT AND ZONE CHANGE IN CONNECTION WITH A LOT LINE ADJUSTMENT FOR TWO RESIDENTIALLY ZONED PARCELS (WILSON-NAGATA)

The purpose of this item is to request that the City Council adopt a General Plan Amendment (GPA) (Case No. GPA-01779-2020) and a Zone Change (ZC) (Case No. ZONE-01780-2020) in connection with a lot line adjustment (Case No. LOT-01781-2020) between two (2) residentially zoned parcels in the Old Agoura residential neighborhood.

The Wilsons and Nagatas are owners of two adjoining residential properties that they currently occupy. The Wilson's property is located at 5805 Colodny Drive and zoned Residential Very Low-Old Agoura Design Overlay-Equestrian Overlay (RV-OA-EQ) and the Nagata's property is located at 5764 Fairview Place and zoned Residential Low-Old Agoura Design Overlay-Equestrian Overlay (RL-OA-EQ). The corresponding General Plan designation for each is Residential Very Low Density (RV) and Residential Low Density (RL) respectively (See Attachments 1 and 2).

The applicant, Jan Wilson, is proposing to adjust the southerly boundary of his lot, Lot 1, as shown on Attachment 2, to increase the lot size by 15,113 square feet. The request would adjust the northerly boundary of his neighbor's property, Mr. Nagata who owns Lot 2, and reduce its square footage by the same amount. Each lot is developed with a house and accessory structures. Mr. Nagata's property 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 annually on that portion of the parcel. This portion of the parcel is accessible from Jan Wilson's property. Because the portion of the parcel that is being added to Lot 1 is zoned RL, the request requires adjusting the zoning and land use designation of that portion of the lot.

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. The

minimum size of a lot in the RV zone is one acre or 43,560 square feet, and the minimum lot size in the RL zone is 20,000 square feet. Therefore, the resulting parcel sizes would be consistent with the minimum required size of each zone as shown in the table below. Each parcel would maintain its current access. No other changes are proposed to the parcels.

Lot	Ex. Size (Sq. Ft.)	New Size (Sq. Ft.)	Net Difference (Sq. Ft.)	Min Lot Size
Lot 1-RV-Colodny	50,397	65,510	+15,113	43,560 sq.ft. or 1 acre
Lot 2-RL-Fairview	63,416	48,303	-15,113	20,000 sq.ft.

The request to adjust the parcel boundaries by way of a lot line adjustment (LLA) is approved at staff level; however, this request requires a General Plan Amendment and a Zone Change because the parcels are in two separate zoning and General Plan land use designations. The Community Development Director is the reviewing and approving authority for LLAs, and the LLA would be subject to the City Engineer’s acceptance. Therefore, the LLA is not an action being brought before the City Council. However, modifying the boundaries of the Zoning Map and amending the General Plan maps to be consistent with the Zoning Map require a legislative action by the City Council. Therefore, the project being considered by the City Council at this time is the Zone Change and General Plan Amendment.

The request is contingent upon the Community Development Director’s approval of the LLA. Upon approval, the LLA documents would be executed and recorded at the Los Angeles Recorder’s Office

General Plan Amendment

General Plan Table LU-1 (Land Use/Development Capacity) of Chapter 2 (Community Conservation and Development), which inventories the parcels by land use type and lists the total acreage of land in each zoning classification, including each type of residential cluster throughout the City will be updated to reflect the changes. The acreage in the table is approximate, and rounded to the nearest one tenth of an acre. The 15,113 square feet (0.35 acres), which is considered a minor change, would be removed from the RL acreage and allocated to the RV acreage as reflected in the table below. The acreage of the Citywide RV zone will increase by 0.35 acres from a total of 243.1 to 243.45 acres, and the RL zone will decrease from 156.7 to 156.35 acres as shown below.

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
Total City Acreage		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.			

The boundaries of the districts would be updated to follow the new boundaries of both lots and would be reflected in the Land Use Diagram FigureLU-2 and the Community Districts and Subareas Map Figure LU-3, which are attached to the Resolution of the General Plan Amendment.

Zone Change

Two Zoning Maps would be amended to reflect the proposed changes to both parcels in the RV and RL zoning districts depicted in the Zoning Map, and the Zoning Map with Overlay Districts. The Draft Resolution for the Zone Change includes Exhibit A, a Draft City Council Ordinance for the Zone Change, Exhibit B, the proposed Zoning Map with Overlay Districts, and Exhibit C, the proposed Zoning Map.

Without the legislative actions, the LLA could not be approved because it would result in Lot 1 (Colodny Drive) having "split zoning", and would be incompatible with the City's General Plan's goals of orderly development, and the Subdivision Ordinance (Agoura Hills Municipal Code Section 10900.101(a) as well.

General Plan Consistency

Revisions to the General Plan Table LU-1, land use maps and zoning maps are necessary to maintain consistency between documents, which reflect the City's Residential Low and Very Low zones. The project is consistent with the General Plan Goal LU-1:

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, 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 and that the General Plan and Zoning Maps are consistent.

Zoning Consistency

As presented, the project would be consistent with the Zoning Ordinance, in that both lots would comply with the minimum lot sizes in each zone per Agoura Hills Municipal Sections 9223.1 RV Minimum Lot Specifications and 9233.1 RL Minimum Lot Specifications. The project would continue to allow for the orderly development of each lot within each zone. Moving a lot line does not render the lot or the development non-conforming. The development on each lot remains as existing and no new development is proposed or considered by the City as part of this action.

The Planning Commission voted unanimously in favor of recommending approval to the City Council on October 1, 2020. The Resolutions of approval are attached to this report as Attachments 3 and 4.

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 any development, or 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.

RECOMMENDATION

Staff respectfully recommends the City Council: (1) find the project exempt from CEQA pursuant to Section 15061(b)(3) and 15305(a) of the CEQA Guidelines; (2) adopt City Council Resolution No. 20-1960 to approve General Plan Amendment Case No. GPA-01779-2020, contingent upon approval of Lot Line Adjustment Case No. LOT-01781-2020 and Zone Change Case No. ZONE-01780-2020; and (3) waive first reading, read by title only, and introduce Ordinance No. 20-452 for Zone Change Case No. ZONE-01780-2020, contingent upon approval of Lot Line Adjustment Case No. LOT-01781-2020.

Attachments:

1. Vicinity Map
2. Project Area Map

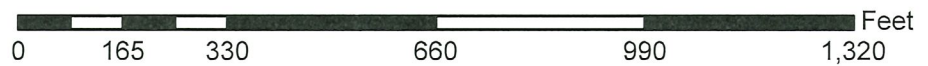
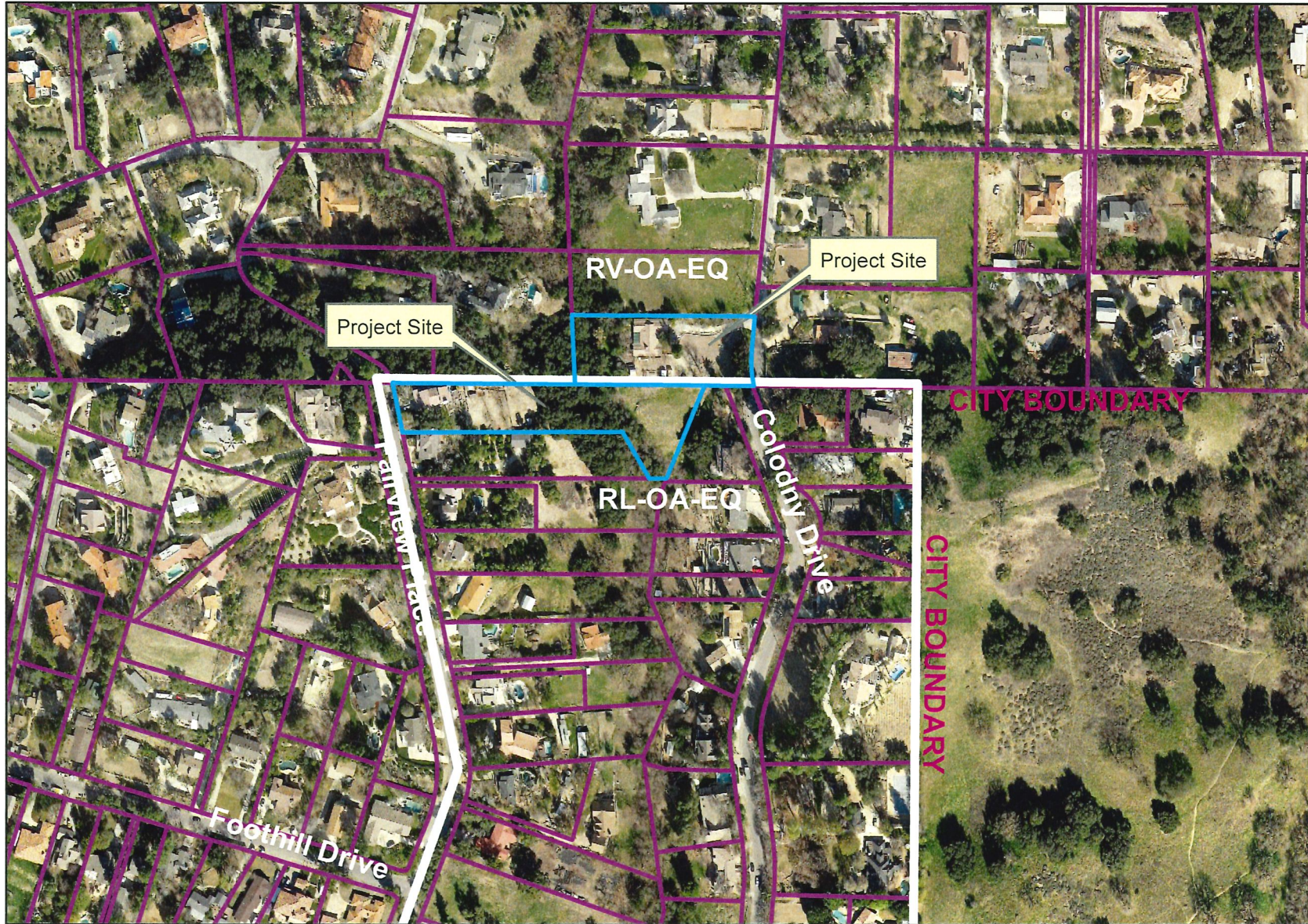
3. PC Resolution No. 20-1248 for the General Plan Amendment with exhibits
4. PC Resolution No. 20-1249 for the Zone Change with exhibits
5. CC Draft Resolution No. 20-1960 for the General Plan Amendment with exhibits
6. CC Ordinance No. 20-452 for the Zone Change with exhibits

ATTACHMENT 1

Vicinity Map

Attachment 1 Vicinity Map

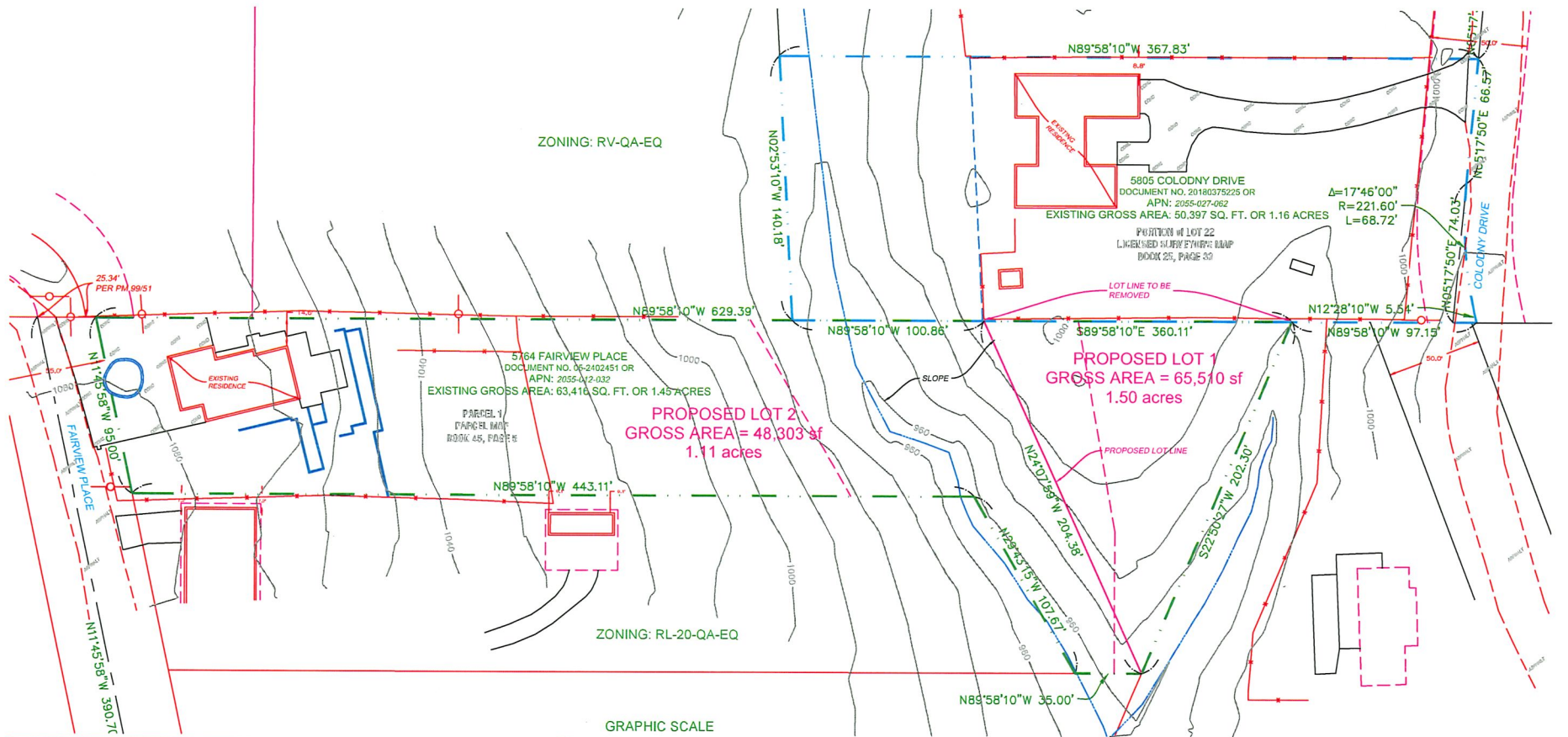
GPA-01779-2020 + ZONE-01780-2020 + LOT-01781-2020



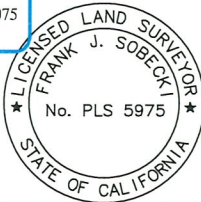
ATTACHMENT 2

Project Map

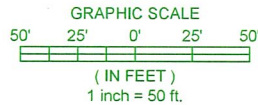
ATTACHMENT 2



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 FJS Land Consulting
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 Chatsworth, CA 91311
 (805) 501-4075
 fjs@fjslandconsulting.com



[Signature]
 Frank J. Sobecki, PLS



LOT AREAS

PROPOSED LOT 1
 (5805 COLODNY DRIVE)

EXISTING AREA: 50,397 sf or 1.16 acres
 PROPOSED AREA: 65,510 sf or 1.50 acres
 CHANGE AREA: 15,113 sf

PROPOSED LOT 2
 (5764 FAIRVIEW PLACE)

EXISTING AREA: 63,416 sf or 1.45 acres
 PROPOSED AREA: 48,303 sf or 1.11 acres
 CHANGE AREA: -15,113 sf

5805 COLODNY DRIVE
 5764 FAIRVIEW PLACE
 LOT LINE ADJUSTMENT MAP
 AGOURA HILLS, CA

DRAWN BY:	FJS
CHECKED BY:	FJS
DATE:	4/9/2020
SCALE:	1" = 50'
SHT	1 OF 1

ATTACHMENT 3

**Planning Commission Resolution No. 20-1248 for the
General Plan Amendment
With Exhibits**

RESOLUTION NO. 20-1248

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: (5) Asuncion, Mogri, Justice, Anderson, Wolf
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)



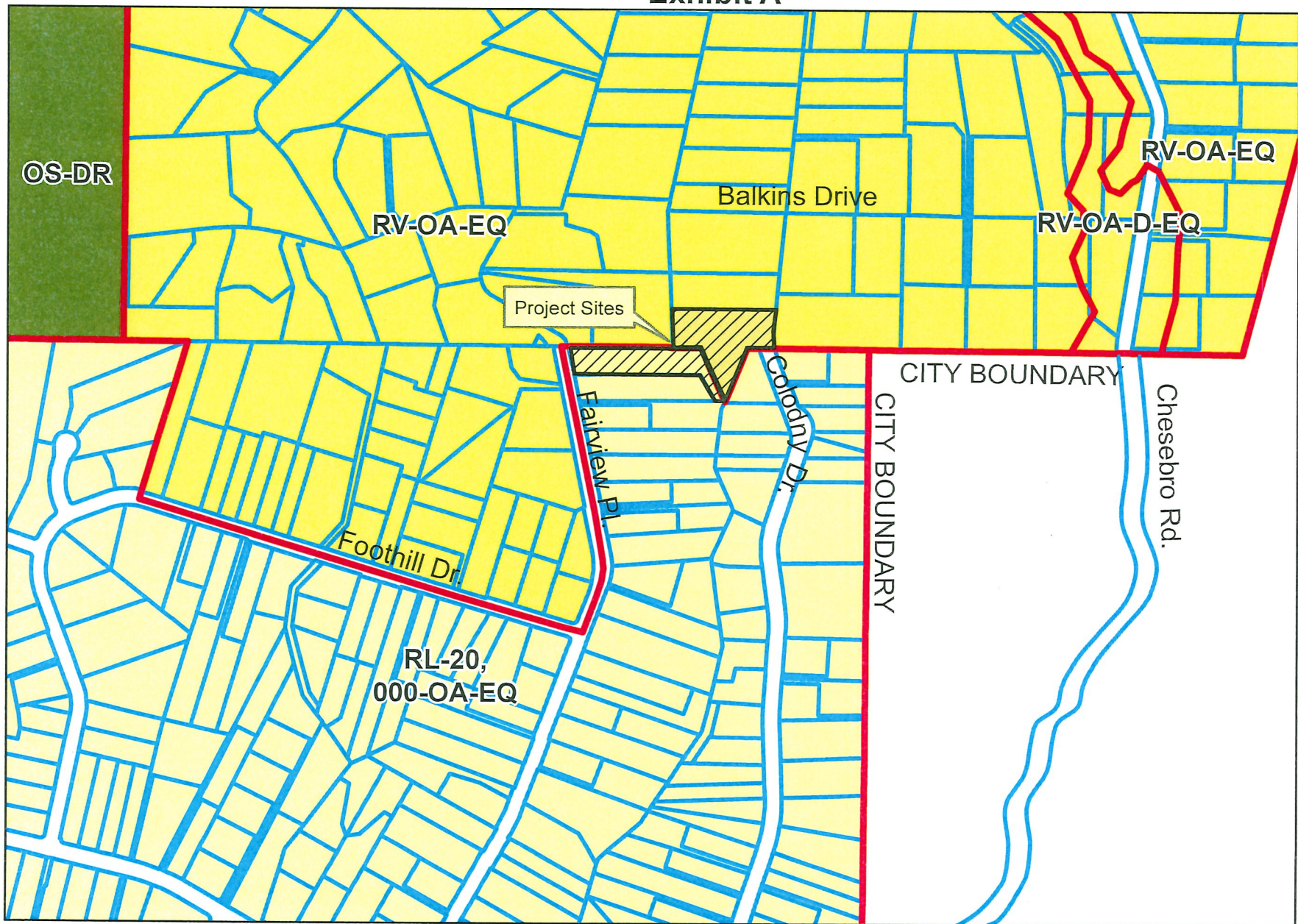
John R. Asuncion, Chairperson

ATTEST



Ramiro S. Adeva, III, Secretary

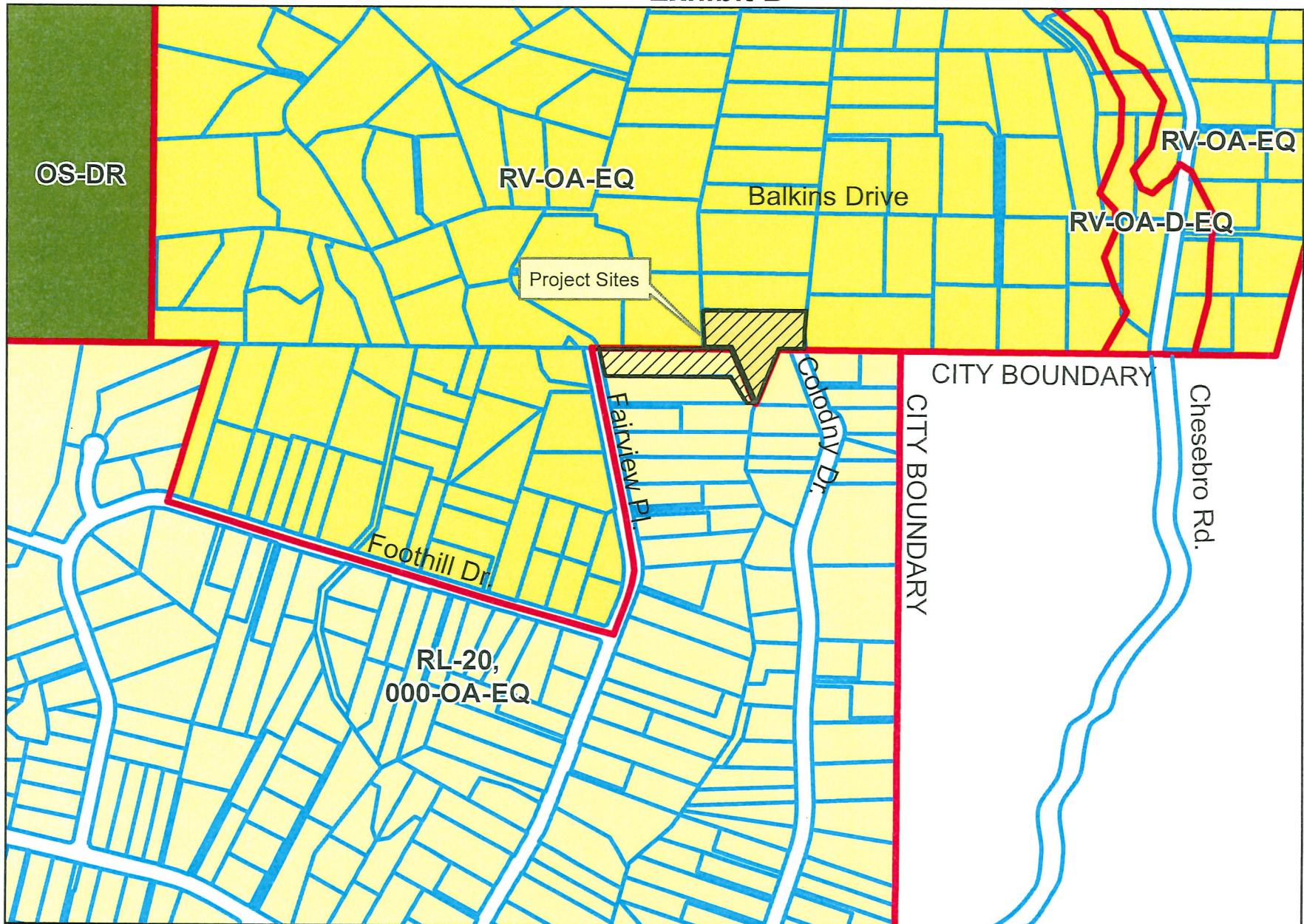
Figure LU-2 Land Use Diagram Proposed Change - General Plan
Exhibit A



-  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)

0 250 500 1,000 1,500 2,000 Feet

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
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Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
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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 4

**Planning Commission Resolution No. 20-1249 for the
Zone Change
with Exhibits**

RESOLUTION NO. 20-1249

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.

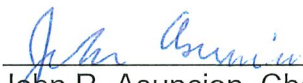
Section V. The Planning Commission concurs with staff's determination that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15305(a) of the CEQA Guidelines and CEQA. This exemption pertains to activities that do not have the potential for 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: (5) Asuncion, Mogri, Justice, Anderson, Wolf
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

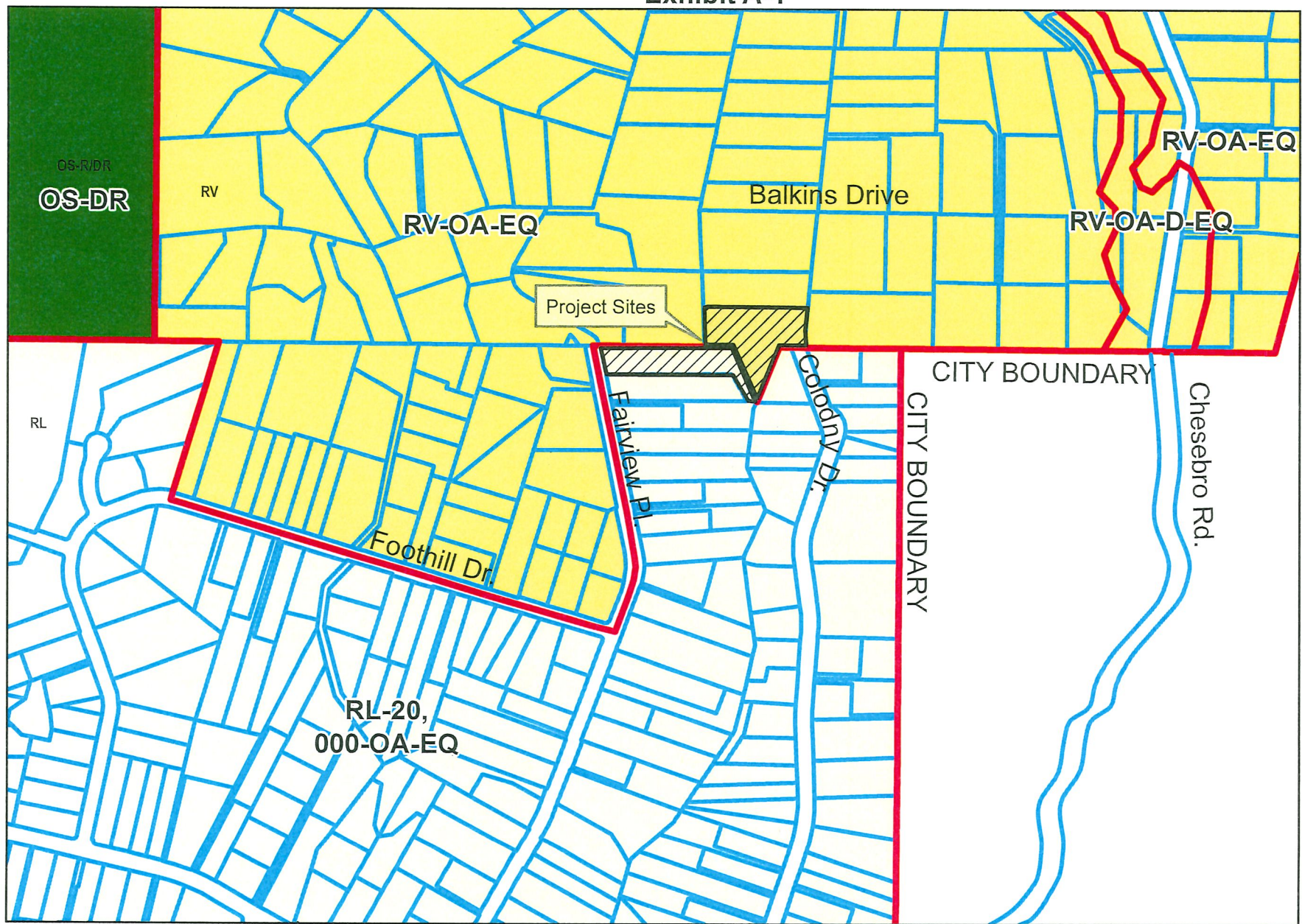
ATTEST:



Kimberly M. Rodrigues, City Clerk

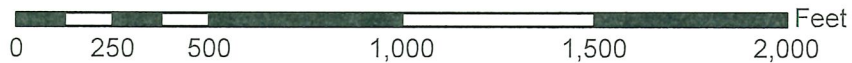
APPROVED AS TO FORM:

Candice Lee, City Attorney

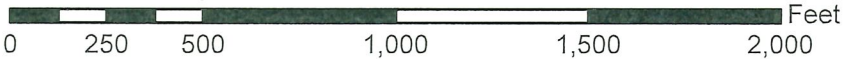
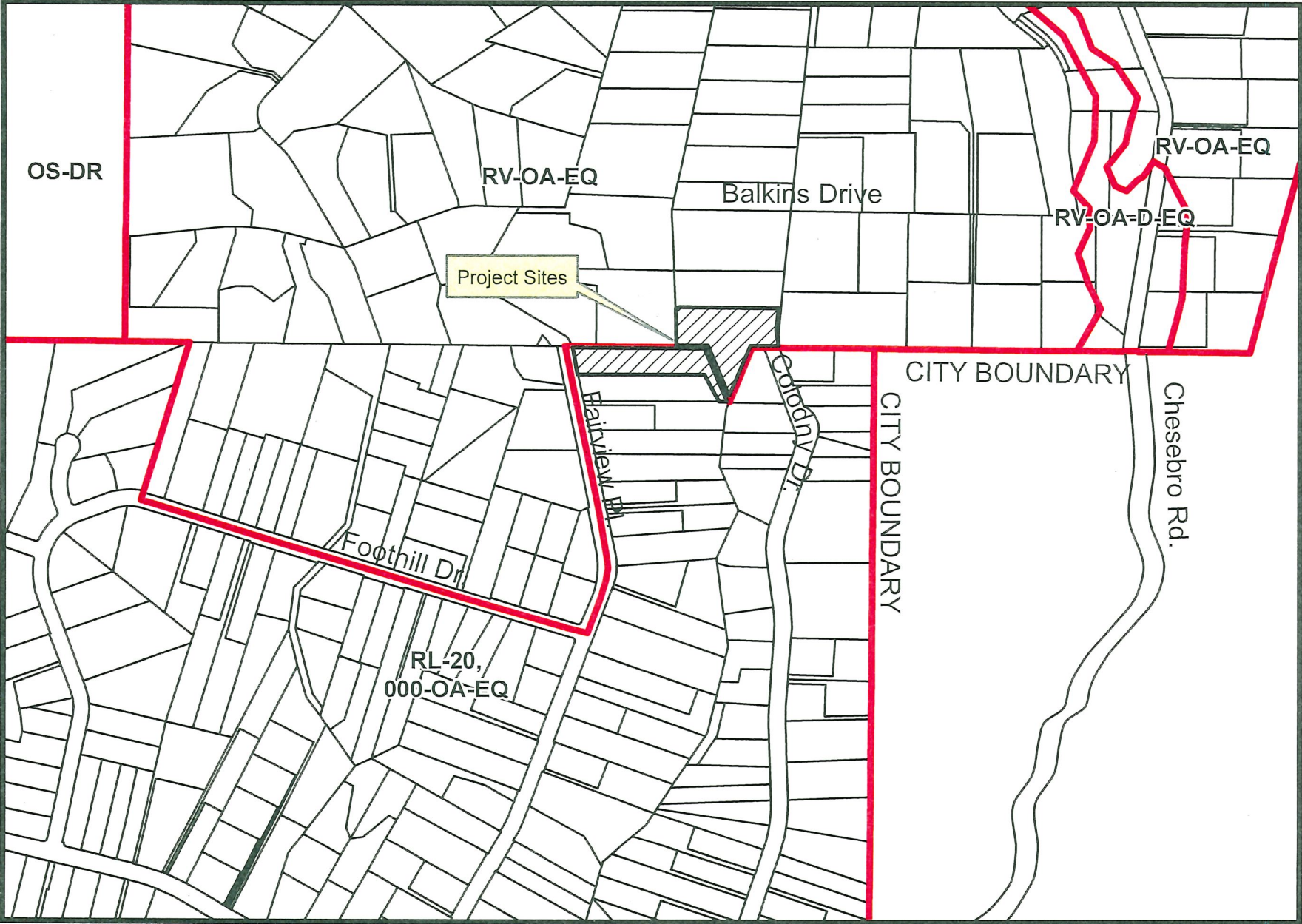
Zoning Map Proposed Change Exhibit A-1



-  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

ATTACHMENT 5

**City Council Draft Resolution 20-1960
for the General Plan Amendment
with Exhibits**

RESOLUTION NO. 20-1960

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING 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 CITY COUNCIL 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 Assessor’s Identification Number (AIN) 2055-012-032 with a General Plan land use designation of RL and adding it to another AIN 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. The Planning Commission voted unanimously in favor of the recommendation.

Section IV. The City Council of the City of Agoura Hills considered the Project application at a public hearing held on October 28, 2020 at 6:00 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 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 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 Maps.

Section VII. The City Council 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 any development, or 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 VIII. Based on the aforementioned findings and all evidence in the record, the City Council hereby adopts General Plan Amendment Case No. GPA-01779-2020 to amend the General Plan as described in Section II of this Resolution, with respect to the properties 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 28th day of October, 2020, by the following vote to wit:

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

Illece Buckley Weber, Mayor

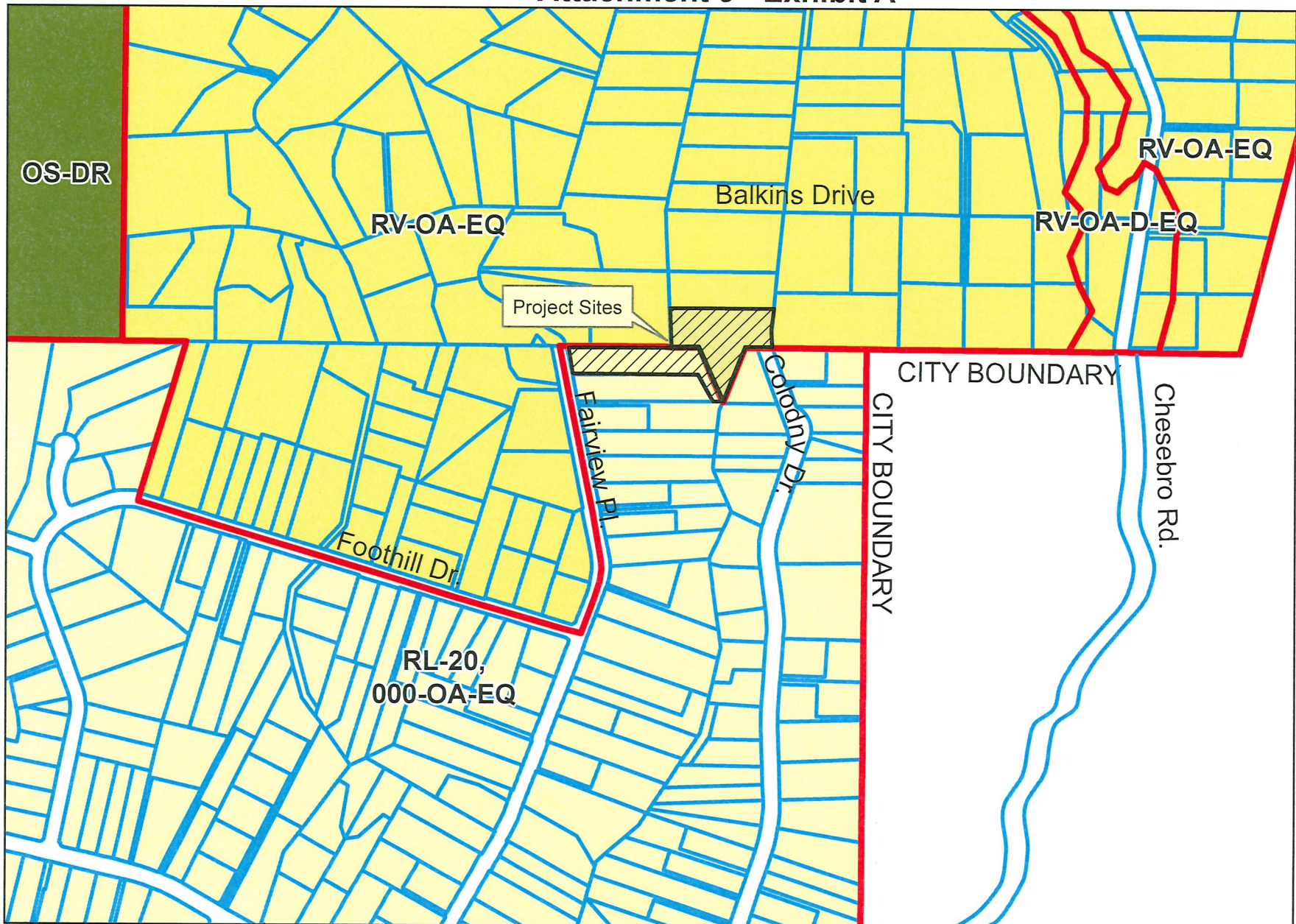
ATTEST

Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

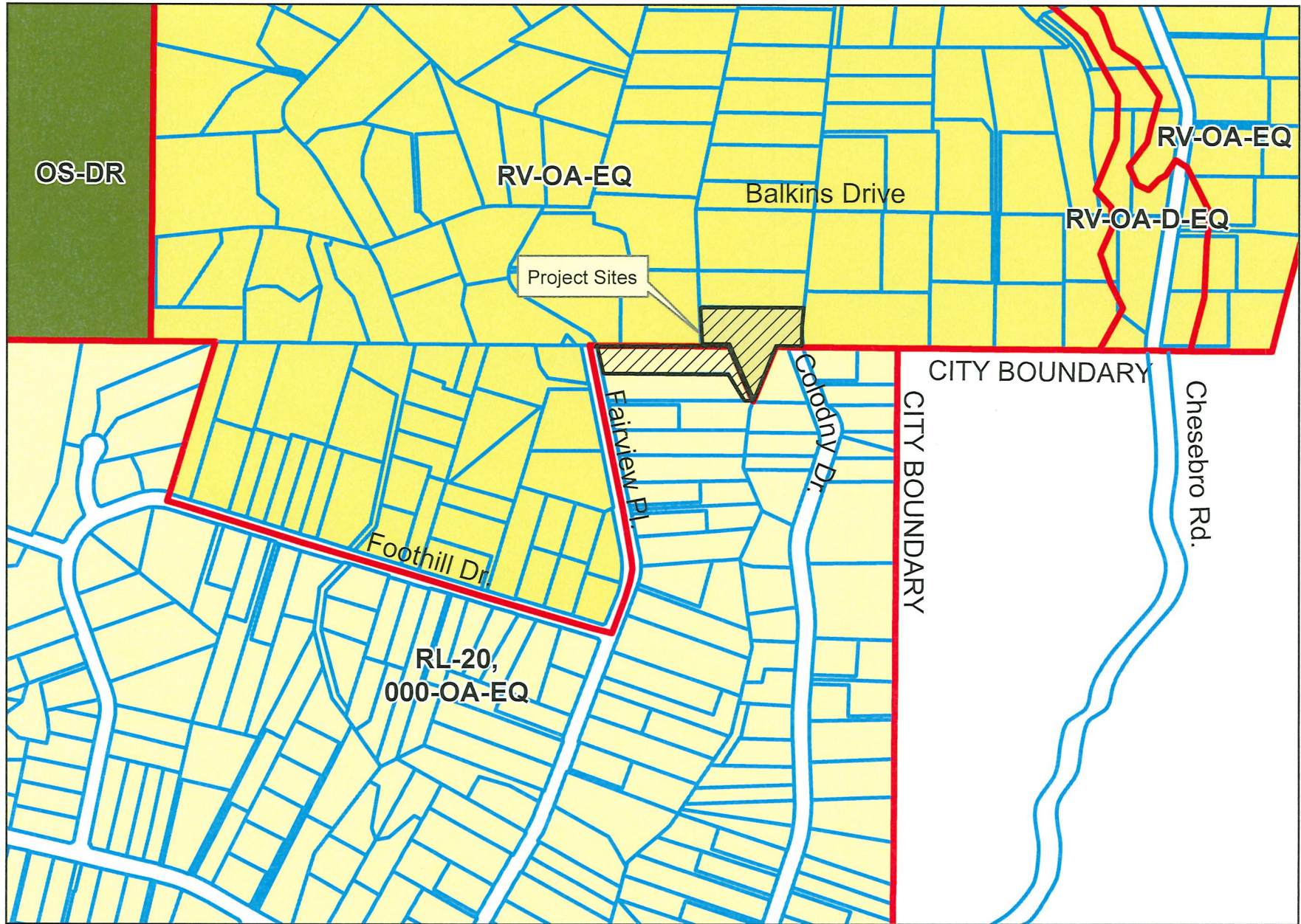
Candice K. Lee, City Attorney

Figure LU-2 Land Use Diagram Proposed Change - General Plan
Attachment 5 - Exhibit A

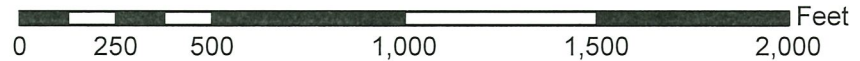


-  Residential Very Low Density (RV)
-  Residential Low Density (RL)

**Figure LU-3 Community Districts and Subareas Proposed Change - General Plan
Attachment 5 - Exhibit B**



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



Attachment 5 - 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 6

**City Council Ordinance No. 20-452 for the Zone Change
with Exhibits**

ORDINANCE NO. 20-452

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 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 property lines of two adjacent parcels by removing approximately 15,113 square feet of AIN 2055-012-032 zoned Residential Very Low-Old Agoura Design Overlay and Equestrian Overlay district (RV-OA-EQ) by removing it from the parcel zoned Residential Low-Old Agoura Design Overlay and Equestrian Overlay district (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 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 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 unanimously 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 AIN 2055-012-032 to be added to AIN 2055-027-062.

F. On October 28, 2020, the City Council of the City of Agoura Hills held a public hearing 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.

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 Maps will be consistent with the Zoning Ordinance and General Plan, as follows:

A. The Project will 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 will continue to be in the RL-OA-EQ zone and the RL General Plan land use designation.

C. Lots 1 and 2 will 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 and convenient 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 is 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.

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, APPROVED, AND ADOPTED, this ___ day of _____ 2020, by the following vote to wit:

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

Illece Buckley Weber, Mayor

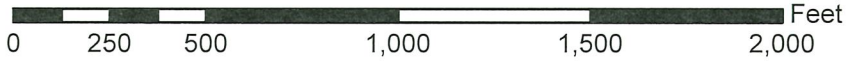
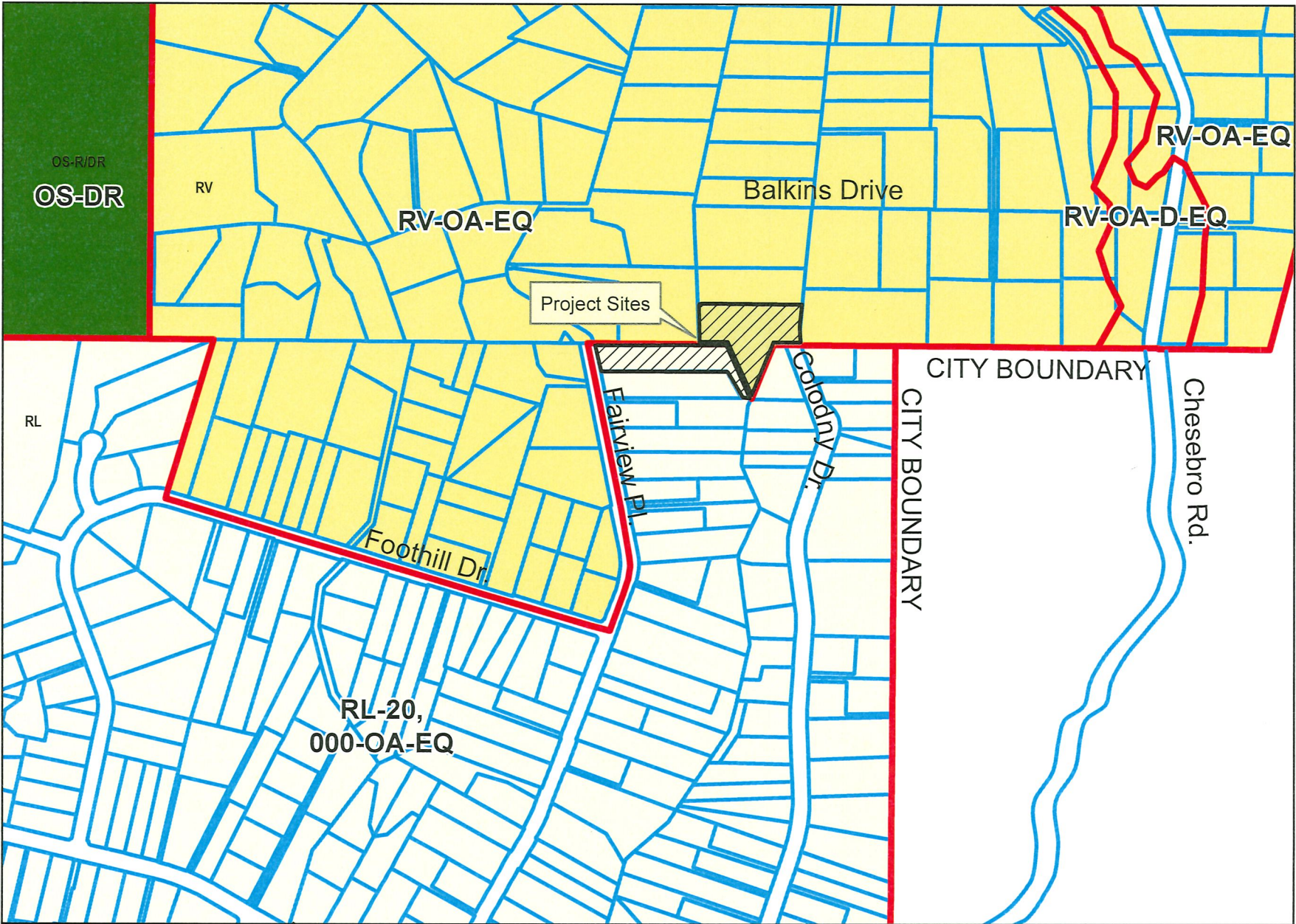
ATTEST:

Kimberly M. Rodrigues, City Clerk

APPROVED AS TO FORM:

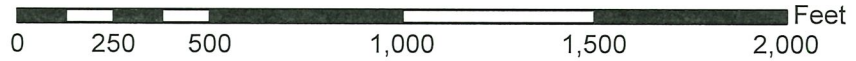
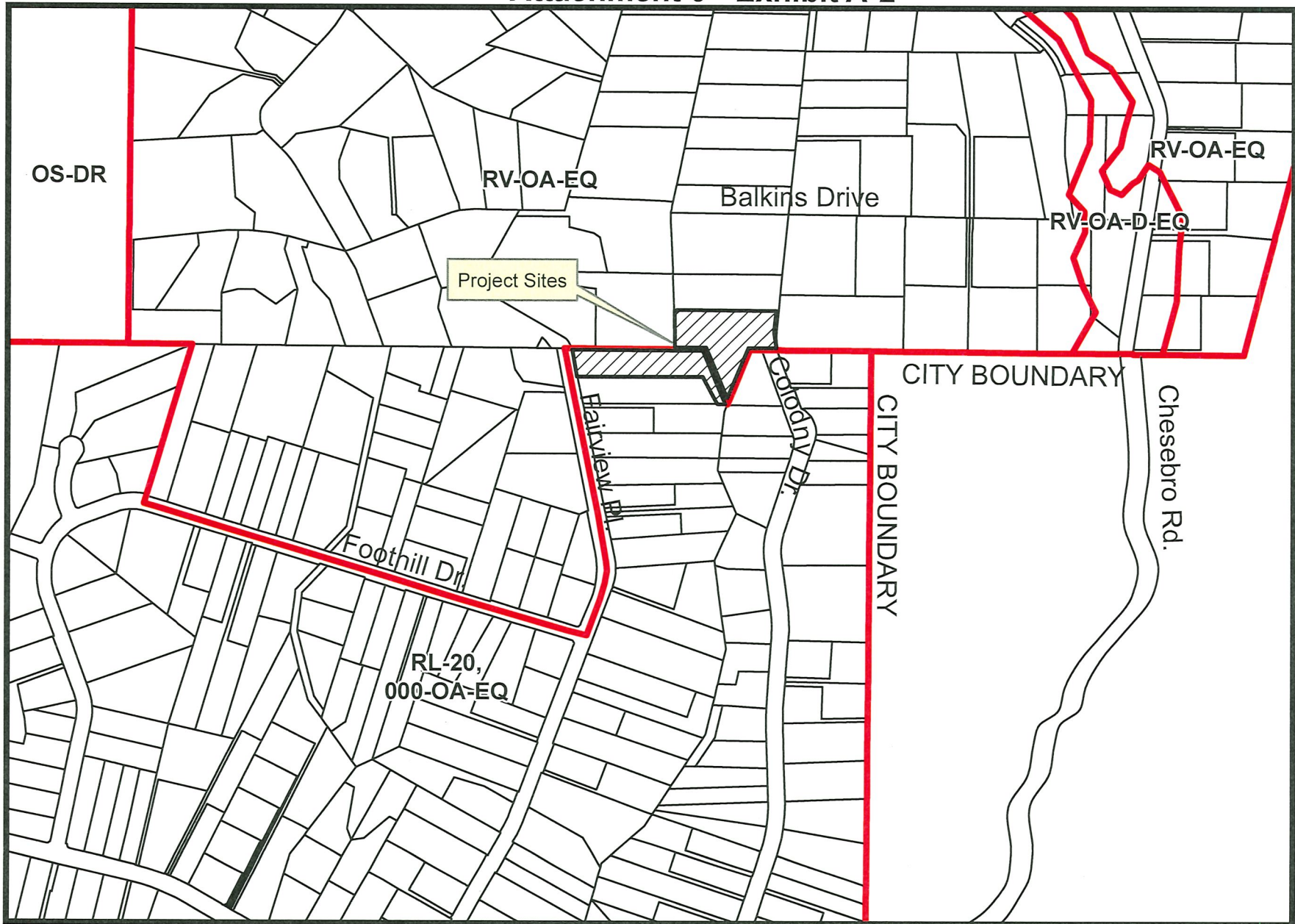
Candice Lee, City Attorney

Zoning Map Proposed Change
Attachment 6 - Exhibit A-1



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

Zoning Map with Overlay Districts Proposed Change Attachment 6 - Exhibit A-2



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

— Zones Boundaries