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Clear Vista Living  
Wellness Lifestyle Community

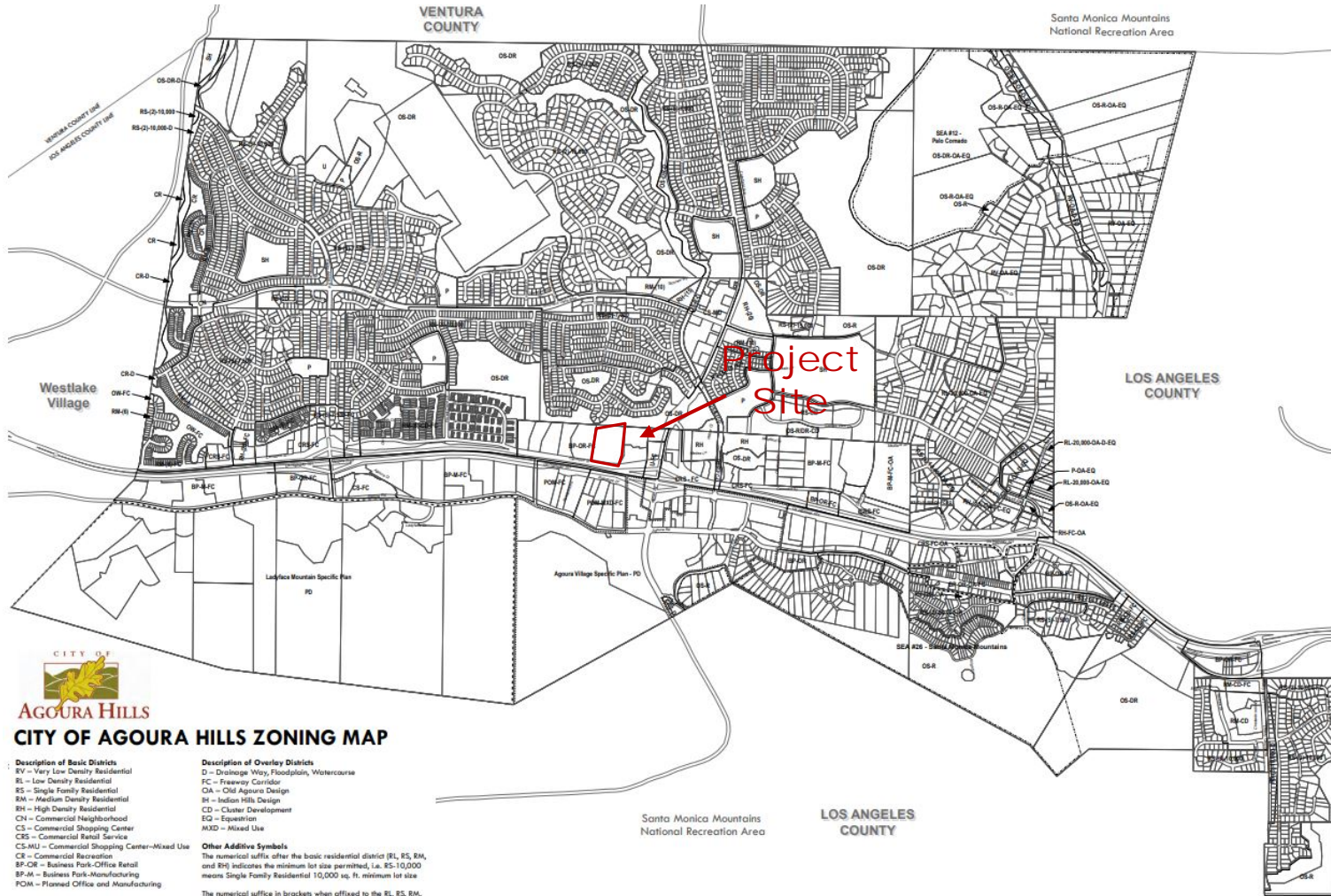


# Agenda

- Conceptual Review
- Project Background
- Legislative Review
- Legislative Options
- Recommendation



# Vicinity Map & Aerial Photo



CITY OF AGOURA HILLS  
**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
  - CBS - Commercial Retail Service
  - CS-MU - Commercial Shopping Center--Mixed Use
  - CR - Commercial Recreation
  - BP-OR - Business Park-Office Retail
  - BP-M - Business Park-Manufacturing
  - PO-M - Planned Office and Manufacturing

- Description of Overlay Districts**
- D - Drainage Way, Floodplain, Watercourse
  - FC - Freeway Corridor
  - QA - Old Agoura Design
  - IH - Indian Hills Design
  - CD - Cluster Development
  - EQ - Equestrian
  - MXD - Mixed Use

**Other Additive Symbols**

The numerical suffix after the basic residential district (R), 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. RS-14]-10,000

**Description of Special Districts**



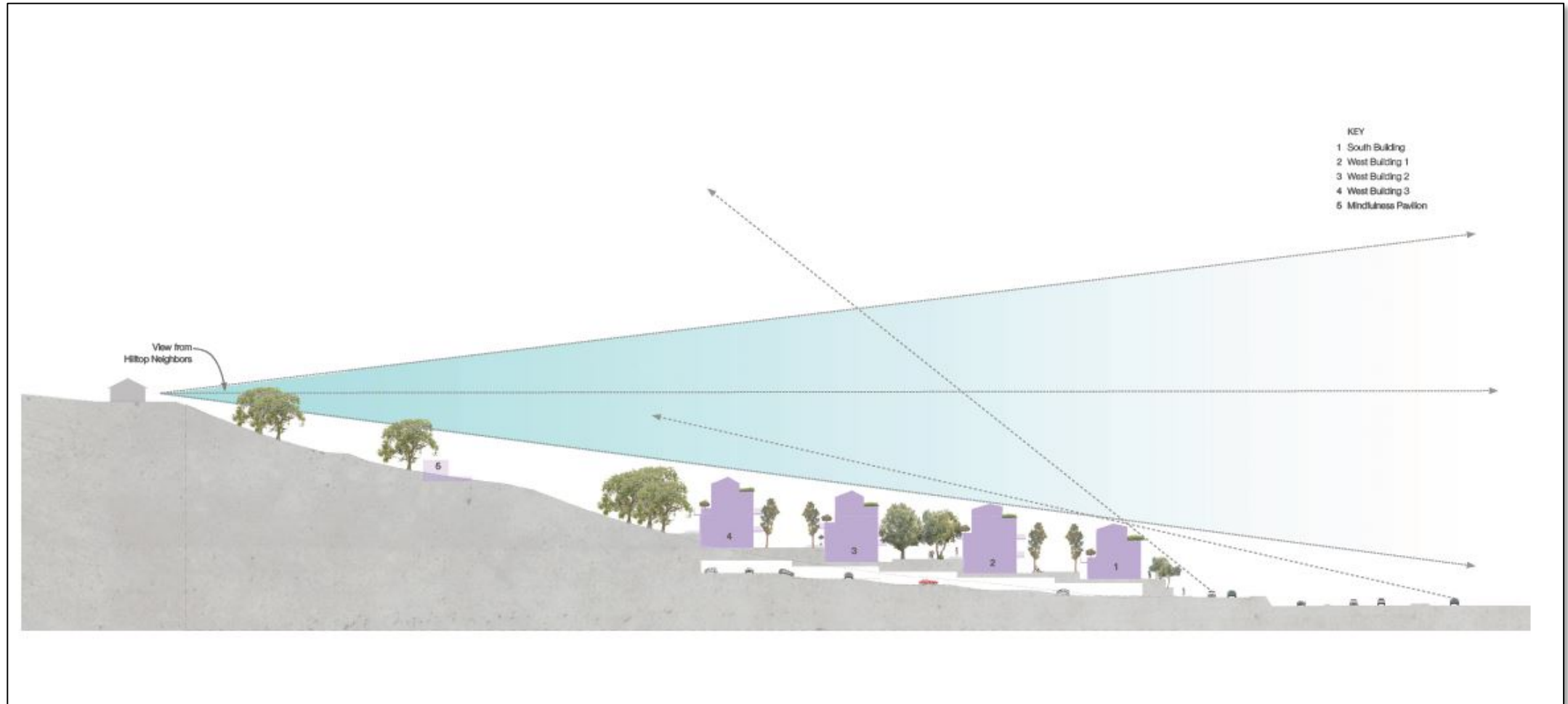
# Conceptual Site Plan

## Project Components:

- 217 Residential Units
- Retail and Office Space
- Underground Parking
  
- Amenities:
  - Library
  - Fitness Center
  - Swimming Pool
  - Wetland/Bird Habitat
  - Business Center



# Conceptual Site Section





# Site Photos

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# Existing Zoning Designation

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- Freeway Corridor (FC) Overlay District:  
Purpose:
  - ✓ “Gateways” to the City; and
  - ✓ Establish identity and character of the City.
  
- Business Park – Office Retail (BP-OR):  
Purpose:
  - ✓ Smaller planned commercial spaces;
  - ✓ Harmonious with adjacent development;
  - ✓ Pedestrian walkways;
  - ✓ Outdoor activity areas; and
  - ✓ Landscaped open spaces.



# Legislative Review

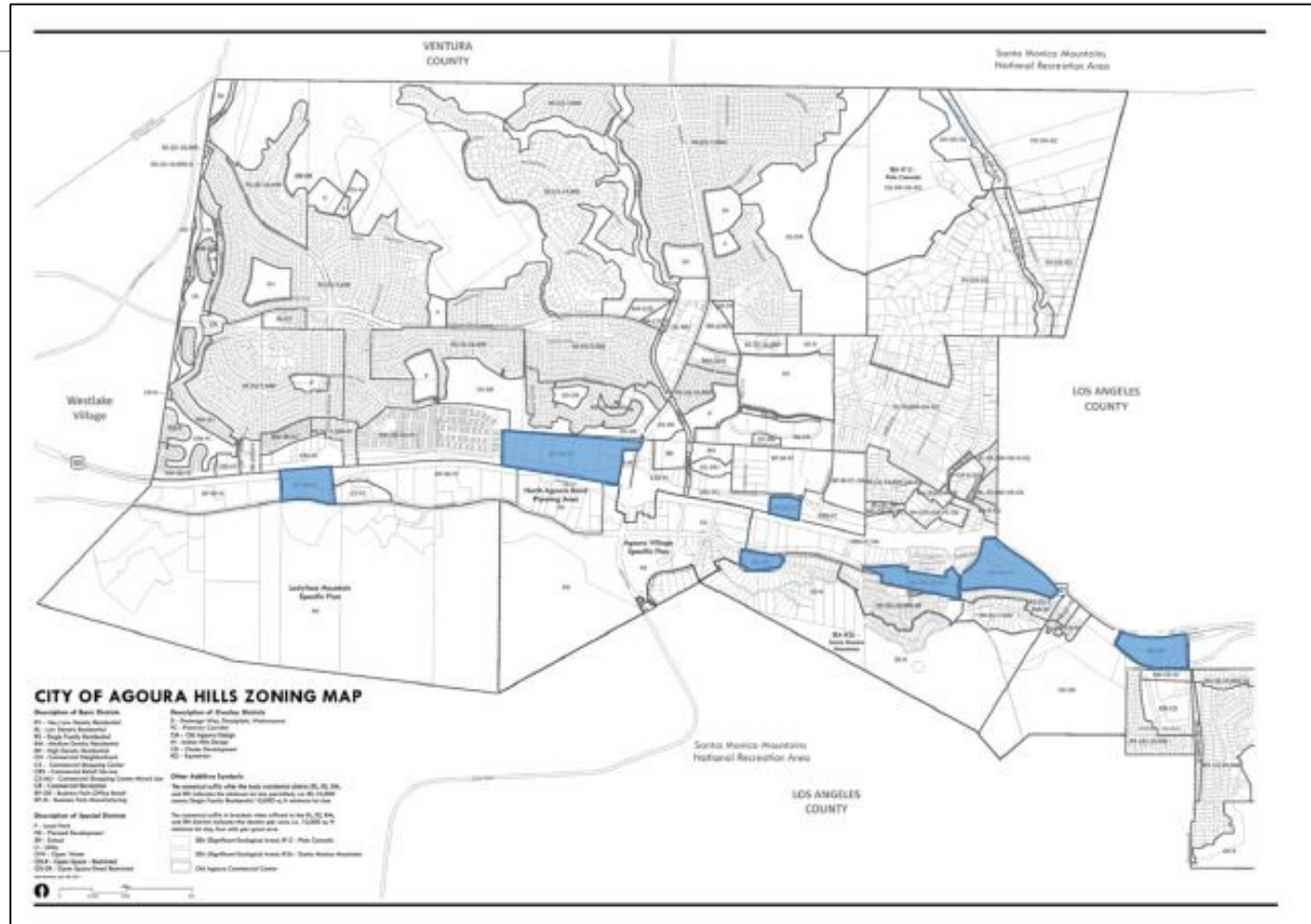
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- ❑ ZOA - Incorporate residential use into both the FC Overlay District and the BP-OR zoning designation (AHMC Section 9371.1 (BP-OR Permitted Uses) including;
  - AHMC Section 9312.2 (Commercial Use Table); and
  - AHMC Section 9120.1 (Definitions) to include the use and a definition of “Multifamily Live-Work.”
  
- ❑ GPA - Incorporate residential use into Policy LU-1.1, the Business Park – Office/Retail Land Use Classification and Goal LU-29.





# BP-OR-FC Overlay Districts





# Legislative Options

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- 1) Allow the use, but limit the density;
- 2) Create an additional Overlay District within the zone;
- 3) Allow the use on a discretionary / case-by-case basis; or
- 4) Combination of the above.



# Housing Review

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- ❑ State's Housing-Element Law
  - Regional Housing Needs Allocation (RHNA)
  - 318 Residential Units
  
- ❑ City's Inclusionary Housing Ordinance
  - 7% Very-Low Income Households (15 units);
  - 4% Low Income Households (8 units); and
  - 4% Moderate Income Households (8 units).



# Recommendation

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Provide non-binding comments and direction to the applicant regarding this request for Zoning Ordinance & General Plan Amendment Pre-Screen Review





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