

**REPORT TO THE PLANNING COMMISSION**

**DATE: JULY 21, 2022**

**TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

**BY: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR  
JESSICA CLEAVENGER, PRINCIPAL PLANNER  
ROBBY NESOVIC, SENIOR PLANNER**

**REQUEST: ADOPT RESOLUTION RECOMMENDING THAT THE CITY COUNCIL:**

- 1) APPROVE A RESOLUTION ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CERTIFYING THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN UPDATE, ASSOCIATED ZONE CHANGES AND MAP AMENDMENTS, AGOURA VILLAGE SPECIFIC PLAN AMENDMENTS, LADYFACE MOUNTAIN SPECIFIC PLAN AMENDMENTS, AND AGOURA HILLS MUNICIPAL CODE AMENDMENTS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM.**
  
- 2) ADOPT A RESOLUTION ADOPTING THE GENERAL PLAN UPDATE, CASE NUMBER GPA-2022-0003, INCLUDING THE AMENDMENTS TO THE FOLLOWING ELEMENTS OF THE GENERAL PLAN:**
  - a) 2021 – 2029 HOUSING ELEMENT;**
  - b) COMMUNITY CONSERVATION AND DEVELOPMENT ELEMENT;**
  - c) COMMUNITY SAFETY ELEMENT;**
  - d) INFRASTRUCTURE AND COMMUNITY SERVICES ELEMENT;  
AND**
  - e) NATURAL RESOURCES ELEMENT;**
  - f) AMEND THE GENERAL PLAN LAND USE DIAGRAM (FIGURE LU-2) TO GRAPHICALLY DEPICT THE GENERAL PLAN DESIGNATIONS FOR THE FOLLOWING HOUSING SITES INVENTORY SITES:**
    - i. AIN: 2053-001-004 – (SITE D) FROM BUSINESS PARK-OFFICE RETAIL (BP-OR) TO RESIDENTIAL MEDIUM DENSITY (RM);**

- ii. **AINS: 2055-005-903 – 904 – (SITE F) FROM RESIDENTIAL LOW DENSITY (RL) TO RM;**
- iii. **AINS: 2061-013-001 – 005, 2061-013-024 – 025, AND 2061-013-040 – (SITE H) FROM BP-OR TO RM;**
- iv. **AINS: 2061-010-006, 2061-010-008, AND 2061-010-015 – 017 – (SITE L) FROM COMMERCIAL RETAIL SERVICE (CRS) TO RM;**
- v. **AIN: 2061-004-049 – (SITE N) FROM PLANNED OFFICE MANUFACTURING (POM) TO RM;**
- vi. **AIN: 2051-006-141 – (SITE P) FROM COMMERCIAL SERVICES - MIXED USE (CS-MU) WITH OPEN SPACE-RESTRICTED (OS-R) TO CS-MU;**
- vii. **AINS 2061-009-075 – 076 – (SITE R) FROM CRS TO RM;**
- viii. **AINS: 2061-029-001 AND 2061-028-005 – 006 – (SITE S) FROM BP-OR TO RM; AND**
- ix. **AIN: 2061-004-022 – (SITE T) FROM POM TO RM.**

**3) ADOPT AN ORDINANCE AMENDING THE AGOURA HILLS MUNICIPAL CODE, CASE NUMBER ZOA-2022-0003, TO INCORPORATE LAND USE AND ZONING REGULATIONS AS FOLLOWS:**

- a) **ESTABLISH AND IMPLEMENT THE AFFORDABLE HOUSING (AH) OVERLAY DISTRICT, INCLUDING ESTABLISHING A MINISTERIAL PROCESS FOR APPROVAL OF QUALIFYING AFFORDABLE HOUSING PROJECTS;**
- b) **ADOPT OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS, CASE NUMBER ZOA-2022-0005;**
- c) **AMEND THE RM ZONING DISTRICT TO PERMIT INCREASED DENSITY;**
- d) **AMEND THE RH ZONING DISTRICT TO PERMIT INCREASED DENSITY;**
- e) **AMEND THE CS-MU ZONING DISTRICT TO PERMIT INCREASED DENSITY;**
- f) **AMEND THE ZONING MAP TO GRAPHICALLY DEPICT THE AH OVERLAY DISTRICT AND GRAPHICALLY DEPICT THE ZONE CHANGES FOR THE FOLLOWING HOUSING ELEMENT SITES INVENTORY SITES:**
  - i. **AIN: 2061-031-020 – (SITE A) FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT WITH AFFORDABLE HOUSING (AH) OVERLAY DISTRICT;**

- ii. **AINS: 2061-032-021 AND -022 – (SITE B) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- iii. **AINS: 2061-029-005 AND -006 – (SITE C) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- iv. **AIN: 2053-001-004 – (SITE D) FROM BUSINESS PARK-OFFICE RETAIL WITH FREEWAY CORRIDOR OVERLAY (BP-OR-FC) TO RM DENSITY WITH AH OVERLAY DISTRICT;**
- v. **AIN: 2061-006-056 – (SITE E) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- vi. **AINS: 2055-005-904 AND 2055-005-903 – (SITE F) FROM RL – 20,000 WITH OLD AGOURA OVERLAY AND EQUESTRIAN OVERLAY TO RM WITH AH OVERLAY DISTRICT;**
- vii. **AIN: 2061-006-044 – (SITE G) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- viii. **AINS: 2061-013-024 – 025, 2061-013-001 – 005, 2061-013-036, AND 2061-013-039 – 040 – (SITE H) FROM BP-OR WITH FC OVERLAY TO RM WITH AH OVERLAY DISTRICT;**
- ix. **AINS: 2061-029-003 – 004 – (SITE I) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- x. **AINS: 2061-006-042 AND 2061-006-048 – (SITE J) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- xi. **AINS: 2061-007-041, 2061-007-051 – 052, AND 2061-007-054 – 055 (SITE K) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- xii. **AINS: 2061-010-015 – 017, 2061-010-006 – 008 – (SITE L) FROM CRS WITH FC AND OA OVERLAY TO RM WITH AH OVERLAY DISTRICT;**
- xiii. **AIN: 2061-033-015 – (SITE M) FROM PD TO PD WITH AH OVERLAY DISTRICT;**
- xiv. **AIN: 2061-004-049 – (SITE N) FROM POM WITH FC OVERLAY TO RM WITH AH OVERLAY DISTRICT;**
- xv. **AINS: 2053-007-024 – 028 AND 2053-007-030 – (SITE O) FROM CS-MU TO CS-MU WITH AH OVERLAY DISTRICT;**
- xvi. **AIN: 2051-006-141 – (SITE P) FROM CS-MU WITH OS-R AND DRAINAGE (D) OVERLAY TO CS-MU WITH OS-R AND D OVERLAY AND WITH AH OVERLAY DISTRICT;**
- xvii. **AIN: 2051-005-002 – (SITE Q) FROM CS-MU TO CS-MU WITH AH OVERLAY DISTRICT;**
- xviii. **AINS: 2061-009-075 – 076 – (SITE R) FROM CRS WITH FC AND OA OVERLAY TO RM WITH AH OVERLAY DISTRICT;**

- xix. **AINS: 2061-029-001, 2061-028-005 – 006 – SITE S FROM BP-OR TO RM WITH AH OVERLAY DISTRICT; AND**
- xx. **AIN: 2061-004-022 – (SITE T) FROM POM WITH MIXED-USE DISTRICT (MXD) AND FC OVERLAY TO RM WITH AH OVERLAY DISTRICT.**

**4) ADOPT AN ORDINANCE AMENDING THE LADYFACE MOUNTAIN SPECIFIC PLAN, CASE NUMBER SPA-2022-0003, TO PERMIT RESIDENTIAL ZONING FOR THE SITE LISTED ON THE HOUSING SITES INVENTORY (AIN: 2061-033-015 – SITE M ON THE HOUSING SITES INVENTORY).**

**5) ADOPT AN ORDINANCE AMENDING THE AGOURA VILLAGE SPECIFIC PLAN, CASE NUMBER SPA-2022-0002 TO PERMIT RESIDENTIAL ZONING FOR SITES LISTED ON THE HOUSING SITES INVENTORY THAT DO NOT HAVE RESIDENTIAL ZONING (AIN: 2061-006-044 – SITE G, AIN: 2061-006-042 – SITE J, AND AIN: 2061-007-041 – SITE K).**

## **I. PROJECT**

The project is a request to approve a resolution recommending the City Council approve the adoption of the General Plan Update which includes the 2021 – 2029 Housing Element and related updates to the following General Plan elements: 1) Conservation and Development, 2) Community Safety, 3) Infrastructure and Community Services, and 4) Natural Resources (General Plan Update (GPU)), as well as, amendments to the Agoura Village Specific Plan, amendments to the Ladyface Mountain Specific Plan, amendments to the Agoura Hills Municipal Code (AHMC) to establish and implement an Affordable Housing Overlay District (AHO), amendments to the Zoning Map, and certification of the Subsequent Environmental Impact Report (SEIR) pursuant to the California Environmental Quality Act (CEQA).

## **II. BACKGROUND**

State law requires cities to adopt a General Plan with specific elements. Every eight years, the City of Agoura Hills General Plan Housing Element (Housing Element) is updated to incorporate and address the City's Regional Housing Needs Assessment (RHNA) allocation. For this Sixth Cycle, the City's RHNA allocation included a total of 318 units, including 199 lower income housing units. Updating the Housing Element triggers the need for additional General Plan Element updates. Specifically, the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and



Natural Resources Elements have to be amended to ensure internal consistency and comply with state law.

The California Department of Housing and Community Development (HCD) is tasked with reviewing and certifying housing elements. The focus of their review is to ensure the proposed Housing Element substantially complies with the requirements of state housing laws, including ensuring we are affirmatively furthering fair housing and providing opportunities for the development of housing for all income groups (i.e., very low-, low-, moderate-, and above moderate-income households).

In cycles past, the property zoned in the City was adequate to accommodate the RHNA allocation we were assigned. This cycle (the “Sixth Cycle”) we do not have adequate capacity based on existing zoning for our RHNA allocation to be realized. While the City is not responsible for constructing the RHNA units allocated to us, we are responsible for ensuring we have adequate property zoned with density and development standards that can accommodate new construction to meet the City’s RHNA allocation. To address the shortfall in our zoning capacity, we are proposing a rezoning program that rezones certain sites with a default density of 20 – 25 dwelling units per acre and creates a ministerial approval process for qualifying housing projects (as required by state law). The rezoning program includes amendments to the General Plan, the Agoura Hills Municipal Code (AHMC), the City of Agoura Hills Zoning Map (Zoning Map), the Agoura Village Specific Plan (AVSP), and the Ladyface Mountain Specific Plan (LMSP).

### **III. GENERAL PLAN UPDATE**

#### **A. Housing Element**

##### **i. State Housing Law**

In response to California's worsening affordable housing crisis, in each of the last several years the State Legislature has enacted a series of bills aimed at increasing production, promoting affordability, and creating greater accountability for local agencies in addressing their share of regional housing needs.

##### **ii. Proposed Changes to the Housing Element**

The 2021 – 2029 Housing Element consists of the following major components:

- a. An analysis of the City’s demographic, household and housing characteristics and related housing needs;

- b. A review of potential market, governmental, and infrastructure constraints to meeting RHNA;
- c. An evaluation of residential sites and financial resources available to address the City’s housing goals; and
- d. The Housing Plan for addressing the City’s identified housing needs, constraints, resources, including housing goals, policies, and programs.

As identified in the housing needs analysis, many members of the Agoura Hills workforce earn modest incomes, making it challenging to afford to live and work in the City. A variety of programs have been included in the 2021 – 2029 Housing Element whose purpose is to offer a range of housing opportunities for all economic segments of the community, including the creation of a new Affordable Housing Overlay district intended to provide meaningful regulatory incentives to integrate affordable units within market rate developments.

As discussed above, the City of Agoura Hills’ RHNA number for the Sixth Cycle is 318 units, distributed as follows:

Table III – 1: RHNA Allocation

Income Level	Percent of Area Median Income	Units	Percent
Very Low	0-50%	127	40%
Low	51-80%	72	23%
Moderate	81-120%	55	17%
Above Moderate	120%+	64	20%
Total		318	100%

Source: SCAG 6th Cycle Final RHNA Allocation Plan, March 4, 2021.

*Demographics*

The 2020 Census indicates the City of Agoura Hills has 7,383 households with an average size of 2.77 persons per household, down from 2.98 persons per household in 2000. The number of families with children decreased from 81 to 75 percent in 2000 to 33 percent of all households in 2020. Single-person households grew during that time from 14 to 22 percent. The senior citizen population in the City

comprises 23 percent of the community households; the largest segment of households in the City of Agoura Hills.

Data regarding homeownership affordability in the Draft Housing Element shows that the median housing value in the City of Agoura Hills is significantly higher than the maximum affordability limits set for the County of Los Angeles. The rental market in Agoura Hills is similarly out of reach for most lower and moderate income households.

Table III – 2: 2020 Maximum Affordable Rents\* Los Angeles County

Income Level**	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	\$877	\$999	\$1,122	\$1,236
Low Income	\$1,468	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,514	\$1,728	\$1,942	\$2,147
Agoura Hills Median Rents	n/a	\$2,403	\$2,793	\$3,495

Source: Karen Warner Associates, 2020.

\*Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule: \$109 for studios, \$127 for 1 bdrms, \$146 for 2 bdrms, and \$172 for 3 bdrms.

\*\*Income levels reflect the 2020 Official State Income Limits published by State HCD.

To address affordability issues raised, staff is recommending goals, policies, and programs geared toward encouraging the development of affordable units within market-rate projects.

iii. Implementation

- a. Housing Sites Inventory – the Housing Element has a housing sites inventory which identifies properties designated for rezoning. These sites were approved by the City Council in Fall 2021. There are 20 sites on the Housing Sites Inventory. The sites are spread

throughout the City and meet the site selection guidelines published by HCD (Attachment A-1: Housing Opportunity Sites).

- b. Affordable Housing Overlay District – Staff is proposing the creation and implementation of an Affordable Housing Overlay District with modified development standards and a ministerial (by-right) development process in exchange for the provision of 20% very low- and low-income units. This District would be applied to the Housing Element Sites identified in the Housing Sites Inventory. In an attempt to increase the feasibility of development projects that include the 20 percent affordable units, the following regulatory incentives are proposed to be included in the AHO standards:

1. Increased densities;
2. Increased height limits;
3. Reduced parking requirement;
4. Reduced open space standards, and
5. Ministerial (by-right) development processing.

The following table provides an overview of the existing zoning requirements and the proposed standards that would apply if an applicant were to seek approval under the AHO process.

Table III – 3: Existing and Proposed Development Standards

Development Standard	Current Standard under RM-15 and AVSP zones	Proposed under AHO
Density	RM-15: 6-15 DU/AC AVSP: No density standard, based on # units allotted per subarea	Minimum 20 and maximum 25 dwelling units per acre (DU/AC)
Height	RM-15 & AVSP: Maximum 2 stories and 35 feet. If housing above commercial in AVSP, can increase to 3 stories and 45 feet.	Maximum 3 stories and 40 feet <sup>1</sup>
Building Coverage	Maximum 60%	Maximum 60%
Parking Spaces	Apartments: Studio – 1 covered + 0.5 uncovered 1 bdrm – 1.5 covered + 1 uncovered 2+ bdrms – 2 covered + 0.5 uncovered	Reduction in ratio of covered/uncovered spaces: Apartments: Studio – 1 covered + 0.5 uncovered 1 bdrm – 1 covered + 1 uncovered

	Townhouse/Condominiums: 2 covered + 0.5 uncovered	2+ bdrms – 1 covered + 1.5 uncovered Townhouse/Condominiums: 2 covered + 0.5 uncovered
Group Open Space	300 square feet per unit	250 square feet per unit

Source: Agoura Hills 2021 – 2029 Housing Element

<sup>1</sup> Maximum heights on buildings are regulated as follows: 3 story building – up to 40 feet, 2 story building – up to 35 feet, 1 story building – up to 25 feet.

c. Goal and Policy Changes

The amendment to the General Plan includes policy amendments. The following table provides an overview of the changes to policies:

The following summarizes the more significant proposed changes with text deletions shown as ~~Strikeouts~~ and proposed new text shown in Underline followed by a brief analysis by Staff. The Housing Element contains a complete list of the Goals, Policies, and Programs (Attachment A: 2021 – 2029 Housing Element).

Table III – 4: Proposed Housing Policy Changes

Development Policy		Policy Number
1.	Property and Housing Conditions. Support long-term maintenance and improvement of housing through <del>code enforcement and housing rehabilitation programs.</del> <u>of Building and Property Maintenance Codes.</u>	(H-1.2)
2.	<u>Affordable Housing Overlay. Utilize an Affordable Housing Overlay as a tool to provide meaningful incentives for the inclusion of affordable units on designated sites.</u>	(H-2.2)
3.	H-2.5 Public/Private Partnerships. Explore collaborative partnerships with nonprofit organizations, developers, <u>major employers,</u> the business community, and governmental agencies in the provision of affordable housing.	(H-2.5 formerly 2.4)

Development Policy		Policy Number
4.	<u>H-3.4 Repurposing Obsolete Commercial. Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excessive or obsolete commercial buildings for housing.</u>	(H-3.4)
5.	<u>H-3.5 <del>Second Units</del> Accessory Dwelling Units. Encourage the provision of second units Facilitate the creation of accessory dwelling units (ADUs) and junior ADUs in all residential districts as a means of dispersing small, affordable units throughout the community.</u>	(H-3.5 (formerly H-3.4))
6.	<u>H-3.6 Mitigation Air Quality Impacts. Require multi-family housing located along major roadway corridors to incorporate design features that promote ventilation and assist in dispersion of air quality pollutants (refer to Policy 7.6 in the Natural Resources Element).</u>	(H-3.6)
7.	<u>H-4.2 Objective Standards. Establish objective development standards to create greater certainty for developers, streamline the development review and permitting process, and enable the development of higher density residential projects.</u>	(H-4.2)
8.	<u>H-5.4 Housing Options for Seniors. Support the development and maintenance of affordable senior housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.</u>	(H-5.4)

Development Policy		Policy Number
9.	<u>H-5.5 Homeless Housing Services. Work cooperatively with the Las Virgenes-Malibu Council of Governments (COG) in providing outreach and assistance to persons experiencing homelessness.</u>	(H-5.52)

Source: City of Agoura Hills 2021-2029 Housing Element Public Draft February, 2022

- iv. Amendments to Housing Programs – Housing programs define specific actions the City will take to achieve specific goals and policies. All of the programs can be found in Attachment A-2: Housing Program Summary; below the most significant changes are discussed.
  - a. Monitoring of Affordability Covenants. While Agoura Hills does not currently contain any deed-restricted affordable units, it is anticipated that affordable units will be developed during the planning period resulting from the new Affordable Housing Overlay and Inclusionary Housing requirements. Affordable units produced under these programs will require 55-year affordability covenants, in the case of rental housing, and 45-year covenants in the case of ownership housing. To ensure adherence to these covenants, it will be necessary for the city to establish annual monitoring procedures. (2021 – 2029 Program Objective: By 2023, develop and implement monitoring protocols for affordable rental and ownership housing.)
  - b. Section 8 Rental Assistance. The Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors and the disabled. The Section 8 Program offers tenant-based assistance in which participants locate their own housing to rent and pay a portion of their income on rent, with the other portion being fund via a Section 8 subsidy or a “voucher”. that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e., 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low-income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low-income households. Eligibility is limited

~~to extremely low and very low income households who spend more than 30 percent of their gross income on rental housing costs. Availability of assistance depends on efforts and priorities of the Housing Authority of Los Angeles County (HACoLA), which coordinates Section 8 rental housing assistance throughout the County for jurisdictions that do not have their own Housing Authority. Based on current HUD regulations, of those households admitted to the Section 8 program, 75 percent must have income less than 30 percent of the area median, making Section 8 one of the key ways in which the City can address the needs of extremely low income households. (201321 – 20249 Program Objective: Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 Program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website. participate in Section 8 program, and list Section 8 contact information in the City's Guide to Housing brochure).~~

- c. Climate Action and Adaptation Plan. In March 2021, the Agoura Hills City Council approved the Draft Climate Action and Adaptation Plan (CAAP), demonstrating its commitment to conserve energy and reduce emissions through a variety of programs and policies. The CAAP sets forth a wide range of measures to reduce greenhouse gas emissions, including measures that encourage energy efficiency, water conservation, alternative transportation, solid waste reduction, and clean energy. Approval of the Draft CAAP concluded Phase 1 of the process, with Phase 2 to include preparation of the environmental document for CEQA clearance, and Phase 3 to carry out implementation of the CAAP. (2021-2029 Objective: Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAAP).
- d. Affordable Housing Overlay and Rezone Program. The City has identified 20 sites in the Housing Element sites inventory, all of which will be designated with an Affordable Housing Overlay (AHO). The AHO will allow for 20 - 25 dwelling units/acre on sites in exchange for inclusion of 20 percent affordable units (10% very low and 10% low income). For mixed-use sites, this housing density would be in addition to the permitted commercial



development density. For property owners choosing to develop under the AHO, the City's Inclusionary Housing Ordinance would not apply and there would not be an option for an in-lieu fee to be paid.

The AHO will include a special set of objective design and development standards so that the identified density can be achieved and developers have incentives to build per the Overlay. Projects using the AHO and providing the required lower income units would be approved "by-right." The objective standards would establish clear parameters to which the development must adhere, and therefore would provide some assurance that the project would reflect the City's values.

The key to the successful application of the AHO is providing sufficient incentives to make a development feasible and more profitable than the underlying zoning. The following are among the incentives to be offered:

- Increased densities,
- Increased height limits,
- Increased floor area ratios,
- Reduced parking,
- Reduced open space standards, and
- By-right development processing.

Pursuant to state statutes, sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the dwelling units are affordable to lower income households,
- Permit a minimum density of 20 dwelling units per acre,
- Allow a minimum of 16 dwelling units per site, and
- Ensure a) at least 50% of the lower income shortfall be accommodated on sites designated for residential use only, or b) allow for 100% residential use on mixed-use sites and require residential use to occupy at least 50% the floor area in a mixed-use project.

(2021-2029 Objective: Develop an Affordable Housing Overlay (AHO) and associated objective development standards in 2022 in compliance with the parameters of a rezone program under Government Code section 65583.2(h))

- e. Facilitate Affordable Housing on Large Sites. Within one year of Housing Element adoption, the City shall meet with property owners of the two large sites in the sites inventory (e.g., more than 10 acres), provide information on available development incentives under the AVSP, and initiate meetings with interested affordable housing developers. To assist the development of housing for lower income households on these sites, the City shall commit to streamlining the approval process for land divisions and/or lot line adjustments resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to projects including at least 20 percent of the units affordable to lower income households. (2021 – 2029 Objective: Target production of 73 lower-income units on large sites (Sites A and K) through this program by 2029.)
  
- f. Agoura Village Specific Plan. The 135-acre Agoura Village Specific Plan (AVSP), originally adopted in 2008 and planned as a focal point for future mixed-use development, is currently being updated to reflect current market conditions and a new set of guiding principles. The emphasis of the AVSP is shifting from residential being a secondary to a primary use, with housing unit capacities increasing from 293 to over 650 units. Eight sites in the AVSP are included in the Housing Element sites inventory, all of which are designated with the Affordable Housing Overlay to allow increased densities and to incentivize the inclusion of lower income units. A unique set of objective design and development standards are being created for the AVSP, creating greater certainty for developers and shortened review times for projects that qualify for ministerial approval (see Program 13 in Attachment A-2: Housing Program Summary). ~~provides significant additional capacity for higher density residential development. A cornerstone of the Plan is achieving diversity and character through a mixed-use village environment, including both a horizontal and vertical mixed of residential, commercial, office, and entertainment uses. Four of the seven subareas include residential, providing sites for 235 apartment and condominium units, with additional units achievable through density bonuses. With the improving real estate market, the City is experiencing a renewed interest in development with Agoura Village. (20213 – 20219 Program Objective: Facilitate residential mixed-use development within Update Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites~~

~~(2022).), including on-site provision of a minimum of 15 percent low and moderate income units).~~

- g. Promote Accessory Dwelling Units. Agoura Hills adopted a new accessory dwelling unit (ADU) ordinance in August 2021 to align with state law and better facilitate the production of ADUs and Junior ADUs. For example, the City now allows ADUs in all residential zones, as well as, in the commercial mixed-use zone and open space restricted zone, both of which allow residential uses. The pace of ADU activity has begun to increase with four permits issued in 2019, five in 2020, nine in 2021. Furthermore, SCAG's affordability analysis estimates that in the Las Virgenes subregion, two-thirds of ADUs are provided at rents affordable to lower and moderate-income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. The City is using SB 2 Planning Grant funds to develop a user-friendly guide to answer frequently asked questions about building an ADU, along with a submittal checklist for homeowners to aid in the ADU development process. As part of this process, the City will be contracting with a design firm to prepare at least three different ADU prototypes that can be pre-approved and customizable at minimal cost to the applicant. The City will also be working with a firm to establish an ADU calculator to estimate construction costs and rents that it will add to its ADU webpage to assist homeowners in evaluating the financial implications of developing an ADU. (2021-2029 Objective: Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and preapproved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City's website (2022) )~~Second Units. A second dwelling unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached or detached from the primary residential unit on a single lot. Second dwelling units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors and single persons. Second, the primary homeowners can receive supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in their homes.~~

~~Pursuant to current state law, Agoura Hills permits second units through a ministerial, non-discretionary process in all residential zones, and has reduced the parking requirement to one covered space per unit and eliminated the requirement for connection to public sewer system. The City contains many large lots that can accommodate a second unit, and despite these changes to the ordinance, the City has seen few applications for second units.~~

~~The City will re-evaluate its second unit standards and assess potential refinements to better facilitate the provision of second units in existing and new development. Areas for consideration include: establishment of discretionary review process to accommodate second units larger than 640 square feet, and deviations in setback and lot coverage requirements where privacy and environmental considerations are not compromised; and allowances for second units to fulfill inclusionary housing requirements in new development. (2013 — 2021 Program Objective: Review and refine the City's second unit ordinance to facilitate housing options for seniors, caregivers, and other lower and extremely low income households. Continue to educate residents on the availability of second units through the City's Guide to Housing brochure.)~~

- h. Track and Monitor Accessory Dwelling Units. The City will track new accessory dwelling units to collect information on the use and affordability of these units. As part of the building permit process, the City will collect information on anticipated occupancy and rent levels and will conduct a mid-cycle review and report to HCD. If actual production and affordability is far from projected trends, the City will rezone an additional site to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach. (2021-2029 Objective: Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year.)
- i. No Net Loss Monitoring. To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:
  - Unit count and income/affordability assumed on parcels included in the sites inventory;

- Actual units constructed and income/affordability when parcels are developed DRAFT 2021-2029 HOUSING ELEMENT V-19 HOUSING PLAN
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

(2021-2029 Objective: Develop a procedure to monitor the development of Housing Element sites by 2022.)

- j. Objective Design and Development Standards. There are several scenarios in the future in which development projects in Agoura Hills will be required to undergo a “by-right”, non-discretionary approval process. These scenarios include:

1. Qualified projects being processed under Government Code section 65913.4 (SB 35);
2. Projects on sites identified in a prior housing element where at least 20% lower income units are included; and
3. Projects on sites being rezoned with the Affordable Housing Overlay as part of the Housing Element update with at least 20% lower income units. The creation of objective design and development standards is critical to a “by-right” approval process, since qualifying projects may only be required to meet objective, not subjective standards.

The City has contracted with a consultant and is in the process of establishing clear and objective design and development standards to facilitate quality development that can be approved ministerially. It is anticipated that three separate sets of standards will be prepared corresponding to sites in the housing inventory for: a) the eight sites within the Agoura Village Specific Plan; b) the three large shopping center sites on Kanan Road; and c) the nine other sites in the Housing Element sites inventory. In conjunction with developing objective development standards, Agoura Hills will create an SB 35 checklist and written procedures for processing SB 35 applications. (2021-2029 Program Objective: Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).)

- k. Zoning Text Amendments for Special Needs Housing. (New) As presented under the Governmental Constraints analysis and

pursuant to state law, several revisions to the Agoura Hills Zoning Code have been identified as appropriate to better facilitate the provision of a variety of housing types. These Code revisions include:

- Allow transitional and supportive housing in all zones where residential is permitted, including mixed-use zones, subject to the same restrictions as similar residential uses in the same zone (per SB 2).
- Allow supportive housing as a use by right in all zones where multi-family and mixed-use is permitted; eliminate parking requirements for supportive housing located within one-half mile of public transit (per AB 2162), DRAFT 2021-2029 HOUSING ELEMENT V-20 HOUSING PLAN,
- Amend parking standards for emergency shelters from a ratio based on the size of the structure to a ratio based on to the number of shelter staff (per AB 139).
- Develop by right processing procedures for Low Barrier Navigation centers in mixed-use and non-residential zones permitting multi-family uses, and should the city receive an application for these uses, process them as required by state law (per SB 48).
- Amend the Zoning Code to remove subjective findings related to neighborhood character as necessary to ensure reasonable accommodation for persons with disabilities and other protected classes, and
- Review and amend the Zoning Code to ensure requirements for group homes of more than six persons are consistent with state law and fair housing requirements.

The City will also amend the Agoura Hills Municipal Code to specify incentives for the development of housing for extremely low-income households (30% AMI). Incentives will include: priority development processing, fee waivers/deferrals, and flexible development standards. (2021-2029 Objective: Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations.)

- Housing Opportunities for Persons Living with Disabilities. As Agoura Hills' population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The City regularly adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction, and has adopted procedures for requesting a Reasonable Accommodation with respect to zoning, permit processing, and building codes for persons with disabilities. The North Los Angeles County Regional Center (NLACRC) is among 21 regional centers operated by the State Department of Developmental Services to provide services and support for adults and children with developmental disabilities. The NLACRC provides services to approximately 210 developmentally disabled residents within the greater Agoura Hills 91301 zip code. Approximately 98 percent of these disabled residents live with a parent, family member or other guardian, and as these guardians age and become frailer, the disabled individuals they care for may require alternative housing options. The Regional Center has identified several community-based housing types appropriate for persons living with a developmental disability, including:
  - By-right zoning for licensed residential care facilities (six or fewer residents) in all residential zones, and provisions for larger care facilities (seven or more residents) in multi-family residential, mixed-use and certain commercial zones, subject to conditional use permit;
  - Treatment of supportive and transitional housing as a residential use of property, and subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone;
  - Procedures for an individual with a disability to request a Reasonable Accommodation from zoning and building standards. No special permit or fee is required;
  - Programs to facilitate affordable housing, including Inclusionary Zoning, Affordable Housing Development Assistance, Density Bonuses and a new Affordable Housing Overlay; and

- Supporting the creation of accessory dwelling units in all districts permitting residential uses.

In its review of 6th Cycle Housing Elements, the State Department of Housing and Community Development (HCD) has identified the cities' exclusion of large community care facilities from single-family zone districts as a potential constraint on housing for persons with disabilities. In order to address this concern, the City will review and amend the Zoning Code to ensure requirements for community care facilities of more than six persons are consistent with state law and fair housing requirements.

HCD also raised concerns that requirements to consider impacts to surrounding uses when reviewing requests for reasonable accommodation is similar to a Conditional Use Permit, and thus could act as a constraint on housing for persons with disabilities. The City will remove this subjective finding to ensure for reasonable accommodation for persons with disabilities and other protected classes. (2021-2029 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities, and work with the NLACRC to publicize information on available resources for housing and services. Evaluate use of state and Federal funds available for supportive housing and services in future affordable housing developments. Review and amend the Code regarding reasonable accommodations and for community care facilities of more than six persons. Add information to the City website on Universal Design and Visitability in development.)

- I. Fair Housing/Affirmatively Furthering Fair Housing. (Expanded) As a participating jurisdiction in the Urban County CDBG program, the Housing Rights Center (HRC) is the designated provider of fair housing and tenant-landlord information in Agoura Hills. The HRC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact HRC have basic questions about landlord and tenant rights and responsibilities; HRC's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. HRC conducts extensive fair housing education and outreach throughout the San Fernando Valley. Appendix B summarizes the fair housing issues and concerns in Agoura Hills based on the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of this Housing



Element update. The proposed 2021 – 2029 Housing Plan (Attachment A-3: 2021-2029 Housing Plan) can be found in Attachment A: Proposed 2021 – 2029 Housing Element.

v. Conclusion

The proposed Housing Element is consistent with the Goals, Policies, and objectives of the General Plan.

**B. Community Conservation and Development Element**

i. Background

In response to the Housing Element update, the City is required to update the Community Conservation and Development Element to provide internal consistency between elements as required by state law (California State Government Code Section 65302). The Community Conservation and Development Element consists of four sections: Land Use and Community form, Economic Development, Historic and Cultural Resources, and Housing (goals and policies related to housing are found in the housing element, which is separately adopted and bound). The proposed SEIR analyzed the potential impacts of the General Plan Update on all components within the Community Conservation and Development Element and determined that impacts would be less than significant, however, several text changes are required in order to reflect the new opportunity sites identified in the Housing Element.

*State Law*

State law requires a Land Use Element to provide information regarding the general distribution, location, and extent of:

- Housing
- Business
- Industry Density and intensity
- Open space, agriculture, natural resources, recreation, and scenic resources
- Education
- Public Facilities
- Solid and liquid waste disposal
- Timberland production

The existing Community Conservation and Development is consistent with state law, and changes are being made only to reflect updates to the Housing Element. While much of the previous Community

Conservation and Development Element remains, this staff report is focused on sections of the document proposed to be added or amended during this update.

ii. Purpose and Intent

Policies contained in the Land Use and Community Form section guide the development of Agoura Hills' built environment to the year 2035. These policies are based on and distill the policies from all general plan elements into a set of coordinated actions that manage how existing neighborhoods, commercial centers, business districts, and open spaces will be conserved and how growth will be managed to protect the qualities that distinguish the City. As such, the Land Use and Community Form goals and policies serve as the central organizing element for the General Plan as a whole.

Policies contained in the Economic Development section aim to maintain a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services. They are also designed to enhance the City's economic vitality and sustained fiscal health to support the City's quality of life and its desirability as a great place to live, work, and play.

Lastly, policies contained in the Historic and Cultural Resources section acknowledge the importance of the community's past, and aim to protect prehistoric artifacts and sites, and protect and enhance the historic resources of the City.

The Community Conservation and Development Element is maintained by the Planning and Community development Department and implemented by the following City departments through goals, policies, programs, and implementation measures.

- a. Planning and Community Development
- b. Public Works

The above departments provided input which was incorporated into the Community Conservation and Development Element.

iii. Proposed Changes

The Land Use and Community Form section would be updated to reflect new opportunity sites identified in the Housing Element. The update would revise the City's Land Use Map, including re-designation of some sites on the housing site inventory list from non-residential use to multi-family residential use, and, for those sites currently designated

for housing, a higher density of multi-family residential use would be designated. As described above, land use classification text related to these changes would be updated, including that of the Commercial Shopping Center-Mixed Use (CS-MU) land use designation and the Residential Medium Density (RM) land use designation. For the latter, the City intends to amend the designation to exclude future development of new single-family residences. The zoning would also need to change to delete the requirement to obtain a Conditional Use Permit (CUP) for development of “apartment houses,” such that apartment buildings would not require a CUP.

For Sites A, B, C, E, G, I, J and K, the designation would remain Planned Development (PD), corresponding to the Agoura Village Specific Plan (AVSP), with a density of 20 dwelling units per acre, as identified in the current fifth Cycle Housing Element (2013-2021). The amount of multi-family housing would increase, including adding the potential for mixed-use residential development to sites where solely commercial uses are presently allowed, as part of the Specific Plan Amendment. The commercial density allowance would not be increased on these sites, rather only residential density.

Sites O, P and Q would retain the current Commercial Shopping Center – Mixed-Used designation, which allows limited multi-family housing development as part of a mixed-use project. The designation would be amended in the General Plan to increase the allowed density of multi-family residential development from less than two units per acre to up to 15 units per acre. This density corresponds to the maximum density allowed elsewhere in the City for the Residential Medium Density (6-15) units/acre) land use designation and zone.

For Site M, the designation would remain PD, corresponding to the Ladyface Mountain Specific Plan (LMSP). The LMSP would be amended to change the allowed use from business park to residential at a density of 6-15 dwelling units per acre, corresponding with the density allowed under the RM designation.

For all other sites, the land use designation would change to Residential Medium Density (6-15units/acre)(RM). Additionally, text and a map would be added to identify the City’s new Sphere of Influence, which includes areas beyond the City limits to the east and south, as approved by the Los Angeles County Local Agency Formation Commission (LAFCo). No changes to Community Conservation and Development Element Goals and policies are proposed.

iv. Conclusion

The changes to the Community Conservation and Development Element will ensure consistency with the Housing Element and will allow the land use and community form goals and policies to continue to serve as the central organizing element for the General Plan as a whole.

**C. Community Safety Element**

i. Background

In response to the Housing Element update, the City is also required to update the Community Safety Element (Safety Element) to comply with recent state legislation (§ 65302(g)(2)), including an update of goals and policies for wildland and urban fire hazards, flood hazards, a climate change vulnerability assessment, and climate change adaptation and resiliency strategies. While the proposed updates are required by state law, these changes are also necessary to ensure consistency between all elements of the General Plan.

In addition, the General Plan, addresses hazard planning through the adoption of the Las Virgenes-Malibu Council of Government's (COG) Multi-Jurisdictional Hazard Mitigation Plan (HMP). The Community Safety Element provides a vehicle for implementation of the HMP, and the hazard and risk reduction strategies contained in the HMP are complementary to the goals and policies of the General Plan. Under Assembly Bill 2140, the adoption of a multi-jurisdictional HMP makes the City eligible to apply for federal Hazard Mitigation Grant Program (HMGP) post-disaster funding, Pre-Disaster Mitigation (PDM) funding or Flood Management Assistance (FMA) funding.

While much of the previous Safety Element will remain, this staff report is focused on sections of the document proposed to be added or amended during this update.

*State Law*

California State Government Code §65302(g) requires a Safety Element which protects the community from any reasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards...flooding; and wildland and urban fires. In addition, state law requires mapping of known seismic

and other geologic hazards, and the inclusion of policies which address relevant hazards.

The Safety Element shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Recent state legislation has expanded requirements associated with evacuation routes in hazard areas (SB99, AB 747), and requires cities to include goals, policies, objectives, and feasible implementation measures which place a greater emphasis on climate change and the related disasters of wildfires and flooding (SB 379, AB 162, SB 1241, Sec. 65302(g)(4)(B) and (C)).

ii. Purpose and Intent

The purpose of the Safety Element update is to meet new State law requirements, and to continue to reduce hazards, including the effects of climate change, mitigate noise impacts, provide for emergency response strategies, and coordinate emergency response agencies. To meet these goals, existing sections of the Community Safety Element have updated background information and mapping, as well as, new goals and policies. Additionally, two new sections have been created, Windstorms and Climate Change.

The Safety Element is maintained by the Planning and Community Development Department and implemented by the following City departments through goals, policies, programs, and implementation measures:

- a. Community Development (e.g: Planning, Code Enforcement, and Building and Safety Divisions)
- b. City Manager's Office
- c. Public Works

All of the above departments provided input which was incorporated into the Safety Element. Additionally, the Safety Element was reviewed by Cal Fire's Land Use Planning Program and the Department of Conservation's Board of Forestry and Fire Protection.

iii. Proposed Changes

The update to the Safety Element began with a comprehensive review of State requirements and the Las Virgenes-Malibu Council of Governments (COG) Multi-Jurisdictional Hazard Mitigation Plan (HMP), which was prepared in 2005 to meet the Disaster Mitigation

Act of 2000 and was most recently updated in 2018. The HMP contains risk assessments and hazard mitigation goals and strategies which address areas of earthquake, wildfire, climate change, energy disruption, landslide and debris flows, windstorm, and flood/severe winter storm, among other topics. The HMP, along with State guidelines and recommendations provided most of the background information to inform the updates below.

Updates to the Safety Element can be summarized into three main components: updated background information and mapping, amendments and additions to goals and policies, and inclusion of Windstorms and Climate Change sections.

*Background Information and Mapping*

Government Code Section 65302 (g) requires all safety elements to map known seismic or geologic hazards, and to identify Flood Hazard Zones, Very High Fire Hazard Severity Zones (VHFHSV), and historical data on wildfires. Additionally, SB 99 amended the Government Code to require that, upon the next revision of the housing element on or after January 1, 2020, safety elements be updated to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes (i.e., points of ingress and egress). The following maps and tables have been updated or added to meet State standards and to clearly identify hazards within the city:

Table III – 5 Maps and Tables Amended by Safety Element Update

1.	Flood Hazards and Steep Slopes (Figure S-1)
2.	Landslide Areas (Figure S-2)
3.	Liquefaction Zones (Figure S-3)
4.	Very High Fire Hazard Severity Zones (Figure S-4)
5.	Streets Lacking Two Emergency Evacuation Routes (Figure S-5)
6.	History of Fire Events in the Las Virgenes Malibu Region (Table S-1)

Source: Proposed Community Safety Element, July 21, 2022

To minimize risk from potential hazards, many existing background sections have been amended to incorporate State recommendations and information contained in the HMP. Changes were primarily focused on disaster prevention and response, as well as identifying critical infrastructure, such as major flood control facilities and evacuation routes.

Substantial changes were made to the Wildland and Urban Fire Hazards section to address the risk of fire for land classified as VHFHSZ (most of the City is in a VHFHSZ). The 2018 Woolsey Fire, which caused significant damage and required the full evacuation of the City, demonstrated the need for a comprehensive and coordinated plan to address evacuations. The City is currently drafting an evacuation plan which will address evacuation times and road capacity, taking into consideration the maximum number of built-out trips which could be added as a result of the General Plan Update (GPU). It is important to note that the maximum increase in built-out trips caused by the GPU is analyzed by comparing the proposed changes to the level of development already analyzed and adopted in the current General Plan, and not by comparing the proposed GPU changes to the level of development that exists today. While the focus of the evacuation plan will be to improve emergency coordination and evacuation times within City limits, the burden on Kanan Road by residents of Oak Park during an evacuation will also be evaluated.

Using the After-Action Report of the Woolsey Fire incident presented by Citygate Associates on November 17, 2019, the City has identified key issues to improve upon related to emergency response. The objectives of the evacuation plan will be to clarify roles and responsibilities of participating agencies, identify evacuation and traffic management strategies, and establish communication protocols. The City is receiving feedback on the evacuation plan from the Los Angeles County Fire Department, Sheriff, and the Governor's Office of Emergency Services (Cal OES) to improve coordination between agencies.

Seven important evacuation routes have been identified by the City, and in the case of an evacuation, affected residents will be notified of which evacuation route to use and shelter locations, depending on the information available at the time of notification. Additionally, in accordance with State laws and recommendations, areas within the City that have streets lacking two emergency evacuation routes were identified. Most of these streets are in the Old Agoura area in the northeast portion of the City. Though lacking adequate two-way

evacuation routes, the City has prepared an emergency traffic control plan for the Old Agoura neighborhood to mitigate traffic impacts in the case of an emergency. There are also three streets lacking two emergency evacuation routes in the Indian Hills area, and one located in the Liberty Canyon area. All the streets in these two areas of the City would use Agoura Road for emergency evacuation.

Unfortunately, one of the main shortcomings identified during the Woolsey Fire was a lack of effective communication which led to confusion among the public when clarity and certainty were needed the most. California standard evacuation terminology was updated following the wildfires of 2017 and 2018 and is presented below.

Table III – 6 Updated Evacuation Terminology

1.	<b>Evacuation Order:</b> Immediate threat to life. This is a lawful order to leave now. The area is lawfully closed to public access.
2.	<b>Evacuation Warning:</b> Potential threat to life and/or property. Those who require additional time to evacuate, and those with pets and livestock should leave now.
3.	<b>Shelter in Place:</b> Go indoors. Shut and lock doors and windows. Prepare to self-sustain until further notice and/or contacted by emergency personnel for additional direction.
4.	<b>Evacuation Order(s) Lifted:</b> The formal announcement of lifting evacuations in an area currently under evacuation.
5.	<b>Hard Closure:</b> Closed to all traffic except Fire and Law Enforcement.
6.	<b>Soft Closure:</b> Closed to all traffic except Fire, Law Enforcement and critical incident resources (i.e. Utility, Caltrans, City/County Roads, etc. Or those needed to repair or restore infrastructure).
7.	<b>Resident only Closure:</b> Soft closure with the additional allowance of residents and local government agencies assisting with response and recovery.

Source: Standard Statewide Evacuation Terminology, Cal OES, May 15, 2020

The City is also improving communication protocols by updating the City’s Mass Notification System. This system can send a message to a specific area that is drawn on a map and includes landlines, cell phones and e-mails. Messages regarding evacuation will also be sent through other communication channels including:



Table III – 7 Updated Communication

1.	CodeRed
2.	Website
3.	Social media – Twitter, Facebook and Instagram
4.	Nextdoor
5.	AHTV slides
6.	Message sent to AM Radio Broadcast for dissemination by news sources

*Source: Agoura Hills Draft Citywide Evacuation Plan, September 2020*

*Amendments and Additions to Goals, Policies, and Objectives*

The City of Agoura Hills is susceptible to a variety of hazards that could impact part, or all of the City, including, but not limited to, fire, flooding, and potential landslides. The effects of climate change have the potential to increase the risk that these hazards pose over time. For this reason, many of the goal and policy updates in the Safety Element are focused on improving emergency preparedness and mitigating impacts of potential hazards with sound development practices.

All goals in the existing sections of the Safety Element remain relevant and have been carried over in the update. One new goal has been added to the Wildland and Urban Fire Hazards (new goals and policies related to windstorms and climate change are addressed in their own sections below, and certain policies related to climate change are incorporated into existing sections to implement related goals).

Goal S-3.a: Limiting fire hazard through brush and weed abatement, and encouraging landscape planting appropriate to fire prone areas.

While most of the goals remained the same, many new policies have been added or modified to ensure proper implementation of goals. Below is a summary of proposed policies intended to reduce impacts to community safety through the implementation of feasible development practices and comprehensive emergency response strategies.

Table III – 8 Proposed Development Policies

Development Policy		Policy Number
1.	Promote natural infrastructure to mitigate flood danger.	(S-1.8)
2.	Limit development in flood zones	(S-1.9, S-1.13)
3.	Identify necessary roadway and transportation facility improvements.	(S-1.12)
4.	Ensure adequate emergency access through sufficient road widths.	(S-3.11)
5.	Work to minimize fuel loads within the wildland/urban interface.	(S-3.12)
6.	Encourage the development of new essential public services and infrastructure outside of the VHFHSZ, to the extent feasible.	(S-3.14)
7.	Promote hardening techniques to protect structures from fire.	(S-3.16, S-3.19)
8.	Ensure adequate water supply and fire flow.	(S-3.20)
9.	Require project-specific fire protection plans for new development.	(S-3.21)
10.	Ensure roads and new developments comply with fuel modification and vegetation management requirements.	(S-3.a.1, S-3.a.2)
11.	Encourage fire appropriate landscaping.	(S-3.a.3)

Source: Proposed Community Safety Element, July 21, 2022

*Emergency Response Policies*

The City has developed an implementation program to carry out the above policies, which can be found in Table 6-9 (Community Safety Implementation Program).

Table III – 9 Proposed Emergency Response Policies

Proposed Emergency Response Policy		Policy Number
1.	Increase public outreach and education.	(S-1.10, S-3.13, S-3.18)
2.	Develop a comprehensive evacuation plan.	(S-1.11, S-3.10)
3.	Increase inter-agency coordination and communication.	(S-1.14, S-3.9)
4.	Implement measures of the HMP	(S-3.15)
5.	Evaluate and update communication systems to provide early warnings and notifications.	(S-3.17)

*Source: Proposed Community Safety Element, July 21, 2022*

### *Windstorms*

The State requires safety elements to address additional, interrelated considerations in the context of fire and geological hazards. While windstorms are not a hazard which the State specifically requires to be analyzed in safety elements, the City has identified windstorms as a significant threat that can cause damage to life and property by creating conditions that disrupt essential systems such as public utilities, telecommunications, and transportation routes. Windstorms also have the potential to cause direct damage to homes and businesses from falling trees, and indirectly increase the risk of wildfire as high velocity winds may threaten to down power lines and cause fire to move more rapidly. Additionally, prolonged winds will decrease moisture content in brush and vegetation on hillsides.

The goal of the Windstorms section is to reduce the potential impact of windstorms that can cause injury, loss of life, structural and infrastructure damage through education, awareness and preparation (Goal S-7).

This goal will be carried out through the implementation of three policies which aim to educate the public and encourage the use of backup power facilities for critical facilities and property owners.

Table III – 10 Windstorm Implementation Policies

Proposed Policy		Implementation Number
1.	S-7.1 Develop Public Awareness Campaign. Provide public education materials to City residents pertaining to the protection of life and property before, during and after a windstorm.	(Imp S-23)
2.	S-7.2 Landscape and Local Awareness to Fire Code. Create local City awareness of the types of trees and other vegetation most appropriate for planting in regard to the Fire Code Sections relevant to utility operations in order to avoid utility and vegetation conflicts.	(Imp S-23)
3.	S-7.3 Backup Power Facilities. Encourage property owners and critical facilities to purchase and test backup power facilities for use during a power failure, and to create an equipment/testing log to ensure back power equipment is in working service.	(Imp S-23)

Source: Proposed Community Safety Element, July 21, 2022

*Climate Change*

Government Code Section 65302(g)(4)(A) requires cities to create a vulnerability assessment that identifies the risks climate change poses to the city and the geographic areas at risk from climate change impacts. It also requires cities to create a set of adaptation and resilience goals, policies and objectives based on the risks identified in the vulnerability assessment. Lastly, cities are required to create a set of feasible implementation measures designed to carry out the adaptation and resilience goals, policies, and objectives identified.

The City of Agoura Hills adopted its Climate Action and Adaptation Plan (CAAP) by resolution on April 27, 2022, which included a vulnerability assessment that analyzed the impact of drought, extreme heat, flooding, landslide, and evacuation route constraints based on geographic location and climate change models. Goals and policies were recommended by the CAAP to mitigate risks associated with these impacts and will be implemented through the GPU. Several strategies are also included to mitigate the impact of climate change

and encourage environmental sustainability. The City will implement the following goals and policies to combat climate change:

Table III – 11 CAAP Goals and Policies

	Goal	Implementing Policies	Policy Number
1.	<i>Goal S-17: Energy Efficiency: Increase energy efficiency in existing and new development</i>	<ul style="list-style-type: none"> <li>a. Provide energy efficiency education to the public.</li> <li>b. Encourage energy evaluations and audits.</li> <li>c. Incentivize complete electrification in new multi-family and commercial developments.</li> </ul>	<p>(S-17.1)</p> <p>(S-17.2)</p> <p>(S-17.3)</p>
2.	<i>Goal S-18: Water Efficiency: Increase energy efficiency through provision of water.</i>	<ul style="list-style-type: none"> <li>a. Promote water efficiency in a broader range of landscape projects.</li> </ul>	<p>(S-18.1)</p>
3.	<i>Goal S-19: Urban Heat Island Effect: Decrease energy demand through reducing the urban heat island effect.</i>	<ul style="list-style-type: none"> <li>a. Promote tree planting in the community.</li> <li>b. Encourage “cool roofs” to absorb less heat.</li> </ul>	<p>(S-19.1)</p> <p>(S-19.2)</p>
4.	<i>Goal S-20: Solid Waste Generation Reduction: Decrease greenhouse gas emissions through reducing solid waste generation.</i>	<ul style="list-style-type: none"> <li>a. Provide organic waste collection services to all residents and businesses.</li> </ul>	<p>(S-20.1)</p>
5.	<i>Goal S-21: Vehicle Miles</i>	<ul style="list-style-type: none"> <li>a. Develop a Citywide network that ensures</li> </ul>	<p>(S-21.1)</p>

Goal		Implementing Policies	Policy Number
	<i>Traveled Reduction: Decrease greenhouse gas emissions through a reduction in vehicle miles traveled (VMT).</i>	access to biking facilities and connects to regional bicycle facilities.  b. Encourage electric vehicle chargers in commercial and multi-family developments.	(S-21.2)
6.	<i>Goal S-22: Clean Energy: Decrease greenhouse gas emissions through increased clean energy use</i>	a. Encourage the availability of clean power to residents and businesses, with the goal of total renewable energy use.	(S-21.1)
7.	<i>Goal S-23: Adaptation to the impacts of wildfire: Address the effects of climate change associated with extended droughts that increase the frequency and intensity of wildfires</i>	a. Improve disaster coordination and communication b. Prepare a citywide emergency evacuation plan c. Ensure new development has adequate emergency access through sufficient road widths.	(S-3.9)  (S-3.10)  (S-3.11)
8.	<i>Goal S-24: Adaptation to the impacts of extreme heat: Address the effects of climate change associated with extreme heat days.</i>	a. Identify and promote community cooling centers. b. Provide public outreach and education about the risks of extreme heat. c. Maintain roadways and transportation facilities during extreme heat.	(S-24.1)  (S-24.2)  (S-24.3)

	Goal	Implementing Policies	Policy Number
9.	<i>Goal S-25 Adaptation to the impacts of flooding: Address the effects of climate change related to increased storm water runoff from the combination of severe drought and increases in rain.</i>	a. Limit development in flood zones. b. Communicate flood warning and severe weather event information and appropriate responses to the public. c. Develop an emergency evacuation plan. d. Identify needed roadway and transportation facility improvements	(S-1.11)  (S-1.12)  (S-1.13)  (S-1.14)

Source: Proposed Community Safety Element, July 21, 2022

iv. Conclusion

The Safety Element, as proposed, will continue to reduce hazards, including the effects of climate change, mitigate noise impacts, provide for emergency response strategies, and coordinate emergency response agencies. The proposed Safety Element complies with recent state legislation, including an update of goals and policies for wildland and urban fire hazards, flood hazards, a climate change vulnerability assessment, and climate change adaptation and resiliency strategies. Additionally, the changes are consistent with all other elements of the General Plan.

**D. Infrastructure and Community Services Element**

i. Background

In response to the Housing Element Update, the City is required to update the Infrastructure and Community Services Element to comply with state legislation (California State Government Code Section 65302). The Infrastructure and Community Services Element is comprised of three topic areas including mobility, infrastructure and utilities, and community services and provides an assessment of existing conditions in the City. The proposed SEIR analyzed the potential impacts of the General Plan on all components within the Infrastructure and Community Services Element and determined that only minor updates to the Infrastructure and Community Services

Element are needed. These updates include changes to the Mobility section to reflect current conditions and a policy related to the City's Vehicles Miles Traveled (VMT) thresholds adopted in 2020 as a metric to evaluate the number of miles traveled by each vehicle. The updates to the goals and policies reflect the use of VMT methodology when assessing impacts of traffic resulting from development projects.

It was determined, through the analysis performed for the SEIR, that the implementation of the General Plan would increase the amount of traffic on Congestion Management Plan (CMP) highways. However, it would not exceed a level of service standard established by the County CMP Agency for designated roadways and/or highways. This increase to the existing traffic load with respect to the number of vehicle trips is potentially significant.

It was also determined, through the analysis performed for the SEIR, that the implementation of the General Plan could result in the potential intensification of existing uses that could result in increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or to inadequate emergency service access. However, implementation of the General Plan and compliance with existing regulations would ensure impacts would be less than significant.

The analysis for the Mobility section was based on the Agoura Hills General Plan Update, Vehicles Miles Traveled Assessment VMT Analysis prepared by Kimley-Horn and Associates, Inc. December 2021.

While much of the previous Infrastructure and Community Services Element will remain, this staff report is focused on sections of the document proposed to be added or amended during this update.

### *State Law*

California State Government Code Sections 65302(b) requires the General Plan to include an analysis of impacts affecting transportation and circulation including the effects of development on existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities. Additionally, upon updating the circulation element, the legislative body shall modify the circulation element to plan for a balanced multi-modal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel.



The update to the Infrastructure and Community Services element also complies with Senate Bill 375, which requires a local jurisdiction to adopt traffic mitigation measures for transit policy project.

ii. Purpose and Intent

The purpose of the Infrastructure and Community Services Element is to provide an assessment of existing conditions in the City, including a description of the street and highway system, traffic volumes on these facilities, and operating conditions on selected roadways. The goals and policies that are created as part of this chapter ensure that transportation resources are maintained for current and future generations of the City.

The Infrastructure and Community Services Element is maintained by the Planning and Community Development Department and implemented by the following City departments through goals, policies, programs, and implementation measures:

- a. Planning and Community Development
- b. Public Works

The above departments provided input which was incorporated into the Infrastructure and Community Services Element.

iii. Proposed Changes

All goals and policies in the existing sections of the Infrastructure and Community Services Element remain relevant and have been carried over in the update. One revision to an existing policy (M-1.3 – Level of Service Standards) is discussed below and two new policies (M-1.10 – Transportation Demand Management and M-6.7 – Vehicle Miles Traveled) have been added to the Mobility section.

Below is a summary of proposed policy revisions with new text shown as Underline.

Policy M-1.3 is hereby proposed to be revised to reflect the following:

*"M-1.3 Level of Service (LOS) Standards. Establish flexible criteria for the minimum acceptable level of service based on the roadway characteristics. Maintain an LOS C standard on most roadways within*

*the City. A reduced LOS standard of D, E, or F is considered acceptable on the following roadways:*

- *Kanan Road, due to heavy existing and projected volumes and desire to maintain the existing four-lane cross-section with sidewalks, bicycle lanes and landscaped median islands.*
- *Agoura Road east of Kanan Road, due to heavy projected volumes and desire to maintain two-lane cross-section with bicycle lanes and in order to minimize grading, encourage a semi-rural road appearance and to complement Agoura Village goals.*
- *Canwood Street west of Reyes Adobe Road, due to existing and projected volumes and direct access to/from the southbound US 101 ramps.*
- *Roadway segments adjacent to schools, due to heavy usage before and after school hours (i.e., Driver Avenue between Argos Street and Chesebro Road and Lake Lindero Road north of Thousand Oaks Boulevard).*
- *Canwood Street east of Kanan Road Avenue, due to the heavy projected volumes under future conditions with development under the General Plan. Further widening beyond the proposed General Plan improvement (three-lane cross section with a continuous left-turn lane), is not possible within the available right-of-way.*

*LOS standards will continue to be used for City public works projects and for private development projects that include frontage improvements (bike lanes, turn lanes) leading into an intersection. Intersection and roadway traffic deficiencies adjacent to development projects shall be mitigated to meet appropriate service-levels, but at least to the extent where the post-development LOS shall not be less than the LOS existing prior to development.*

Table III – 6 Proposed Infrastructure and Community Services Policies summarized the new policies proposed as part of the General Plan update.

Table III – 12 Proposed Infrastructure and Community Services Policies

Proposed Infrastructure and Community Services Policies		Policy Number
1.	Transportation Demand Management	(M1.10)
2.	Vehicle Miles Traveled	(M-6.7)

The proposed new policies and associated goals are as follows:

*“Goal M-1 Local Circulation System. A safe and efficient roadway system in Agoura Hills that facilitates the movement of goods and people while utilizing advanced technologies to minimize travel delays.*

*M-1.10 Transportation Demand Management. Development projects must be evaluated following the methodology of the City of Agoura Hills: Transportation Assessment Guidelines, adopted June 24, 2020. (Imp M-35)”*

*“Goal M-6 Alternative Transportation. Reduced reliance on single-occupancy vehicle travel and vehicle miles traveled through the provision of alternative travel modes and enhanced system design.*

*M-6.7 Vehicle Miles Traveled. Development projects shall minimize vehicle miles travelled (VMT), and shall be required to submit a VMT analysis pursuant to the City’s Transportation Assessment Guidelines as part of a development application. (Imp M-34)”*

iv. Implementation

Measures designed to implement the proposed new policies include Measure M-35 which states:

*“The City shall continue to require applicants of development projects to submit Vehicle Miles Travelled (VMT) analysis pursuant to the City’s Transportation Assessment Guidelines as part of a development application. If significance thresholds for VMT are exceeded, Transportation Demand Management (TDM) measures shall be implemented by the project.”*

Additionally, with regard to housing projects proposed under the Affordable Housing Overlay, which are approved ministerially, the following provision is proposed to ensure development projects meet

the requirements of the Los Angeles Fire Department and Public Works Standards:

- a. *“If the project is required to prepare a Vehicle Miles Travelled (VMT) analysis per the City of Agoura Hills Transportation Assessment Guidelines (July 2020), Transportation Demand Management measures (TDMs) identified in the Guidelines are included, as necessary, in the project to reduce the VMT generated by the project to below the significance thresholds based on the VMT assigned to each TDM in the Guidelines and the City’s VMT model. The thresholds include 16.8 VMT/Cap for residential uses, and 18.7 VMT/Cap for employment.*
- b. *The project will comply with County of Los Angeles Fire Department requirements and standards for fire truck access.*
- c. *The project will be designed and constructed to full public right-of-way improvements along the project frontages in accordance with the Committee of Public Works Standards, Inc.’s Standards Plans for Public Works Construction and any applicable Specific Plans.”*

v. Conclusion

As stated in the SEIR, the goals and policies in the General Plan are intended to promote and enhance the alternative modes of transportation within the City and do not conflict with adopted policies or plans. Implementation of the General Plan could result in hazards due to a design feature; however, compliance with existing regulations would ensure impacts would be less than significant. Additionally, as stated in the SEIR, implementation of the General Plan would increase the amount of traffic on CMP highways; however, it would not exceed a level of service standard established by the County CMP Agency. The increased amount of traffic could be substantial in relation to the existing traffic load and capacity of the street system with respect to the number of vehicle trips or congestion along roadways and that impact is potentially significant.

Lastly, the implementation of the General Plan and compliance with existing regulations would ensure that buildout in accordance with the General Plan would not result in changes to the City’s circulation network, nor would it increase hazards or impact emergency access due to design features. Therefore, with regard to compliance with existing regulations, impacts from the General Plan would be less than significant.

## **E. Natural Resources Element**

### **i. Background**

In response to the Housing Element Update, the City is required to update the Natural Resources Element to comply with state legislation (California State Government Code Section 65302). The Natural Resources Element is comprised of eight topic areas including open space, visual resources, biological resources, water, air quality, mineral resources, energy conservation, and climate change.

The proposed SEIR analyzed the potential impacts of the General Plan on all components within the Natural Resources Element and determined that the air quality section required the implementation of additional policies in order to balance the City's management of land use, circulation, and other regulatory actions with their potential effects on local and regional air quality.

It was determined, through the analysis performed for the SEIR, that the implementation of the General Plan would result in significant construction and operational emissions of development even with mitigation measures requiring emission control measures. As a result, the SEIR determined that the net increases in criteria pollutants would be significant and unavoidable for both construction and operation of development under the General Plan.

It was also determined, through the analysis performed for the SEIR, that the implementation of the General Plan would be consistent with the 2007 Air Quality Management Plan (AQMP), in the reduction of Vehicle Miles Traveled (VMT) but would be inconsistent with the 2007 AQMP with respect to forecast population/employment/housing levels. As such, the impacts related to conflicts within the AQMP would be significant and unavoidable.

The analysis for the Air Quality section was based on data from the California Emissions Estimator Model, VMT and trip generation data provided in the General Plan Update, the South Coast Air Quality Management District (SCAQMD)'s CEQA Air Quality Handbook, and other relevant documents related to air quality.

While much of the previous Natural Resources Element will remain, this staff report is focused on sections of the document proposed to be added or amended during this update.

### *State Law*

California State Government Code Sections 65302(a) and (d) require the General Plan to include an analysis of impacts affecting natural resources including the effects of development on open space, visual resources, biological resources, water, air quality, mineral resources, energy conservation, and climate change. Pursuant to Section 65302(d), this section shall also address the reclamation of land and water, prevention and control of pollution of streams and other waters, protection of watersheds, prevention and control of erosion of soils, in addition to other land and water conservation plans.

#### ii. Purpose and Intent

The purpose of the Natural Resources Element is to analyze and address conservation of natural resources including, but not limited to, open space, water supply, clean air, scenic vistas, energy resources, and climate change. The goals and policies that are created as part of this chapter ensure these resources are sustained for current and future generations of the City.

The Natural Resources Element is maintained by the Planning and Community Development Department and implemented by the following City departments through goals, policies, programs, and implementation measures:

- a. Community Development (e.g: Planning, Code Enforcement, and Building and Safety Divisions)
- b. City Manager's Office

The above departments provided input which was incorporated into the Natural Resource Element.

#### iii. Proposed Changes

All goals and policies in the existing sections of the Natural Resource Element remain relevant and have been carried over in the update. Two new policies have been added to the Air Quality section and relate to Goal NR-7 (Improving the City and the region's air quality).

Below is a summary of proposed policies intended to include measures to minimize risk with respect to air quality for future residents of housing sites along the freeway and major arterials:

Table III – 13 Proposed Natural Resource Policies

Proposed Natural Resource Policy		Policy Number
1.	Minimize Pollution to Residential Uses	(NR-7.5)
2.	Design that Promotes Ventilation Along Roadway Corridors	(NR-7.6)

NR-7.5 Minimize Pollution to Residential Uses. Minimize pollution exposure of residential uses near the freeway and along major arterials, such as Kanan Road, Agoura Road west of Kanan Road and Thousand Oaks Boulevard (Imp NR-29).

NR-7.6 Design That Promotes Ventilation Along Roadway Corridors. New multi-family housing projects in areas of high levels of localized air pollution shall be designed in consideration of the following components to assist in pollutant dispersion (Imp NR-29):

- High efficiency filtration systems to achieve good indoor air quality
- Buildings of varying heights, shapes, articulation and other design features to break up massing
- Site design with open spaces between buildings to encourage air flow (e.g. outdoor landscaped or recreation spaces)
- Vegetation, including trees and shrubs, selected and arranged for their ability to alter pollutant transport and dispersion
- Consider the use of decoratively treated solid barriers and walls in conjunction with screening landscaping, where appropriately along freeway proximate properties, to increase the vertical dispersion of pollutants.

iv. Implementation

Measures designed to implement the proposed new policies include Measure NR-29 which states:

*“The City shall require all new multi-family housing development projects on Canwood Street, Kanan Road, and Agoura Road, and on land abutting the freeway where there are high levels of localized air pollution to incorporate measures into the building and site design to promote ventilation to minimize the effects of air quality on residents. Measures, which shall be incorporated into the project plans submitted for an application, may include, but not be limited to, high efficiency*

*filtration systems for indoor air quality; buildings of varying heights, shapes, articulation, and other design features to break up massing; site design with open spaces between buildings to encourage air flow for (e.g., outdoor landscaped or recreation spaces), vegetation selected and arranged for the ability to alter pollutant transport and dispersion; and use of decoratively treated solid barriers and walls along with screening landscaping along the freeway to increase the vertical dispersion of pollutants.”*

Additionally, with regard to housing projects proposed under the Affordable Housing Overlay, which are approved ministerially, the following provision is proposed to ensure development projects meet the requirements of the SCAQMD:

*“The project will comply with the objective standards of the South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, Rule 1403 for asbestos containing materials, and Regulation XIII for new on-site nitrogen oxide emissions. The project will comply with Tier 4 construction equipment measures of the SCAQMD unless an air quality analysis is completed by the project applicant demonstrating that the level of emissions does not trigger the need for Tier 4 construction equipment measures.”*

v. Conclusion

As stated in the SEIR, the goals and policies in the General Plan are intended to conserve and protect the natural resources within the City. The SEIR analyzed the General Plan for impacts to these goals and policies and determined that implementation of the General Plan would provide new sources of regional air emissions that would conflict with or obstruct the implementation of the 2007 Air Quality Management Plan. The SEIR also determined that construction and operational emissions could contribute substantially to an existing or projected air quality violation. As such these potential impacts would be significant and unavoidable.

With regard to operational activities and exposure of sensitive receptors to pollutant concentrations, the SEIR determined that the implementation of mitigation measures would reduce the exposure to a level of less than significant. The SEIR further determined that construction activities could expose sensitive receptors to substantial pollutant concentrations. As these levels are not known, the SEIR conservatively determined the impacts to be significant and unavoidable.



Lastly, the SEIR determined that implementation of the General Plan would generate airborne odors during construction, however, these exposures would only occur during daylight hours. Exposures due to operational activities would be similar to existing residential and restaurant odors and could be mitigated with proper ventilation. As such, the SEIR determined that no impacts related to objectionable odors would occur.

#### **IV. REZONING PROGRAM – ZONING CODE TEXT AMENDMENTS**

##### **A. Zoning Code Text Amendments**

In order to adequately meet the City's RHNA for the 6<sup>th</sup> Housing Element cycle, Staff proposes to modify various sections of the Zoning Code. For the most part, these modifications implement the Housing Element by establishing and implementing the Affordable Housing Overlay District, including establishing a ministerial process for approval of qualifying affordable housing projects as required by State law, adopting objective design and development standards, and amending the RM, RH, and CS-MU zoning districts to permit increased density. The approval of these proposed amendments does not approve any development entitlement. Rather, the approval of the proposed amendments will assist the City in complying with State law established to facilitate the development of housing projects.

Staff has identified three underlying zoning districts that require Zoning Code Text Amendments; 1) Residential-Medium (RM), 2) Residential-High (RH), and 3) Commercial Shopping Center-Mixed Use (CS-MU). In addition, staff has identified two Specific Plan areas within the City that require Zone Code Text Amendments: 1) Agoura Village Specific Plan, and 2) Ladyface Mountain Specific Plan.

##### **i. Affordable Housing Overlay (AHO)**

A full discussion of the Affordable Housing Overlay can be found in Section III – A of this report which discusses the proposed changes to the Housing Element. This section will present the proposed text amendments to the Agoura Hills Municipal Code.

The purpose of the Affordable Housing Overlay (AHO) District is to promote the creation of affordable housing units, beyond that which would be accomplished by Section 9133 et seq. of part 4 of Chapter 1 of Article IX of the Agoura Hills Municipal Code to enable the City to meet its housing goals, and be compatible with surrounding land uses

through the establishment of special development standards and permitted densities.

Under the AHO, property owners with the AHO designation on top of the underlying zoning designation have options for pursuing development. They may proceed with development in accordance with the processes and standards of the underlying zoning district or they may proceed with development in accordance with the AHO. If they proceed with the AHO, the AHO district standards shall apply.

**Proposed Amendment:**

**PART 3. AH AFFORDABLE HOUSING OVERLAY DISTRICT**

**9521. - Purpose.**

The purpose of the affordable housing overlay district (AH) is to promote the creation of affordable housing units, beyond that which would be accomplished by Section 9133 et seq. of Part 4 of Chapter 1 of this title, to enable the City to meet its housing goals, and be compatible with surrounding land uses through the establishment of special development standards and permitted densities.

**9522. - Definitions.**

- A. Affordable unit. "Affordable unit" shall be defined as a dwelling unit rented or sold to a very-low income household or low-income household at an affordable housing cost or affordable rent, as those terms are defined in California Health and Safety Code Sections 50052.5 and 50053.
- B. By-right approval. "By right approval" shall be defined as a ministerial approval of a development project involving little or no discretion or judgment by the public official as to the wisdom or manner of carrying out the project, whereby the public official merely ensures that the development project meets all standards set forth in this part.
- C. Market rate unit. "Market rate unit" is a dwelling unit in a development project that is not restricted for a very low-income or low-income household, or for any other affordable housing category.

- D. Mixed-use development. “Mixed-use development” shall be defined as a development project consisting of a vertical (stacked) or horizontal (side by side, attached or detached) combination of multi-family residential dwelling units and a non-residential use as part of a single development application.
- E. Multi-family residential project. “Multi-family residential project” shall mean a project with two (2) or more attached dwelling units.
- F. Recreational group open space. “Recreational group open space” shall be defined as an outdoor area common to the residents of the development project and located on the project site that is dedicated to active recreation, and may include, but not be limited to, picnic, bar-be-que, pool or spa, sport court, or other physical activity.

**9523. - Applicability.**

- A. Pursuant to the requirements of this part, the AH overlay district shall apply to the following:
  - 1. Multi-family residential projects on properties that are: zoned Residential Medium Density – maximum 15 dwelling units per acre (RM-15); identified in the Housing element of the general plan as being eligible for the AH overlay district; and identified with the “AH” notation on the zoning map;
  - 2. Multi-family residential projects on properties that are: zoned Planned Development (PD) in the Ladyface Mountain Specific Plan as identified in that specific plan and identified in the housing element of the general plan as being eligible for the AH overlay district; and
  - 3. New mixed-use residential projects, or new multi-family residential projects that will be added to a site with existing commercial developments that will remain on the site, on properties that are: zoned Commercial Shopping Center – Mixed Use (CS-MU); identified in the Housing Element of the General Plan as being eligible for the AH overlay district; and identified with the “AH” notation on the zoning map;
  - 4. Mixed-use development projects, or new multi-family residential projects that will be added to a site with existing commercial developments that will remain on

the site, on properties that are: zoned Planned Development (PD) in the Agoura Village Specific Plan as identified in that specific plan and identified in the housing element of the general plan as being eligible for the AH overlay district.

- B. The AH overlay district shall not be used to develop a mixed-use development on a site in the RM-15 zoning district or the Ladyface Mountain Specific Plan.
- C. The AH overlay district shall not be used to develop a solely multi-family development on a site in the CS-MU zoning district or the Agoura Village Specific Plan.
- D. A property designated within the AH overlay district may be developed either in the manner provided in this part or in the manner provided in the underlying zoning district or applicable specific plan.

**9524. - Uses established.**

The limitations in the AH overlay district as to uses and structures shall be as follows.

**9524.1. - Permitted uses.**

- A. Subject to the provisions of this part, multi-family residential projects and parking structures that provide parking for the residential units on-site are permitted on AH sites in the RM-15 zoning district.
- B. Subject to the provisions of this part, multi-family residential projects and parking structures that provide parking for the residential units on-site are permitted on AH sites in the Ladyface Mountain Specific Plan.
- C. Subject to the provisions of this part, mixed-use development projects and parking structures that provide parking for on-site uses are permitted on AH sites in the CS-MU zoning district.
- D. Subject to the provisions of this part, mixed-use development projects and parking structures that provide parking for on-site uses are permitted on AH sites in the Agoura Village Specific Plan.
- E. Specific non-residential uses shall be allowed as part of a mixed-use development project as allowed by the applicable specific plan or underlying zoning district.

**9524.2. - Accessory uses.**

Subject to the provisions of Section 9281 et seq. and Chapter 6, the following accessory uses and structures shall be permitted:

- A. Accessory uses, buildings and structures;
- B. Domestic animals;
- C. Home occupation;
- D. Private greenhouses, horticultural collections, flower and vegetable gardens;
- E. One (1) room rental in the principal structure;
- F. Garage sales, not to exceed two (2) in any calendar year;
- G. Accessory dwelling units, subject to the provisions of Section 9283 et seq.

**9524.3. - Prohibited uses and structures.**

Any use or structure not specified in Sections 9524.1 and 9524.2 shall be prohibited in the AH overlay district.

**9525. - Development standards.**

The development standards that apply to a project seeking approval under the AH overlay district are as follows:

**9525.1. - Density.**

- A. A project seeking approval under the AH overlay district shall include at least 20 dwelling units per acre.
- B. A project seeking approval under the AH overlay district shall include no more than 25 dwelling units per acre.
- C. Density shall be calculated on the basis of the entire acreage of the parcel, including any portion of the site used, dedicated or required to be used or dedicated as a buffer or easement and any portion of the site that is not developable due to the slope.

**9525.2. - Building height.**

- A. The maximum height for any building or structure included in a project seeking approval under the AH overlay district shall be as follows:
  - 1. A one-story building shall be no taller than 25 feet.
  - 2. A two-story building shall be no taller than 35 feet.
  - 3. A three-story building shall be no taller than 40 feet.
- B. The height of buildings and structures shall be measured vertically from the finished grade to the highest point on the roof, including but not limited to, any architectural features.

**9525.3. - Minimum lot specifications.**

Minimum lot specifications shall be as provided for by the applicable underlying zoning district or specific plan.

**9525.4. - Building site coverage.**

The maximum building site coverage shall not exceed 60 percent.

**9525.5. - Minimum group recreational open space.**

The minimum on-site group recreational open space shall be 250 square feet per dwelling unit.

**9525.6. - Off-street parking requirements.**

All requirements of section 9654 et seq. shall apply, except as follows:

- A. Parking Allocation for Residential Uses. The number of off-street parking spaces shall be no less than the following for residential uses.

Apartments	Off-street Parking Requirement
Studio	One (1) covered plus one-half (0.5) uncovered parking spaces per unit.
One (1) bedroom	One (1) covered plus one and one-half (1.5) uncovered parking spaces per unit.
Two (2) bedrooms or more	One (1) covered plus one and one-half (1.5) uncovered parking spaces per unit.
Condominiums or Townhouses	Two (2) covered plus one-half (0.5) uncovered parking spaces per unit.

- B. An applicant may substitute covered parking spaces for uncovered parking spaces to comply with the residential parking requirements in subdivision “A” above.
- C. All covered parking spaces that are provided to comply with the minimum requirements in subdivision “A” above shall be assigned to an individual dwelling unit and cannot be used as guest parking or as part of shared parking.
- D. Parking Allocation for Nonresidential Uses in a Mixed-Use Development. The minimum number of off-street parking spaces for nonresidential uses in a mixed-use development shall be as indicated in Section 9654.6. Shared parking shall be allowed only as expressly stated for mixed-use developments in Sections 9526.1.F and 9526.2.H.
- E. Parking structures, subterranean parking, and similar parking facilities that are part of a residential or mixed-use development shall be permitted by right.
- F. Parking lot landscaping shade trees shall be provided pursuant to Section 9526 et seq.
- G. The percent of landscaping of the total parking area, including driveway areas, shall be provided pursuant to section 9526 et seq.
- H. A minimum eight (8)-foot wide landscaped finger planter shall be located every ten (10) parking spaces in surface parking lots.

**9525.7. - Hillside lots and slopes.**

- A. The City's hillside ordinance (Section 9652 et seq.) shall not apply to a project seeking approval under the AH overlay district. Instead, the following shall apply:
1. Structures exceeding 35 feet in height must be stepped into the hillside for any portion of the building constructed on a slope of greater than 15 percent, as follows: after every 15 feet of vertical height, the building shall be stepped back at least 10 feet horizontally.
  2. Structures shall be located with a minimum building setback of 30 feet from the top of a slope on sites with an average slope of 10 percent or steeper.
  3. No development shall occur on slopes greater than 35 percent.

**9525.9. - Oak Trees.**

The City's oak tree ordinance (Section 9657 et seq.) shall not apply to a project seeking approval under the AH overlay district, except for the following: Section II. Definitions of Appendix A of Article IX of the Agoura Hills Municipal Code, Title IV of Appendix A; Section IV., Items D, E, and Items 2 and 3 of F of Appendix A of Title IV; Section V. Standards for Performance of required work of Appendix A of Title IV; Items 3 and 4 of Section V. Standards for Performance of required work of Appendix A of Title IV; and Item E of Section 9657.5 Oak Tree Permit. A project seeking approval under the AH overlay district shall comply with the following.

- A. If a project involves the removal of or encroachment greater than 25 percent into the root zone or canopy zone of a protected oak tree that is 48 inches in diameter or less per the City's Oak Tree Ordinance and Guidelines (Valley Oak, Coast Live Oak), one 24-inch-box minimum size oak tree of the same species shall be planted on the site. For scrub oak species protected per the City's Oak Tree Ordinance and Guidelines, on-site replacement for removal shall be equal to the square footage of the area removed, with scrub oaks of the same species planted to a five foot on center spacing within the replacement area.



- B. If a project involves the removal of up to 10 protected oak trees within the project site, not more than 25 percent of the total estimated tree canopy or root structure of all protected oak trees on that project site shall be removed. If the project involves the removal of 11 or more protected oak trees within the project side, not more than 35 percent of the total estimated tree canopy or root structure of all protected oak trees on the project site shall be removed.
- C. For the purpose of providing natural stabilization of hillsides and preservation of native landscaping, a minimum of 75 percent of all native trees on a slope steeper than 50 percent shall be retained.
- D. The removal of or encroachment greater than 25 percent into the root zone or canopy zone of a protected "landmark" Oak Tree (trees whose diameter exceeds 48 inches) is prohibited.

**9525.10. - Grading of slopes.**

In addition to grading standards in the City Building Code, the following shall apply to a project seeking approval under the AH overlay district.

- A. Graded slopes shall be no less than a 2:1 ratio.
- B. Grading shall create rounded, non-planar surfaces, and rounded, non-angular intersections between surfaces.
- C. The cut or fill of a slope bank shall not exceed 15 feet where visible to the public from a parking area, access drive or public right-of-way, and shall not exceed 25 feet in areas not visible to the public.

**9526. - Special development standards.**

Notwithstanding the provisions of section 9524 et seq. and 9525 et seq., the development standards applicable to a project seeking approval under the AH overlay district shall include the following in the specific underlying zoning districts and specific plans identified below.

**9526.1. - AH properties with an underlying zoning district of CS-MU.**

Subject to the provisions of Chapter 6, the following development standards shall apply to a project on a site zoned as CS-MU that is seeking approval under the AH overlay district.

A. Maximum non-residential density.

1. The maximum floor area ratio (FAR) shall be 0.4 for non-residential uses, excluding above-ground parking structures, underground parking, and full basements.
2. Non-residential development shall only be allowed as part of a mixed-use development project.

B. The maximum building height shall be as established in section 9525.2 except that the height of a solely non-residential use building that is a part of a horizontal mixed-use development shall be no more than 35 feet and two (2) stories.

C. Building Setbacks.

The minimum building setback requirements shall be as follows.

1. Front yard: 20 feet from any existing or proposed right-of-way.
2. Side yard: none except:
  - a. When adjacent to a residential district or when abutting any street that separates the CS-MU district from a residential district: 20 feet.
  - b. The minimum street side setback shall be treated as a front setback.
3. Rear yard: 20 feet.

D. Mixed-use development.

1. New projects containing mixed-use development shall include construction of both the residential and non-residential parts concurrently.
2. For mixed-use development sites, the residential density shall be in addition to the permitted and minimum required non-residential development density in the underlying district.

E. Landscaping.

1. Parking lot landscaping shall include shade trees placed so as to cover forty (40) percent of the total parking area, including drive aisles, with tree canopies established within fifteen (15) years after the issuance of the building permit for the related building, structure or other improvement.
2. Except for approved access ways, a minimum 15-foot wide landscaped planter shall be provided along all street and highway frontages.

F. Shared Parking.

Table 1 shared parking of section 9654.2.K.5 shall apply to all mixed-use developments where shared parking is proposed. Shared parking may apply to unassigned residential parking spaces and all non-residential parking spaces, but shall not apply to assigned residential parking spaces.

**9526.2. - AH properties with an underlying zoning district of PD in the Agoura Village Specific Plan.**

The following shall apply to a project on a site in the Agoura Village Specific Plan that is seeking approval under the AH overlay district, and shall replace the provisions in the specific plan.

A. Maximum non-residential density.

1. The maximum floor area ratio (FAR) shall be 0.3 for non-residential uses, excluding above-ground parking structures, underground parking, and full basements.

2. Commercial building square footage of a mixed-use development shall be at least one-third of the total building square footage of the project, including common residential recreation buildings.
3. Non-residential development shall be allowed only as part of a mixed-use development project.

B. Maximum building size.

1. The maximum size of a non-residential building shall be 60,000 square feet.
2. The maximum size of any single non-residential tenant space in a building shall be 30,000 square feet.

C. Commercial building height.

The maximum building height shall be as established in Section 9525.2 except that the height of a solely non-residential use building shall be no more than 35 feet and two (2) stories.

D. Building Setbacks.

1. Setbacks shall be as provided pursuant to the specific plan except that for buildings fronting a public right-of-way, there shall be no minimum or maximum side yard setback.
2. Setbacks shall be measured from the boundary of existing, or in the case of a proposed parcel map or tract map or lot line adjustment, from the proposed parcel, unless the parcel borders the public right-of-way, and then the setback is calculated from the right-of-way line. Setbacks shall be measured to the closest structural portion of the building, including from partially or completely covered pedestrian or outdoor dining activity areas.

E. Buildings fronting a public right-of-way.

1. Buildings fronting a public right-of-way shall consist of the following:

- a. Either a non-residential development or a vertical mixed-use development.
  - b. Ground floor levels shall be non-residential uses, with the exception of offices, which may not occupy ground floor levels.
  - c. Upper levels shall be multi-family residential uses or non-residential uses.
- F. New mixed-use development shall include construction of both the residential and non-residential parts concurrently.
- G. Landscaping.
1. Parking lot landscaping shall include shade trees placed so as to cover thirty-five (35) percent of the total parking area, including drive aisles, with tree canopies established within fifteen (15) years after the issuance of the building permit for the related building, structure or other improvement.
  2. The total number of trees in a parking lot shall be one (1) for every four (4) parking spaces, and shall be located throughout a parking lot.
- H. Shared parking.
- Table 1 shared parking of Section 9654.2.K.5 shall apply to all mixed-use developments where shared parking is proposed. Shared parking may apply to unassigned residential parking spaces and all non-residential parking spaces, but shall not apply to assigned residential parking spaces.
- I. Public space.
- Notwithstanding Section 9525.5, projects shall include a minimum of 10 percent of the site area for public spaces accessible to the public from the street or internal site driveway, and shall include one or more of the following: plazas, paseos, courtyards, trails and pedestrian paths, outdoor dining in a commercial use, and view terraces.

J. Riparian habitat and creek protection program.

For project sites adjacent to a riparian area associated with Medea Creek and Lindero Canyon Creek, the owner shall retain a professional biologist to prepare and implement a riparian habitat and creek protection plan, which shall include methods to avoid encroachment into the riparian or creek area from development on the site.

K. Public Use Trail along Riparian Areas.

A public use trail shall be provided along the length of the project site adjacent to a riparian area associated with Medea Creek and Lindero Canyon Creek. The public trail shall be the minimum acceptable width pursuant to the Americans with Disabilities Act and shall be constructed of permeable materials, excluding pavement or pavers.

**9526.3. - AH properties with an underlying zoning district of PD in the Ladyface Mountain Specific Plan.**

The following shall apply to a project on a site in the Ladyface Mountain Specific Plan that is seeking approval under the AH overlay district, and shall replace the provisions of the specific plan.

A. Building setbacks.

1. Setbacks shall be measured from the boundary of existing, or in the case of a proposed parcel map or tract map or lot line adjustment from the proposed, parcel, unless the parcel borders the public right-of-way, and then the setback is calculated from the right-of-way line.
2. The minimum building setback requirements shall be as follows.
  - a. Front yard: 15 feet
  - b. Side yard: seven (7) feet
  - c. Rear yard: 15 feet

## B. Landscaping

1. Parking lot landscaping shall include shade trees placed so as to cover thirty-five (35) percent of the total parking area, including drive aisles, with tree canopies established within fifteen (15) years after the issuance of the building permit for the related building, structure or other improvement.
2. Except for approved access ways, a minimum 15-foot wide landscaped planter shall be provided along all street frontages.
3. Other development standards.
  - a. Development as measured to the highest point on any building including, but not limited to, architectural features, is prohibited above the 1,100 foot elevation.

### **9526.4. - AH properties within the RM zoning district.**

Subject to the provisions of Chapter 6, the following development standards shall apply to a project seeking approval under the AH overlay district on a site located in the RM zoning district, and replace the provisions of the RM zoning district:

#### A. Building setbacks.

1. Setbacks shall be measured from the boundary of existing, or in the case of a proposed parcel map or tract map or lot line adjustment from the proposed, parcel, unless the parcel borders the public right-of-way, and then the setback is calculated from the right-of-way line.
2. The minimum building setback requirements shall be as follows.
  - a. Front yard: 15 feet
  - b. Side yard: seven (7) feet
  - c. Rear yard: 15 feet

B. Landscaping.

1. Parking lot landscaping shall include shade trees placed so as to cover thirty five (35) percent of the total parking area, including drive aisles, with tree canopies established within fifteen (15) years after the issuance of the building permit for the related building, structure or other improvement.
2. Except for approved access ways, a minimum 15-foot wide landscaped planter shall be provided along all street and highway frontages.

**9527. - Design standards.**

Any project seeking approval under the AH overlay district shall comply with the design standards in Section 9663 et seq.

**9528. - Other standards.**

Any project seeking approval under the AH overlay district shall comply with the following requirements:

- A. The project shall not obstruct the view of a scenic vista from passersby on rights-of-way adjacent to the site by more than 50 percent of the length of the project site. Scenic vistas include the following: Ladyface Mountain, Strawberry Hill, Morrison Ranch Hills, Palo Comado Hills, and Simi Hills, as well as primary and secondary ridgelines per the General Plan. The measurement shall be made from the nearest edge of the nearest vehicle travel line from the site.
- B. No development shall occur on primary and secondary ridgelines that are identified in the General Plan.
- C. All light poles, standards and fixtures shall not exceed a height of 16 feet measured from finished grade. The maximum 16 feet in height shall include all elements of the light, such as pole and light fixture combined.
- D. All exterior lighting shall be designed and shielded to face downward. Roof mounted lights are prohibited. Illumination levels shall not exceed one (1) foot-candle at the property lines, measured at ground level.



- E. No mirrored glass and gloss tiles building materials shall be included in the project. Steel, aluminum and metallic finishes may be used provided they have a non-reflective coating or other property of the materials that make them non-reflective.
- F. The project shall provide a 50-foot buffer from the edge of any wetland, riparian, or other sensitive natural community identified in a local or regional plan, policy or regulation, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS), to be maintained as natural open space. Only planting of native species and unpaved walking trails shall be allowed within the buffer. As permitted by applicable state and federal regulatory agencies, storm drain outlets into creeks and other riparian drainages are allowed that meet best management practices (BMPs) for storm water and erosion control.
- G. The project shall provide and maintain a minimum 100-foot buffer on-site from any on-site or off-site special status plant species, including those identified as candidate, sensitive or special status by the CDFW or USFWS, and a minimum 50-foot buffer from those special status plant species identified in local or regional plans, policies or regulations. No soil disturbance, landscaping (except that related to restoration of such plant species) or placement of structures, including buildings, driveways, pedestrian paths, or infrastructure are permitted in the buffer.
- H. All recommendations/requirements of the project geotechnical report prepared by a licensed engineering geologist or geotechnical engineer pursuant to the county public works department manual for the preparation of geotechnical reports standards are incorporated into the project design and reflected in the project plans submitted as part of the application for an administrative permit and for a building permit.
- I. If during excavation, paleontological resources are discovered, a qualified professional paleontologist shall evaluate the find and provide recommendations for the treatment of the resource.

- J. The project shall demonstrate that its site specific fire protection plan complies with all applicable requirements set forth in general plan policy s-3.21, and the City's duly adopted standards.
- K. Any necessary upgrades or construction of new storm water drainage facilities shall be designed in compliance with Los Angeles County Flood Control District (County Public Works Department) objective standards, and in compliance with state and federal law.
- L. The project shall comply with Los Angeles County Fire Department requirements and standards for fire truck access.
- M. The project shall be designed and constructed to full public right-of-way improvements along the project frontages in accordance with the Committee of Public Works Standards, Inc.'s standard plans for public works construction and any applicable specific plans.
- N. The project, including landscape plan, shall comply with the requirements of the Los Angeles County Fire Department Fuel Modification Unit.
- O. The project shall comply with all exterior and interior noise standards in the general plan and Section 9656 et seq.
- P. Projects bordering any freeway, Kanan Road, Agoura Road and Thousand Oaks Boulevard shall incorporate air quality filter systems and site design requirements to disperse pollution according to general plan policies NR-7.5 and NR-7.6.
- Q. Unless exempt from the preparation of a level of service analysis according to the City's standards for transportation assessments, the project shall meet the level of service standards in General Plan Policy M-1.3 and in the City's transportation assessment standards.
- R. Unless the project meets any of the screening criteria of the City's standards for transportation assessments, a vehicle miles travelled (VMT) analysis shall be prepared

for the project according to the City transportation assessment standards. Transportation demand management measures (TDMs) identified in the standards shall be included, as necessary, in the project to reduce the VMT generated by the project to below the significance thresholds based on the VMT assigned to each TDM in the city transportation assessment standards and VMT model.

- S. The project's vehicle circulation shall meet the minimum site distance standards in the most current version of American Association of State Highway and Transportation Official's Greenbook: Standards for Public Works Construction; Section 3 and meet Los Angeles County Fire Department access requirements.

**9529. - Compliance with state and federal laws.**

The project shall comply with all applicable state and federal laws, including but not limited to, the following:

- A. The project shall comply with the objective standards of the South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, Rule 1403 for asbestos containing materials, and Regulation XIII for new on-site nitrogen oxide emissions. The project shall comply with Tier 4 construction equipment measures of the SCAQMD unless an air quality analysis is completed by the project applicant demonstrating that the level of emissions does not trigger the need for Tier 4 construction equipment measures.
- B. The project shall not conflict with state or federal regulations pertaining to special status plant or animal species, or that would have an adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish And Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS) unless the applicant/developer obtains the required permit(s) from the CDFW or USFWS.

- C. The project shall not result in the taking of any migratory bird species protected by the federal migratory bird treaty act (including killing, capturing, selling, trading and transporting) without prior authorization by the USFWS. Nesting bird surveys shall be conducted by a qualified professional biologist no more than seven (7) days prior to the beginning of any project-related physical activity, such as vegetation clearance, use and transport of equipment, mobilization and construction, likely to impact migratory songbirds or raptors that occurs between January 1 and September 15, the bird nesting season. If such project activity ceases for longer than 7 days, additional surveys shall be conducted prior to re-commencing the activity. If such species are identified, a no-disturbance buffer of 300 feet around active perching birds and songbirds shall be implemented. A no-disturbance buffer of 500 feet around active non-listed as threatened or endangered raptor nests, and 0.5 mile around active listed birds shall be implemented. The buffers shall be maintained until the breeding season has ended or until a qualified professional biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.
- D. Based on the results of a Phase I Cultural Resource Report, all significant cultural resources on a site shall be either preserved in situ, or shall be recovered in a data recovery plan as recommended by a professional archaeologist (Society for California Archaeology's professional qualifications for principal investigator).
- E. If Native American or tribal cultural resources exist on the site, the applicant shall enter into a cultural resources treatment agreement with a local Native American tribe traditionally and culturally affiliated with Agoura Hills that is acknowledged by the Native American Heritage Commission, which shall address the following: (1) treatment and disposition of cultural resources; (2) designation, responsibilities, and participation of professional tribal monitors during grading, excavation and ground disturbing activities; (3) project grading and development scheduling; (4) terms of compensation for the tribal monitors; (5) treatment and final disposition of

any cultural resources, sacred sites, and human remains discovered on site; (6) tribal monitor's authority to stop and redirect grading in order to evaluate the significance of any potential resources discovered on the property, and to make recommendations as to treatment; and (7) the applicant's agreement to relinquish ownership of all cultural resources, including all archaeological artifacts that are found on the project area, to the tribe for proper treatment and disposition; and the applicant's agreement that all tribal sacred sites are to be avoided and preserved. In compliance with State Law, if human remains are unearthed, the project developer, pursuant to State Health and Safety Code Section 7050.5, will contact the County coroner and ensure no further disturbance occurs until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner within 24 hours will notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the most likely descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

- F. No historic resource eligible for the State Register of Historical Resources or the National Register of Historic Places shall be removed, or its integrity affected to the extent that it is no longer eligible for listing, unless the resource has been adequately documented and treated pursuant to the requirements of the State Register of Historical Resources or the National Register of Historic Places and the Secretary of the Interior Standards for the Treatment of Historic Properties.
- G. The project shall comply with the State Water Resources Control Board (SWRCB)/Regional Water Quality Control Board (RWQCB) National Pollution Discharge Elimination System (NPDES) construction general permit/MS4 permit, and for which a Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP) have been prepared, if required per the MS4 permit.

- H. The project shall adhere to the SWPPP and SUSMP, if applicable, and to best management practices (BMPs) and low impact development standards (LIDs) in chapter 5 of title V and in accordance with the county LID standards.
- I. The project site shall not be located within a flood hazard zone or special flood hazard area unless the project is consistent with the standards of title III chapter 7, and without prior approval of a Conditional Letter of Map Revision (CLOMAR) or Letter of Map Revision (LOMAR) from Federal Emergency Management Agency (FEMA), as applicable.

**9530.- Reserved.**

**9531.- Application and approval process.**

- A. By right approval. Projects that comply with the requirements of this part are permitted by right.
- B. Form of application. An application for a project pursuant to this part shall be completed on a form provided by the Community Development Department for an administrative review. The administrative review application shall be reviewed by the Community Development Director and shall be granted if the community development director finds that the application complies with all of the requirements of this part.
- C. Application submittal requirements. The requirements for submittal of an administrative review application pursuant to this part shall be listed on a form provided by the Community Development Department.
- D. Notice of decision. A notice of decision for an administrative review application shall be mailed to the applicant (as shown on the application).
- E. Expiration of administrative approval. If commencement of construction has not occurred within three (3) years of the approval date for the administrative review application, the approval shall expire and become null and void.

- F. Upon written request by the applicant before the expiration of the administrative approval, a one year extension may be approved by the Planning and Community Development Director.

**9532. - Affordable housing and regulatory agreement**

Affordable units shall be provided as part of each development project according to this part.

A. Affordable units shall be provided as follows:

1. At least ten (10) percent of the dwelling units of a development project on a site developed pursuant to this part shall be reserved for very low-income households; and
2. At least ten (10) percent of the dwelling units of a development project on a site developed pursuant to this part shall be reserved for low-income households.
3. In calculating the required total number of units for each affordability level, fractional units of 0.5 or above shall be rounded up to a whole unit.

B. The affordable units shall be sold or rented at an affordable housing cost or affordable rent, as those terms are defined in California Health and Safety Code Sections 50052.5 and 50053. If the units are rental units, the affordable units shall be deed-restricted for a period of not less than fifty-five (55) years. If the units are for-sale units, the units shall be sold in accordance with California Government Code Section 65915.

C. The affordable units shall be:

1. Constructed on the project site concurrently with, or prior to, the construction of any market rate units.
2. Dispersed throughout the development project and integrated with the market rate units so that there is at least one (1) affordable unit and one (1) market rate unit in each building of the development.
3. Constructed with the same base design, appearance, materials and finished quality of the market rate units.

4. Provided at the same range of number of bedrooms in different unit plan types as provided in the market rate units.
- D. A housing plan shall be provided with the administrative application for the development project setting forth in detail the manner in which the provisions of this Section 9532 will be implemented.
- E. A legally binding agreement, in a form approved by the city attorney, shall be executed and recorded against the property to ensure the property complies with all of the requirements of this part, including, but not limited to, the requirement that affordable units shall be deed-restricted for the periods per Section 9532.A.
- F. The property owner shall record the regulatory agreement prior to recording any final map for the property, or prior to the issuance of a building permit for the development project, whichever comes first. The regulatory agreement shall be binding on all future owners and successors of interests of the development project.
- G. The City Manager is authorized to execute the regulatory agreement, and any regulatory document(s), on behalf of the city council for development projects approved pursuant to this part.
- H. Except as otherwise provided in this part, Section 9133 inclusionary housing shall not apply to this part.

**9533. - Conflict resolution between the AH overlay district and Article IX (Zoning).**

The Affordable Housing standards supplement and are in addition to the development standards for the applicable zoning district in which a proposed project is located. Article IX of the Code of Ordinances establishes the Zoning Regulations of the City of Agoura Hills. Where conflict between these Affordable Housing standards and other provisions of Article IX exists, the provisions of this section shall govern.”



ii. Residential Medium (RM) Zoning Code Text Amendments

The purpose of the RM Zoning District is to allow residential development at a medium density on medium sized lots that is consistent with sound public health and safety standards. The following are proposed Zoning Code Text Amendments for the RM Zoning District and allow for multi-family residential development that meet those standards. Section 9254.2 has been added to require housing projects to comply with the proposed objective design standards. The proposed Zoning Code Text Amendments for the RM Zoning District is included as Attachment B: Zoning Code Text Amendments.

The following summarizes the more significant proposed changes with text deletions shows as ~~Strikeouts~~ and proposed new text shown in Underline followed by a brief analysis by Staff.

**Proposed Amendment:**

**9251. - Purpose.**

*~~“The RM district is intended for residential development consisting of small lot subdivisions and~~ single-family residences on small lot subdivisions, duplexes, townhomes, and apartments to be established in appropriate areas at a medium range of population density consistent with sound standards of public health and safety.”*

**Staff Analysis:**

This proposed revision will clarify that the RM Zoning District is intended to allow both single-family residential development and multi-family development consisting of duplexes, townhomes, and apartments.

**Proposed Amendment:**

**9252.1. – Permitted uses.**

*“Subject to the provisions of Chapter 6, the following are permitted uses and structures in the RM district:*

~~A. Single-family dwelling per lot;~~

~~B. Two family dwelling per lot;~~

A. Single-family and multi-family dwelling units in combinations of attached or detached dwellings, including single-family dwelling units, duplexes, and townhomes.”

Staff Analysis:

This proposed revision further clarifies that single-family dwelling units are allowed on lots zoned RM and revises the “two-family dwelling per lot” provision to allow multi-family dwelling units consistent with section 9251 (Purpose).

**Proposed Amendment:**

**9253. – Development standards.**

*“Subject to the provisions of [section 9281](#) et seq. and chapter 6, the following development standards shall apply in the RM district; provided, however, that where the provisions of section 9281 et seq. or chapter 6 conflict with the provisions of this part, the provisions of this part shall apply.”*

Staff Analysis:

This proposed revision clarifies that when a conflict exists between the provisions of the RM Zoning District and Chapter 2 (Residential Land Use Districts) Part 9 (Special Residential Use Standards), the RM Zoning District provisions apply.

**Proposed Amendment:**

**9253.10. – Minimum group recreation open space.**

*“The minimum on-site group recreational open space shall be 250 square feet per dwelling unit.”*

Staff Analysis:

The minimum group recreation open space section is being added to reflect the incentives proposed in the Housing Element. This objective development standard is included to ensure housing projects include common open spaces within the project site that can be utilized by the residents living in the dwelling units. All single-family residential development would be regulated under the existing provisions found in section 9251 et seq.

**Proposed Amendment:**

**9254.2. – Design standards.**

*“Design standards in the RM district are as set forth in section 9663.4 through 9663.9.”*

Staff Analysis:

The Design standards section is being added to ensure that all multi-family residential developments comply with the proposed objective design standards.

iii. Residential High (RH) Zoning Code Text Amendments

The purpose of the RH Zoning District is to provide multi-family residential development at higher densities at appropriate locations consistent with sound public health and safety standards. The following are proposed Zoning Code Text Amendments for the RH Zoning District that would allow the construction of additional multi-family residential developments while maintaining those standards. The proposed Zoning Code Text Amendments for the RH Zoning District is included as Attachment B: Zoning Code Text Amendments.

The following summarizes the more significant proposed changes with text deletions shows as ~~Strikeouts~~ and proposed new text shown in Underline followed by a brief analysis by Staff.

**Proposed Amendment:**

**9274.2. – Design standards.**

*“Design standards in the RH district are as set forth in section 9663 et seq.”*

Staff Analysis:

The Design standards section is being added to ensure that all multi-family residential developments comply with the proposed objective design standards.

iv. Commercial Shopping Center – Mixed-Use (CS-MU) Zoning Code Text Amendments

The purpose of the CS-MU Zoning District is to allow mixed-use development that is consistent with modern site planning techniques and provides a design that is integrated throughout the project site. The following are proposed Zoning Code Text Amendments for the CS-MU Zoning District. While some of the proposed changes are minor, special attention should be given to the key areas discussed below where the changes are more significant. Section 9344.9 has been revised to provide objective development standards consistent with the Housing Element. Section 9344.16 has been added to require mixed-use projects with a residential component to comply with the proposed objective design standards. The proposed Zoning Code Text

Amendments for the CS-MU Zoning District is included as Attachment B: Zoning Code Text Amendments.

The following summarizes the more significant proposed changes with text deletions shown as ~~Strikeouts~~ and proposed new text shown in Underline followed by a brief analysis by Staff.

**Proposed Amendment:**

**9341. - Purpose.**

*“The purpose of the CS-MU District shall be to provide for planned shopping centers where the land and compatible retail stores and associated facilities, including multi-family residential units, are designed and developed together as an integrated whole using modern site planning techniques. The allowance for residential units is to encourage improvements to existing shopping centers, and to provide opportunities for an individual to participate in multiple activities on the site, thereby promoting vehicle trip reduction. The primary tenant in the shopping center will usually be a supermarket, or other large retail tenant, and the center will serve primarily the convenience needs, such as food, drugs, hardware, and personal services, of nearby residential areas. The centers shall exhibit a high level of architectural and site design quality, providing a positive experience for visitors and residents of the center and community; fostering economic vitality and businesses activity; and serving as a center of neighborhood identity and activity. Such centers are required to fit into the surrounding residential pattern of development and create neither architectural nor traffic conflicts. Development, remodel and renovation of such centers shall integrate and promote pedestrian activity with pathway connections between center business areas and parking areas, and to adjoining neighborhoods and districts, as well as incorporate pedestrian amenities like seating areas and outdoor gathering spaces to accommodate pedestrians, outdoor dining and other activities. The pathways shall be clearly articulated with enhanced paving and other design features, landscaping, and wayfinding signage. Multi-family residential units may be included in a center, providing that resident-serving amenities are incorporated into the center; the residential and nonresidential uses are compatible; and the residential and nonresidential portions of mixed-use buildings are seamlessly integrated by architectural design, pedestrian walkways, and landscape. For existing shopping centers, residential use may be allowed only if it is part of a substantial and comprehensive redevelopment, remodel or renovation of the shopping center that improves the architectural and site design in which case, ~~In all cases,~~*

*the residential use shall be ancillary to the commercial uses of the center. Alternatively, multi-family residences may be allowed as part of a mixed-use commercial project pursuant to Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District).*

Staff Analysis:

This proposed revision clarifies that multi-family residential development projects that seek approval under the AH overlay district are allowed separate and apart from the mixed-use provisions identified throughout the CS-MU chapter.

**Proposed Amendment:**

**9342.2. – Permitted residential uses.**

~~*“Residential uses shall be ancillary to the commercial uses, shall meet at least the minimum standards of the CS-MU district, and only be allowed with a conditional use permit as either part of the development of a new center, or the substantial and comprehensive redevelopment, renovation or remodel of an existing center. For existing shopping centers proposing to add residential units, the existing buildings shall be required to conduct façade and other improvements to enhance the architectural and site design, and the site shall be brought up to all standards of the CS-MU district. Residential uses shall be permitted providing that resident-serving recreation and other amenities are incorporated into the center; the residential and nonresidential uses are compatible; and the residential and nonresidential portions of mixed-use buildings are seamlessly integrated by architectural design, pedestrian walkways, and landscaping. Residential uses shall be multifamily, and shall consist of apartments on the upper floors of buildings containing ground floor retail or office uses. Accessory dwelling units are allowed pursuant to [Section 9283](#).*~~

A. Residential uses shall be multi-family dwelling units.

B. Accessory dwelling units.”

Staff Analysis:

This proposed revision provides clarity regarding what types of residential uses are permitted within the CS-MU Zoning District.

**Proposed Amendment:**

**9343. - Mixed-use development.**

A. “Residential uses shall be provided in the following manner:

1. Part of a new mixed-use development project of commercial and residential dwelling units on a site; or
2. An addition to an existing commercial development to remain on the same site, provided there is a substantial and comprehensive redevelopment, renovation or remodel of the existing center. For residential units to be added to existing shopping centers, the existing buildings shall be required to conduct façade and other improvements to enhance the architectural and site design, and the site shall be brought up to all standards of the CS-MU district.
- B. Resident-serving common recreational amenities shall be incorporated into the center totaling a minimum of 250 square feet per dwelling unit.
- C. The residential and commercial uses shall be compatible and seamlessly integrated by architectural design, pedestrian walkways, and landscaping.
- D. Residential uses shall consist either of apartments on the upper floors of buildings containing ground floor retail or office uses, or apartments in a solely residential building, providing there are commercial uses on the same site.
- E. A conditional use permit is required for the addition of residential uses to an existing commercial development, and for a mixed-use commercial and residential development project, as provided in Section 9342.2.A.
- F. Projects containing a new mixed-use commercial and residential development shall include construction of both the residential and commercial parts concurrently.
- G. Projects consisting of the addition of residential units to an existing commercial development on the same site shall include the construction of the residential part after or concurrently with the required redevelopment, renovation or remodel of the existing center pursuant to Section 9343.A.2.”

Staff Analysis:

The Mixed-use development section is being added to provide objective standards to residential and commercial development including adding a requirement to provide resident-serving common recreational amenities. This proposed revision further clarifies the placement or location of the residential units with regards to the commercial on-site uses and requires the architectural design,

landscaping and pedestrian walkways to be visually compatible. As stated in Section “E” above, a CUP is required if the applicant proceeds under the CS-MU standards as opposed to applying under the AH process, which is ministerial.

**Proposed Amendment:**

**9344. – Development standards.**

*“Subject to the provisions of Sections [9303](#), [9391](#) et seq., and chapter 6, the following development standards shall apply in the CS-MU district; provided, however, that where the provisions of Section 9303, 9391 et seq. or Chapter 6 conflict with the provisions of this part, the provisions of this part shall apply.”*

**Staff Analysis:**

This proposed revision clarifies that when a conflict exists between the provisions of the CS-MU Zoning District, section 9303, section 9391 and Chapter 6 (Regulatory Provisions), the CS-MU Zoning District provisions apply.

**Proposed Amendment:**

**9343.7. – Residential maximum density.**

*~~“The maximum density shall be one and three quarters (1.75) dwelling units per acre.”~~*

**9344.7. – Mixed-use development density.**

- A. *“The residential density in a residential and commercial mixed-use development project shall be a minimum of six (6) and a maximum of fifteen (15) dwelling units per acre.*
- B. *The minimum commercial density in a residential and commercial mixed-use development project shall be a maximum of 33 percent and a minimum of 20 percent of the gross building square footage of the project, including common residential recreational buildings.”*

**Staff Analysis:**

The Mixed-use development density section is being added to reflect the allowable dwelling density per acre on a project site. This proposed section effectively replaces Section 9343.7 – Residential Medium Density, and incorporates the mixed-use residential dwelling densities proposed in the Housing Element.

**Proposed Amendment:**

**9344.10. - Required amenities.**

- A. *“Clearly articulated pedestrian paths through parking lots to the center businesses and residences with distinguishing design characteristics.*
- B. *Well-defined pedestrian pathways connecting adjoining shopping centers, and between the centers and adjacent neighborhoods and districts.*
- C. *Outdoor seating and gathering areas near the businesses, including expanded sidewalks or plazas, designed as an integral part of the overall architecture and site design. Outdoor seating, exclusive of outdoor dining areas, shall be provided in expanded sidewalks or plazas at a rate of two (2) percent of the gross commercial square feet.*
- D. *Bike racks or other public bike storage in convenient locations in the center, integrated within the overall architecture and site design of the center.”*

**Staff Analysis:**

This proposed revision adds an objective standard to the existing subjective standard regulating outdoor seating and gathering areas. The proposed revision clarifies the amount of outdoor seating areas required based on the percent of gross commercial square footage available.

**Proposed Amendment:**

**9343.13. - Design standards.**

*“Design standards in the CS-MU District are as set forth in Section 9663 et seq.”*

**Staff Analysis:**

The Design Standards Section is being added to ensure that all mixed-use residential developments comply with the proposed objective design standards.

v. Ladyface Mountain Specific Plan Text Amendments

The purpose of the Ladyface Mountain Specific Plan is to provide a comprehensive set of plans, policies, regulations, and conditions for guiding and ensuring the orderly development and implementation of



the Ladyface Mountain Specific Plan. The following are proposed Text Amendments to the Ladyface Mountain Specific Plan that will allow multi-family residential development to be constructed in accordance with the proposed Housing Element.

The proposed revisions to the Specific Plan are within Chapter IV (Development Regulations and Requirements):

1. Section A. (Table IV-1), and
2. Section B. (Permitted Land Uses).

The following summarizes the proposed amendments with new text shown in Underline followed by a brief analysis by Staff.

Chapter IV of the Ladyface Mountain Specific Plan with the proposed revisions is included as Attachment C: Ladyface Mountain Specific Plan Amendment in its entirety.

**Proposed Amendment:**

**1. “Development and Density:**

<b>Table IV-1 Scenario 2-A</b>			
<i>Assessor’s Parcel #</i>	<i>Permitted Land Use</i>	<i>Maximum Bldg. Area</i>	<i>Traffic Budget</i>
2061-33-11	<i>bus. park</i>	78,000 s.f.	175
	<i>ret. com.</i>	84,700 s.f.	745/415*
	<i>disc. com.</i>	39,500 s.f.	240/135*
2061-33-13	<i>bus. park</i>	75,000 s.f.	155
**2061-33-15	<i>bus. park</i>	8,000 s.f.	25
2061-02-22	<i>bus. park</i>	97,300 s.f.	190
2061-02-24	<i>bus. park</i>	31,500 s.f.	75
2061-02-25	<i>bus. park</i>	58,800 s.f.	125
2061-01-22	<i>bus. park</i>	14,000 s.f.	35
2061-01-25	<i>bus. park</i>	34,000 s.f.	90
<u>Total</u>	<i>bus. park</i>	396,600 s.f.	1855/1420*
	<i>ret. com</i>	84,700 s.f.	
	<i>disc. com</i>	39,500 s.f.	

\* Represents 45% reduction from “passer-by” trips captured from adjacent roadways.

\*\*AIN: 2061-33-15 is identified in the 6th Cycle Housing Element as a housing opportunity site where the Affordable Housing Overlay District may apply. See Chapter IV, Section B, Item 1 for applicable regulations.”

Staff Analysis:

This proposed revision identifies a specific parcel as being part of the housing opportunity sites list, which will allow for residential development through the Affordable Housing Overlay District.

**Proposed Amendment:**

**“B. PERMITTED LAND USES**

*Within the Specific Plan area there are three subareas: Business Park, Shopping Center, and Open Space.*

**1. Business Park:**

*The permitted uses within the subarea are itemized in the Commercial Land Use Tables for the BP-OR (Business Park-Office Retail) Zone (Section 9312.2 of the Zoning Ordinance). A wide range of uses such as offices, hotels/motels, restaurants and retail uses that are incidental to offices are permitted. However, the following uses that are listed in the Commercial Use Table for the BP-OR Zone are expressly prohibited:*

- *Auto rental or lease agency*
- *Auto service station*
- *Bar – tavern*
- *Bookstore – adult*
- *Business School*
- *Candy store*
- *Church (unless it is the only use on a parcel)*
- *Driving School*
- *Hospital*
- *Live entertainment*
- *Live entertainment-adult*
- *Live theater*
- *Massage Parlor*
- *Motion picture theater*
- *Physical fitness studio*
- *Psychiatric facility-outpatient*
- *Recreation facility-indoor*
- *Sanitarium*
- *School, business*
- *School, charm, culture*
- *School, college & university*
- *School, private k-6*

- *School, trade*
- *School, self defense*
- *School, gymnastics*
- *School, vocational*
- *Towing service-office only*
- *Utility trailer-rental, service, sales*

Additionally, residential uses are not permitted with the exception of Assessor's Identification Number 2061-33-15 in Table IV-1. This property is designated with the Affordable Housing (AH) Overlay District, and may be developed either in the manner provided in this Specific Plan or in the manner provided in Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District). A development proposed pursuant to the AH Overlay District is not subject to the provisions of the LMSP, unless specifically indicated in Part 3 of Chapter 5 of Title IX."

Staff Analysis:

This proposed revision exempts AIN 2061-33-15 from the provision restricting residential development within the Specific Plan area. Amending this provision will allow the parcel to be developed with housing in compliance with the proposed Housing Element and applicable Affordable Housing Overlay District. With this proposed revision, AIN 2061-33-15 may either be developed under the Specific Plan requirements or in accordance with the applicable Affordable Housing Overlay District provisions.

vi. Agoura Village Specific Plan Text Amendments

The purpose of the Agoura Village Specific Plan is to provide a comprehensive set of plans, policies, regulations, and conditions for guiding and ensuring the orderly development and implementation of the Agoura Village Specific Plan area. The following are proposed Text Amendments for the Agoura Village Specific Plan that will allow multi-family residential development to be constructed in accordance with the proposed Housing Element.

The proposed revisions to the Specific Plan are within Chapter 4 (Development Standards) and Chapter 9 (Plan Administration). The following summarizes the proposed amendments with new text shown in Underline followed by a brief analysis by Staff.

The proposed amendments to the Specific Plan are included as Attachment D: Agoura Village Specific Plan Amendment.

**Proposed Amendment:**

***“Chapter 4: Land Use And Development Standards***

**Affordable Housing Overlay**

*Sites shown on Figure 4.2.A., are identified in the adopted Sixth Cycle Housing Element 2021-2029 as housing opportunity sites and are within the Affordable Housing Overlay District (AH) pursuant to the City of Agoura Hills Municipal Code. A site designated with the AH may be developed in the manner provided in the Municipal Code (Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District)), or in the manner provided in the AVSP. Sites proposed for development pursuant to the AH Overlay District are not subject to the provisions of the AVSP, unless specifically indicated in Part 3 of Chapter 5 of Title IX. Projects proposed pursuant to the AH Overlay District shall not be required to obtain an Agoura Village Development Permit but shall be subject to the approval process and permit requirements provided by Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District).”*

*“Figure 4.2.A – AVSP properties located within the Affordable Housing Overlay”*

**Staff Analysis:**

This proposed section (Affordable Housing Overlay) will allow the properties identified in the housing sites inventory that are located in the Agoura Village Specific Plan area to be exempt from the provisions of the AVSP if the property owner seeks approval pursuant to the Affordable Housing Overlay. All housing sites identified in Figure 4.2.A may be developed either in accordance with the applicable AVSP provisions or alternatively, under the applicable Affordable Housing Overlay District provisions.

**Proposed Amendment:**

***“Chapter 9: Plan Administration***

**Affordable Housing Overlay District**

*Sites proposed for development pursuant to the AH Overlay District are not subject to the provisions of the AVSP, unless specifically indicated in Part 3 of Chapter 5 of Title IX. Projects proposed pursuant to the AH Overlay District shall not be required to obtain an Agoura Village Development Permit but shall be subject to the approval*

*process and permit requirements provided by Part 3 of Chapter 5 of Title IX (Affordable Housing Overlay District)."*

Staff Analysis:

This proposed section (Affordable Housing Overlay District) further clarifies that the properties identified in the housing sites inventory that are located within the AVSP, are exempt from the regulations governing the Agoura Village Specific Plan if the applicant proceeds with an application under the Overlay. These properties will not be required to obtain an Agoura Village Development Permit for entitlements that proceed under the Overlay.

vii. Objective Design Standards

State law now requires denial of certain housing projects to be based on compliance with objective standards in the Zoning Ordinance, the General Plan, and the Subdivision Ordinance. The City has contracted with a consultant to review and recommend modifications to our regulations to ensure the standards are objective. In addition, state law requires that any new design standards adopted after January 1, 2020, be objective.

The purpose of the objective design standards is to establish provisions for new or redeveloped multi-family residential developments and/or mixed-use developments including, but not limited to, duplexes, triplexes, townhouses, row houses, flats, and multi-story building types. These standards do not apply to single-family homes, historic properties, commercial-only projects, and any other non-residential developments. The objective design standards are included as Attachment E: Objective Design Standards.

The objective design standards are intended to achieve and maintain high-quality site planning and building design by using standards drawn from existing design criteria within the City of Agoura Hills General Plan and other land policy documents. As proposed, these standards will facilitate development design that conforms to community design priorities while also reducing barriers to the development of housing for very low-, low-, and moderate-income households and accelerating the City's review process pursuant to state law.

The objective design standards supplement, and are in addition to, the development standards that currently exist in the Agoura Hills Municipal Code Article IX (Zoning Ordinance). In the event that there

is a conflict between the objective design standards and other provisions of Article IX, the provisions of Article IX, Chapter 6, Division 13 shall govern.

The objective design standards chapter includes a section that adds definitions for terminology specific to affordable housing, as well as definitions for terms and phrases already found in the AHMC, but were previously undefined. The standards also include provisions for environmental considerations, connectivity and pedestrian accommodation, site design, building design, sustainable design, in addition to other requirements that regulate mechanical equipment, mailboxes, service and refuse areas, and lighting.

The objective design standards are outlined as follows:

§9663.4 Environmental Considerations:

The Environmental Considerations section includes five subsections that ensure federal and state regulations are met with regard to the protection of natural and scenic resources. The intent of the “Habitat Protection” subsection is to ensure projects do not conflict with federal or state regulations pertaining to special status plant and animal species. Provisions are also included to ensure projects do not have an adverse effect on candidate and sensitive status species as defined by the US Fish and Wildlife Service and California Department of Fish and Wildlife. Projects are required to provide and maintain a minimum 100-foot buffer on site from any on-site or off-site special status, candidate or sensitive plant species. A minimum 50-foot buffer is required to be maintained from those special status plant species identified in local or regional plans, policies, or regulations. Additionally, the Habitat Protection subsection includes a provision requiring the applicant to submit a nesting bird survey prior to any project-related physical activity in order to ensure that projects do not result in the taking of any migratory bird species protected by the Federal Migratory Bird Treaty Act.

The “Visual Resources” subsection establishes provisions to protect the visual resources within the City and on project sites. This provision requires projects to be designed in a manner that will not obstruct the view of scenic vistas from public rights-of-ways. Projects will also be restricted from constructing on primary and secondary ridgelines identified in Chapter 4 Natural Areas, Figure NR-1 (Open Space Resources) of the City of Agoura Hills General Plan.

Additionally, the objective design standards include provisions that ensure open space resources are protected (“Open Space Resource Areas” subsection) by requiring projects to maintain a transition zone between any proposed dwelling unit and the designated open space area. The purpose of the transition is to protect the natural resources identified within the open space area and to allow for interconnection of adjacent open space areas. One way of ensuring this connectivity will be created is by restricting fencing or other barriers that prevent public access to trailheads.

Lastly, with regard to environmental protection, the proposed standards include provisions that protect the City’s natural drainage and waterways (“Natural Drainage Ways and Water Quality Protection” subsection). These provisions include requiring the projects to comply with all federal and state regulations for water resources, in addition to Los Angeles County Flood Control District provisions.

#### §9663.5 Connectivity and Pedestrian Accommodation

The Connectivity and Pedestrian Accommodation section includes provisions for pedestrian pathways and pathway lighting, sidewalks, parkways and street trees, in addition to provisions for decorative paving. This section is intended to ensure the circulation between buildings and along public right-of-ways maintains a pedestrian scale for ease of use.

#### §9663.6 Site Design

Similar to the Connectivity and Pedestrian Accommodation section, the purpose of the Site Design section is to establish provisions that regulate circulation with regard to ingress and egress, building orientation, and parking layouts. This section also includes provisions for the design of parking structures, loading zones, and landscaping.

#### §9663.7 Building Design

The Building Design section establishes objective standards to ensure that the built environment is consistent with the unique character of the City. These provisions include, but are not limited to, objective standards regarding exterior colors and materials, door, window and roof treatments, and provisions for massing and articulation. For clarity, the Building Design section includes exhibits and references to the most currently published version of *A Field Guide to American Houses: the definitive guide to identifying and understanding America’s domestic architecture* by Virginia Savage McAlester. This

document is publicly available for a nominal fee and instructions on how to obtain the document will be provided on the City's website.

#### §9663.8 Sustainable Design

The Sustainable Design section includes subsections for solar access within passive and active open spaces, water conservation and green roof and wall design. This section includes provisions that require passive and active open spaces to be designed on a project site to allow natural sunlight to permeate throughout the year. This section also requires buildings to meet or exceed the state's water efficiency standards and incorporate stormwater capture systems into the design. Green roofs and green walls are also encouraged with the use of native and/or adaptive species that will reduce the irrigation requirements for the project site while supporting habitat creation for local pollinating and nesting insect and bird species.

#### §9663.9 Other Requirements

The final section of the objective design standards includes provisions for utility and mechanical equipment, mailboxes, refuse areas and exterior lighting. Similar to provisions found in the Zoning Ordinance, this section requires the screening of mechanical equipment from the public right-of-way, in addition to provisions that regulate the location and placement of mailboxes and refuse areas. Lastly, this section includes provisions that require exterior lighting to be directed downward and shielded to prevent light from shining onto adjacent properties.

## **V. MAP AMENDMENTS**

As part of the GPU, the City is updating the General Plan Land Use Diagram (Attachment F: General Plan Land Use Diagram), Zoning Map (Attachment G: Zoning Map), Ladyface Mountain Land Use Map (Attachment C-1: Ladyface Mountain Specific Plan Land Use Map), and the Agoura Village Development Zone Map (Attachment D-1: Agoura Village Specific Plan Development Zone Map) to be consistent with the proposed changes. The Ladyface Mountain and Agoura Village Specific Plan maps will be updated to reflect residential zoning for sites listed on the housing sites inventory. The General Plan Land Use Diagram will depict new General Plan designations for certain housing inventory sites, and the Zoning Map will be updated to graphically depict the new Affordable Housing Overlay District and zoning changes for the housing inventory sites. City-wide maps will also be amended to reflect an increase in allowed density for RM, RH, and CS-MU zoning districts. Below is a summary of the individual housing inventory sites.





<b>SITE A: SE CORNER AOURA AND KANAN ROADS</b>			
Location:	SE Corner of Agoura/Kanan Roads	Gross Acres:	12.37 <sup>1</sup>
AIN:	2061-031-020	Net Acres for Residential:	8.29 <sup>2</sup>
		Proposed Zoning:	AHO 25 du/acre
Zoning	PD (Agoura Village Specific Plan)	Unit Capacity:	207 units
General Plan:	PD (Agoura Village Specific Plan)	Affordable Units:	40 lower income
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>
<p><i>Development application previously submitted for mixed-use development project including 118 rental residential townhomes and apartments, retail, restaurant, office and hotel. Project denied due to inconsistencies with development standards in the AVSP. Property owner remains interested in development.</i></p>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Owner interest in development</li> <li>▪ Good access from two major roadways</li> <li>▪ Near services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees on southern portion of site</li> </ul>	
<p><sup>1</sup> Gross acreage excludes open space areas to south in AVSP zone G</p> <p><sup>2</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.</p>			



**SITE B: THE WEST VILLAGE PROJECT**

Location:	SW Corner of Agoura/Kanan Rds.	Gross Acres:	7.37 <sup>1</sup>
AIN:	2061-032-21, -022 & -028	Net Acres:	4.94 <sup>2</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	124 units
Current Use:	Vacant	Affordable Units:	24 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Active development application for mixed-use project with residential apartments, retail, restaurant, and office in Zone B of AVSP. Requesting density bonus.*

Opportunities	Constraints
<ul style="list-style-type: none"> <li>• Owner interest in development</li> <li>• Good access from two major roadways</li> <li>• Near services and jobs</li> </ul>	<ul style="list-style-type: none"> <li>• Very High Fire Hazard Severity Zone</li> <li>• Oak trees</li> </ul>

<sup>1</sup> Gross acreage excludes open space areas to south in AVSP zone G.

<sup>2</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.





<b>SITE C: AN INVESTMENTS</b>			
Location:	28902 Agoura Road	Gross Acres:	0.87
AINs:	2061-029-005 & -006	Net Acres:	0.58 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	14 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>
<i>Active development application for mixed-use project with residential apartments, and minor retail and restaurant in Zone E of AVSP.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
Owner interest in development		Very High Fire Hazard Severity Zone	
Good access		Oak trees	
Near services and jobs		Steep slope	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.			



<b>SITE D: CLEAR VISTA PROJECT</b>			
Location:	Canwood St., west of Kanan Rd.	Gross Acres:	8.37
AIN:	2053-001-004	Net Acres:	5.58 <sup>1</sup>
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	140 units
Current Use:	Vacant	Affordable Units:	28 lower income
		Counted in Prior Cycle:	No
<i>Proposed mixed-use project with residential apartments, and minor resident-supporting retail and restaurant. City Council pre-screen review (April 2021) with formal application pending.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Owner interest in development</li> <li>▪ Outside Very High Fire Hazard Severity Zone</li> <li>▪ Good access</li> <li>▪ Near services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Hillside parcel</li> <li>▪ Oak trees</li> </ul>	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect presence of oak trees and steep slope on portion of parcel.			



<b>SITE E: MOORE/NORTH SIDE OF AGOURA ROAD</b>			
Location:	Agoura Road in Zone A North	Gross Acres:	0.9
AIN:	2061-006-038	Net Acres:	0.6 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	15 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>
<p><i>Initial discussions with owner/developer for a mixed-use project with residential apartments, and minor retail and restaurant with underground parking. "Concept application" per Agoura Village Development Permit process submitted to City and being reviewed. Formal application to follow.</i></p>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat site</li> <li>▪ Property owner interest in development</li> <li>▪ Minimal environmental constraints</li> <li>▪ Good access</li> <li>▪ Near services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use.</p>			





<b>SITE F: COLODNY DRIVE</b>			
Location:	SW corner Colodny Dr./Driver Ave.	Gross Acres:	1.76
AINs:	2055-005-904, -903, & -902	Net Acres:	1.32 <sup>1</sup>
Zoning	Residential Low Density-Old Agoura-Equestrian (RL-OA-EQ)	Proposed Zoning:	RM-15 w/h AHO 25 du/acre
General Plan:	RL	Unit Capacity:	33 units
Current Use:	Vacant	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No
<i>City proposed multi-family residential project. Application not yet submitted.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ City owned site</li> <li>▪ Good access</li> <li>▪ Adjacent to multi-family and single-family residential sites</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak Trees</li> <li>▪ Gentle slope</li> </ul>	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect presence of oak trees and slope.			



<b>SITE G: REGENCY THEATER CENTER</b>			
Location:	29045 Agoura Road	Gross Acres:	6.24
AIN:	2061-006-044	Net Acres:	4.15 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	104 units
Current Use:	Developed with theater, retail, restaurant	Affordable Units:	21 lower income
		Counted in Prior Cycle:	No
<i>Initial discussions with owner to demolish existing uses and construct up to 200 apartments.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>• Flat parcel</li> <li>• Large underutilized parking areas</li> <li>• Low improvement-to-land value 0.43</li> <li>• Buildings &gt; 30 years old (1990)</li> <li>• Adjacent to residential sites</li> <li>• Minimal environmental constraints</li> </ul>		<ul style="list-style-type: none"> <li>• Very High Fire Hazard Severity Zone</li> <li>• Oak trees</li> </ul>	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use and presence of oak trees.			



<b>SITE H: DOROTHY DRIVE</b>			
Location:	Agoura Rd., east of Chesebro Rd.	Gross Acres:	7.92
AINs:	2061-013-024, -025, -005, -004, -003, -002, -001, -049, -039, -036	Net Acres:	3.96 <sup>1</sup>
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	99 units
Current Use:	Vacant	Affordable Units:	20 lower income
		Counted Prior Cycle:	No
<p><i>Initial discussions with owner regarding residential development. Pre-Screen Review with City Council (June 2021), formal development application not yet submitted.</i></p>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Owner interest in development (single owner)</li> <li>▪ Adjacent to residential sites</li> <li>▪ Good access</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 50% of gross to reflect irregular shaped parcel, oak trees and slope.</p>			





<b>SITE I: VILLAGE DEVELOPMENT</b>			
Location:	South on Agoura Road, east of Cornell Road	Gross Acres:	1.2
AINs:	2061-029-003 & -004	Net Acres:	1.0 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	25 units
Current Use:	Vacant	Affordable Units:	5 lower income
		Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>
<i>Application submitted for mixed-use residential with minor retail/restaurant in Zone E of AVSP several years ago, but application has since been closed. No recent discussions with owner.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>• Good site access</li> <li>• Near services and jobs</li> <li>• Single owner</li> </ul>		<ul style="list-style-type: none"> <li>• Very High Fire Hazard Severity Zone</li> <li>• Gentle slope</li> <li>• A few oak trees</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 83% of gross to reflect potential for gentle slope on southern portion of site and presence of a limited number of oak trees.</p>			



<b>SITE J: ROADSIDE LUMBER</b>			
Location:	29112 & 29130 Roadside Dr.	Gross Acres:	1.76
AINs:	2061-006-042 & -048	Net Acres:	1.17 <sup>1</sup>
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	29 units
Current Use:	Developed with structures that house building materials for on-site sale	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No
<i>In Zone C of AVSP.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat, underutilized parcels (18% lot coverage)</li> <li>▪ Low improvement-to-land value ratio (0.3)</li> <li>▪ Older buildings (1970 &amp; 1983)</li> <li>▪ Existing non-conforming use (cannot be expanded)</li> <li>▪ Good site access</li> <li>▪ Good access to services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul>	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use.			



<b>SITE K: WHIZIN'S CENTER</b>			
Location:	28912 Agoura Road	Gross Acres:	10.0
AINs:	2061-007-041, -052, -054, -051, -055 & -031	Net Acres:	6.67 <sup>1</sup>
Zoning:	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	167 units
Current Use:	Developed with retail, restaurant, entertainment uses	Affordable Units:	33 lower income
		Counted in Prior Cycle:	No
<i>In Zone D East of AVSP. Prior discussion with owner about adding residential to parking area, replacing parking either underground or on podium.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat, underutilized parcels (15% lot coverage)</li> <li>▪ Single owner</li> <li>▪ Low improvement-to-land value ratio (0.36)</li> <li>▪ Older building (2 bldgs 1968, 1- 1978, 1- 1989)</li> <li>▪ Extensive surface parking suitable for development</li> <li>▪ Good site access</li> <li>▪ Good access to services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul>	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect potential for mixed use.			





<b>SITE L: PLANT NURSERY AND ADJACENT PARCELS</b>			
Location:	28263 Dorothy Drive	Gross Acres:	2.58
AINs:	2061-010-017, -015, -006, -016,-008 & 007	Net Acres:	2.0 <sup>1</sup>
		Proposed Zoning:	RM-15 with AHO 25 du/acre
Zoning	Commercial Retail Service-Old Agoura-Freeway Corridor (BP-OR-FC) & Old Agoura Commercial area	Unit Capacity:	50 units
General Plan:	CRS	Affordable Units:	10 units
Current Use:	Plant nursery buildings and outdoor plant storage, vacant land	Counted in Prior Cycle:	No
<i>Recent discussions with owner to redevelop.</i>			
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>• Single owner</li> <li>• Flat parcels</li> <li>• Underutilized parcels</li> <li>• Low improvement-to-land value 0.07</li> </ul>		<ul style="list-style-type: none"> <li>• Very High Fire Hazard Severity Zone</li> <li>• Oak trees</li> </ul>	
<sup>1</sup> Net acreage reduced to 78% of gross to reflect oak trees, County drainage channel and slope on southern portion of site.			



<b>POTENTIAL SITE</b>			
<b>SITE M: PRINCIPE PARCEL</b>			
Location:	Agoura Road, east of Ladyface Ct.	Gross Acres:	1.65
AIN:	2061-033-015	Net Acres:	1.2
Zoning	PD (Ladyface Mountain Specific Plan)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	PD (Planned Development)	Unit Capacity:	30 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Close to employment</li> <li>▪ Good access</li> <li>▪ Adjacent to residential sites</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees</li> <li>▪ Slope</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 66% of gross to reflect slope and presence of oaks.</p>			



<b>POTENTIAL SITE</b>			
<b>SITE N: PATAGONIA PARCEL</b>			
Location:	29360 Roadside Drive	Gross Acres:	3.06
AIN:	2061-004-049	Net Acres:	3.06 <sup>1</sup>
Zoning	POM (Planned Office and Manufacturing)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	76 units
Current Use:	Building supply with one small building	Affordable Units:	15 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat parcel</li> <li>▪ Underutilized parcel</li> <li>▪ Low improvement-to-land value (.002)</li> <li>▪ Minimal environmental constraints</li> <li>▪ Good access</li> <li>▪ Near jobs and services</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> </ul>	
<p><sup>1</sup> No reduction for net acreage as site is already improved and no site factors merit reduction.</p>			





<b>POTENTIAL SITE</b>			
<b>SITE O: AGOURA MEADOWS SHOPPING CENTER</b>			
Location:	5675 Kanan Road	Gross Acres:	8.05
AINS:	2053-007-030, -026, -024, -025, -027, -028	Net Acres:	2.68 <sup>1</sup>
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	67 units
Current Use:	Shopping Center	Affordable Units:	13 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat parcel and underutilized site</li> <li>▪ Single ownership</li> <li>▪ Near services and shopping</li> <li>▪ Good access</li> <li>▪ Minimal environmental constraints</li> <li>▪ Outside Very High Fire Hazard Severity Zone</li> </ul>		<ul style="list-style-type: none"> <li>▪ Heavy vehicle traffic in area</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.</p>			



<b>POTENTIAL SITE</b>			
<b>SITE P: TWIN OAKS SHOPPING CENTER</b>			
Location:	5801 Kanan Road	Gross Acres:	8.8
AIN:	2051-006-141	Net Acres:	2.93 <sup>1</sup>
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	73 units
Current Use:	Shopping Center	Affordable Units:	14 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat parcel and underutilized site</li> <li>▪ Single ownership</li> <li>▪ Near services and shopping</li> <li>▪ Good access</li> <li>▪ Minimal environmental constraints</li> <li>▪ Outside Very High Fire Hazard Severity Zone</li> </ul>		<ul style="list-style-type: none"> <li>▪ Heavy vehicle traffic in area</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.</p>			





<b>POTENTIAL SITE</b>			
<b>SITE Q: AGOURA CITY MALL SHOPPING CENTER</b>			
Location:	5801 Kanan Road	Gross Acres:	5.7
AIN:	2051-005-002	Net Acres:	1.9 <sup>1</sup>
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	47 units
Current Use:	Shopping Center	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat parcel and underutilized site</li> <li>▪ Single ownership</li> <li>▪ Near services and shopping</li> <li>▪ Good access</li> <li>▪ Minimal environmental constraints</li> <li>▪ Outside Very High Fire Hazard Severity Zone</li> </ul>		<ul style="list-style-type: none"> <li>▪ Heavy vehicle traffic in area</li> </ul>	
<p><sup>1</sup> Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.</p>			



<b>SITE R: ROADSIDE DRIVE AT LEWIS ROAD</b>			
Location:	Roadside Drive w/o Lewis Road	Gross Acres:	1.5
AIN:	2061-009-075, -076, -077	Net Acres:	1.15 <sup>1</sup>
Zoning	Commercial Retail Service (CRS)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	CRS	Unit Capacity:	29 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Flat parcel</li> <li>▪ Single ownership</li> <li>▪ Near services</li> <li>▪ Good access</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees</li> </ul>	
<sup>1</sup> Net acreage reduced to 75% of gross to reflect the presence of oaks.			



<b>POTENTIAL SITE</b>			
<b>SITE S: REGANATHAN PARCELS</b>			
Location:	Agoura Rd. e/o Cornell Rd.	Gross Acres:	3.05
AINs:	2061-029-001, 2061-028-006, -005	Net Acres:	2.0 <sup>1</sup>
Zoning	Business Park – Office Retail (BP-OR)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	50 units
Current Use:	Vacant	Affordable Units:	10 lower income
		Counted in Prior Cycle:	No
<b>Opportunities</b>		<b>Constraints</b>	
<ul style="list-style-type: none"> <li>▪ Single owner</li> <li>▪ Good access</li> <li>▪ Near services and jobs</li> </ul>		<ul style="list-style-type: none"> <li>▪ Very High Fire Hazard Severity Zone</li> <li>▪ Oak trees and scrub oak</li> <li>▪ Slope</li> </ul>	
<sup>1</sup> Net acreage reduced to 66% of gross to reflect oak, drainages and slope.			





**POTENTIAL SITE**  
**SITE T: ROADSIDE DRIVE NEAR ROADSIDE ROAD**

Location:	Roadside Dr. e/o Roadside Rd.	Gross Acres:	0.87
AIN:	2061-004-022	Net Acres: <sup>1</sup>	0.87
Zoning	Planned Office Manufacturing (POM)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	22 units
Current Use:	Office/retail building	Affordable Units:	4 lower income
		Counted in Prior Cycle:	No

**Opportunities**

- Flat parcel
- Minimal environmental constraints
- Underutilized site – 43% lot coverage
- Older buildings (1962 and 1979)

**Constraints**

- Very High Fire Hazard Severity Zone

<sup>1</sup> No reduction for net acreage as site is already improved and no site factors merit reduction.

## **VI. ENVIRONMENTAL REVIEW**

### **A. Subsequent Environmental Impact Report (SEIR) Adequacy Review**

#### *Project Objectives and Alternatives*

The Project analyzed by the SEIR is the adoption of the General Plan Update of the City of Agoura Hills, which includes the 2021-2029 Housing Element, and related updates to the Community Conservation and Development, Community Safety, Infrastructure and Community Services, and Natural Resources Elements and adoption of land use and zoning regulations and the corresponding amendments to the Zoning Map to create and implement the Affordable Housing Overlay District. The City was also required to make other changes to the General Plan in response to recent state legislation, which were also analyzed by the SEIR, including goals and policies for wildland and urban fire hazards, flood hazards, a climate change vulnerability assessment, and climate change adaptation and resiliency strategies. Additionally, in accordance with state requirements, the City recently adopted Transportation Study Guidelines for Vehicle Miles Traveled (VMT) in July 2020.

As required by Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines, major project objectives were identified in the SEIR, which are:

- Update the Housing Element to accommodate the City's 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) allocation by identifying housing opportunity sites that meet all statutory requirements and follow state guidelines.
- Prepare a Housing Element Update that ensures adequate site capacity that creates a buffer above the City's RHNA allocation to minimize the need to up-zone property on an ad-hoc basis and helps avoid violations of the state's no net loss provision for housing (Government Code section 65863).
- Prepare a Housing Element Update that promotes the development of new housing for all income levels in a manner that minimizes impacts to the City's small town ambience, maintains the character of existing residential neighborhoods, and ensures development is in harmony with surrounding land uses.
- Update other elements of the General Plan to meet state legal requirements and align with the Housing Element Update.
- Prepare a Housing Element Update and other General Plan Elements that continue to support Agoura Hills as a safe and vibrant place to work, live, play, and visit by providing city services matching the community's

needs, promoting community engagement, and promoting economic viability and thriving town centers, consistent with the needs of the community.

- Prepare a Housing Element Update and update other General Plan Elements that protect the environment through responsible stewardship of the City's open spaces and hillsides, and other natural resources, and promote environmental sustainability.

As required by CEQA, the SEIR identified three potential alternatives to the project, as discussed below.

*a. No Project*

CEQA requires consideration of a No Project alternative. While this option would reduce the significant unavoidable impacts to Air Quality and Noise, the alternative would not include the opportunity sites needed to fulfill the City's 6<sup>th</sup> Cycle RHNA allocation and would be inconsistent with the project objectives.

*b. Reduce Opportunity Sites*

Under this alternative, the number of opportunity sites would be reduced, but the density on the remaining sites would be increased to accommodate the same level of residential growth needed to fulfill the City's 6<sup>th</sup> Cycle RHNA allocation. This alternative would have similar significant unavoidable impacts to Air Quality and Noise, however, due to increased density on certain opportunity sites, this alternative would have potentially greater impacts to Aesthetics, Hazards, Land use and Planning, and Public Services than the project at the locations of the remaining sites that would need to be included to meet the City's RHNA allocation.

*c. Variable Density*

Under this alternative, the number and location of opportunity sites would remain the same as the project, but density would vary among the sites. Impacts would remain the same as the project, however, due to increased density on certain opportunity sites, the alternative would have potentially greater impacts than the project on sites where the allowable density is increased compared to the project.

*d. Environmentally Superior Alternative*

The SEIR determined that of the alternatives, Alternative C, Variable Density, was the environmentally superior alternative. However, it would potentially increase impacts on sites where density is increased and would therefore meet the project objectives to a lesser degree than the project.

### *Scope of Environmental Issues*

The SEIR has identified environmental issue areas where the proposed project could result in potentially significant impacts. The scope of the environmental issues analyzed in the SEIR include:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Greenhouse Gas Emissions
- Geology and soils
- Hazards and Hazardous Materials, and wildfire
- Hydrology and Water Quality
- Land Use/Planning
- Noise
- Population and Housing
- Public Services, including Police and Fire Protection Services
- Recreation
- Transportation
- Utilities and Service Systems, and Energy

The SEIR addresses the abovementioned issues and identifies the potential environmental impacts, including project specific and cumulative effects, of the proposed project. Cumulative impacts, which consider other projects within the City, are discussed in each resource area analysis section of the SEIR.

Additionally, concerns were identified based on comment letters/emails received in response to the NOP and scoping meeting. Controversial issues included the identification of certain opportunity sites, particularly the shopping center sites, traffic, emergency evacuation routes, wildfire hazards, open space, affordable housing, biological resources (impacts on wildlife corridors and wildlife, special status species), and tribal cultural resources.

The SEIR's environmental impact analysis adequately analyzed the areas of controversy and environmental issue areas identified above using the most current threshold criteria in CEQA Appendix G. Other than the significant and unavoidable impacts identified below, the SEIR determined that the GPU impacts would be less than significant.

### *Significant and Unavoidable Impacts*

It was determined through the analysis performed for the SEIR that the implementation of the General Plan would result in significant construction and operational emissions for air quality even with mitigation measures requiring emission control measures. As a result, the SEIR determined that the net increases in criteria pollutants would be significant and unavoidable for both construction and operation of development under the General Plan.

It was also determined through the analysis performed for the SEIR that the implementation of the General Plan would result in unavoidable impacts with respect to construction noise, even with mitigation measures working to reduce noise levels from construction activities.

Since air quality and noise impacts were deemed to be significant and unavoidable, the City must adopt a statement of overriding considerations to adopt the SEIR and pursue the project as a whole.

## **B. Findings**

*CEQA Guidelines state that “an EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonable feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.” (Section 15151)*

The SEIR was prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences, and contains all required elements of an Environmental Impact Report. Therefore, Staff finds the SEIR to be adequate.

## **VII. FINDINGS**

### **A. General Plan Update Findings**

State law does not require the City to adopt consistency findings or any other findings to amend a general plan element, however, Government Code Section 65300.5 requires all General Plans to have internal consistency among its elements. This discussion is included for the Planning Commission and City Council's consideration in approving the proposed General Plan Update.



The purpose of the Housing Element Update is to assess the City's housing needs, comply with state law, and accommodate the Regional Housing Needs Assessment (RHNA) allocation. The purpose of the GPU as a whole is to ensure consistency between the General Plan elements and to comply with recent state legislation and guidelines regarding the contents of individual elements. Compliance with current state legislation is described in the respective element updates in Section III of this staff report, while consistency between elements is discussed below.

#### *Housing Element Consistency Discussion and Findings*

The proposed changes to the Housing Element are consistent with the General Plan in that they help to implement the goals, policies, and programs included within other Elements, including the:

- Community Conservation and Development Element
- Infrastructure and Community Services Element
- Natural Resources Element
- Community Safety Element

Additionally, these respective elements have been updated to reflect changes proposed as part of the Housing Element Update.

#### *Consistency with the Community Conservation and Development Element*

The Community Conservation and Development Element includes text updates and updates to the Land Use Map and Development Capacity Table to accommodate residential development on the proposed housing opportunity sites. The Land Use Classifications section includes discussions regarding the proposed Affordable Housing Overlay under the Residential-Medium Density and Mixed-Use Development zoning designations to remain consistent with the Housing Element.

The land use goals and policies within this element focus on how population and employment growth can be managed to preserve the qualities that distinguish the city's neighborhoods, business districts, and open spaces. At the same time, they recognize that change will occur in limited areas that have been previously planned to accept growth, enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics, and to meet mandates for more sustainable forms of development.

There are several scenarios in the future in which development projects in Agoura Hills will be required to undergo a "by-right", nondiscretionary approval process. These scenarios include: a) qualified projects being processed under Government Code Section 65913.4 (SB 35); b) projects

on sites identified in a prior housing element where at least 20% lower income units are included; and c) projects on sites being rezoned with the Affordable Housing Overlay as part of the Housing Element Update with at least 20% lower income units. Objective Design and Development Standards have been developed to ensure that new developments processed under a nondiscretionary approval process continue to preserve the qualities that distinguish the City's neighborhoods, business districts, and open spaces, while also streamlining the development review and permit process for developers.

In addition, the Housing Element contains new policies and programs which focus on repurposing existing underutilized commercial centers (H-3.4), improving existing housing (H-1.2), and implementing the Climate Action and Adaptation Plan (Program #8), which together would help further the goals and policies of the Community Conservation and Development Element by sustaining economic vitality and meeting mandates for more sustainable forms of energy. The Community Conservation and Development Element also proposes two revisions to existing policies. General Plan policy LU-23.1 would be revised to allow multi-family residential uses along with commercial uses allowed in the Ladyface Mountain Specific Plan. General Plan policy LU-27.2 would be revised to allow limited development of multi-family housing adjacent to commercial uses on the same site, instead of just as part of a **vertical** mixed-use development. Both of these policy revisions would support the Housing Element Update, which proposes residential development on Sites L, N, O, P, Q, and T, which are currently developed with commercial and shopping center uses.

For the reasons described above, staff finds that the proposed Housing Element is consistent with the Community Conservation and Development Element.

#### *Consistency with the Infrastructure and Community Services Element*

While updates to the Infrastructure and Community Services Element do not have the potential to impact population, housing, or employment within the City, minor revisions were made to ensure the potential impacts of the GPU were less than significant. These revisions include a change to the Mobility section to reflect current conditions and a policy related to the City Vehicle Miles Traveled (VMT) thresholds adopted in 2020 as a metric to evaluate the number of miles traveled by each vehicle. The updates to the goals and policies (Goal M-1.10, M-6.7, and Policy M-35) reflect the use of VMT methodology when assessing impacts of traffic resulting from development projects. If significance thresholds for VMT are exceeded by

a project, Transportation Demand Management measures shall be implemented by the project.

Additionally, with regard to housing projects proposed under the Affordable Housing Overlay, which are approved ministerially, the following provisions are proposed to ensure development projects meet the requirements of the Los Angeles Fire Department and Public Works:

1. *“If the project is required to prepare a Vehicle Miles Travelled (VMT) analysis per the City of Agoura Hills Transportation Assessment Guidelines (July 2020), Transportation Demand Management measures (TDMs) identified in the Guidelines are included, as necessary, in the project to reduce the VMT generated by the project to below the significance thresholds based on the VMT assigned to each TDM in the Guidelines and the City’s VMT model. The thresholds include 16.8 VMT/Cap for residential uses, and 18.7 VMT/Cap for employment.*
2. *The project will comply with County of Los Angeles Fire Department requirements and standards for fire truck access.*
3. *The project will be designed and constructed to full public right-of-way improvements along the project frontages in accordance with the Committee of Public Works Standards, Inc.’s Standards Plans for Public Works Construction and any applicable Specific Plans.”*

The Infrastructure and Community Services Element provides a framework for maintaining adequate infrastructure while also planning for future growth outlined in the Housing Element. For the reasons identified, Staff finds that these two Elements are consistent.

#### *Consistency with the Natural Resources Element*

Goal and policy updates have been made to minimize the pollution exposure of potential residential uses near the freeway and major arterials, and promote ventilation along roadway corridors (Goals NR-7.5, NR-7.6, and Policy NR-29). Updates to the Natural Resources Element serve the purpose of reducing the risk of air quality impacts and would not have the potential to impact population, housing, or employment within the City. Additionally, with regard to housing projects proposed under the Affordable Housing Overlay, which are approved ministerially, the developments will be required to meet the requirements of the South Coast Air Quality Management District (SCAQMD) Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, Rule 1403 for asbestos containing materials, and Regulation XIII for new on-site nitrogen emissions.

By minimizing the pollution exposure of potential residential uses through goals and policies, staff finds that the proposed Natural Resources Element is consistent with the proposed Housing Element.

*Consistency with the Community Safety Element*

Updates to the Community Safety Element serve to reduce the City's risks from wildland and urban fire hazards, flood and other hazards, and climate change, and would not have the potential to impact population, housing, or employment within the city. This being said, the Safety Element is interrelated with the proposed Housing Element policies and programs in that the Safety Element provides a framework for maintaining a safe and sustainable built environment at maximum capacities identified in the Housing Element by improving emergency response and evacuation times, and mitigating impacts of potential hazards with sound development practices. Both elements have been updated to include policies and programs in the Climate Action and Adaptation Plan, while the Objective Design and Development Standards developed as part of the Housing Element Update have incorporated standards which are consistent with the proposed development policies contained in the Safety Element, such as:

- Promoting natural infrastructure to mitigate flood danger (S-1.8)
- Limiting development in flood zones (S-1.9, S-1.13)
- Ensuring adequate emergency access through sufficient road widths (S-3.11)
- Ensure adequate water supply and fire flow (S-3.20)
- Encourage fire appropriate landscaping (S-3.a.3)

For these reasons, staff finds that the proposed Housing Element is consistent with the Community Safety Element.

*All Other Elements Consistency Discussion and Findings*

The updates to all other elements are required to remain consistent with the proposed Housing Element Update, and to comply with recent state legislation with regard to the substantive requirements of individual elements. As described in the Housing Element consistency findings above and in Section III of this staff report, many of the changes to individual elements serve the purpose of reducing the potential impacts associated with the Housing Element Update through specific goals and policies which will continue to minimize air quality impacts, improve emergency response and evacuation times, mitigate potential hazards, maintain adequate infrastructure, and meet mandates for more sustainable forms of development. In this way, staff finds the proposed changes to all other elements to be consistent.

**VIII. PUBLIC PARTICIPATION**

During the General Plan Update process the City has provided the public with opportunities to review draft documents and proposed goals and policies, and to provide recommendations to decision-makers. A General Plan and Housing Element Update page were added to the City’s website where the public has been able to find information related to participation opportunities, agendas, documents, reference materials, and general information. Notices of all public meetings were made available on the City’s website in advance of each meeting, and meeting notices were also sent by direct mail to interested parties.

Stakeholders and the public were encouraged to review the draft Housing Element and related updates, as well as, provide recommendations during the following public meetings. The City offered special assistance to persons with disabilities who requested assistance to facilitate participation in all meetings.

Table VIII – 1 Public Engagement

	Date	Engagement
1.	March 30, 2021	Joint City Council/Planning Commission Public Workshop
2.	April 28, 2021	City Council Public Hearing
3.	May 20, 2021	Planning Commission Workshop
4.	June 3, 2021	Planning Commission Meeting
5.	June 9, 2021	City Council Workshop
6.	August 4, 2021	Housing Element Workshop
7.	September 8, 2021	City Council Public Hearing
8.	October 21, 2021	Planning Commission Notice of Preparation for Subsequent Environmental Impact Report
9.	December 9, 2021	Virtual Public Workshop – Objective Design Standards
10.	February 23, 2022	City Council Public Hearing
11.	May 19, 2022	Joint City Council/Planning Commission Informational Workshop
12.	June 10, 2022	The Good Life – Agoura Hills: Podcast launch

**IX. RECOMMENDATION**

Staff respectfully requests that the Planning Commission approve a resolution, recommending the City Council adopt environmental findings pursuant to the California Environmental Quality Act, certify the Subsequent Environmental Impact Report for the General Plan Update, adopting a statement of overriding considerations and a mitigation monitoring and reporting program, and adopt the General Plan Update (including the Housing Element), Agoura Village Specific Plan Amendments, Ladyface Mountain Specific Plan Amendments,

Agoura Hills Municipal Code Amendments, and the General Plan Map and Zoning Map amendments.

## **X. ATTACHMENTS**

- A. 2021-2029 Housing Element
  - 1. Housing Opportunity Sites
  - 2. Housing Program Summary
  - 3. 2021-2029 Housing Plan
  - 4. Glossary
- B. Zoning Code Text Amendments
- C. Ladyface Mountain Specific Plan Amendment
  - 1. Ladyface Mountain Specific Plan Land Use Map
- D. Agoura Village Specific Plan Amendment
  - 1. Agoura Village Specific Plan Development Zone Map
- E. Objective Design Standards
- F. General Plan Land Use Diagram
- G. Zoning Map (Color)
  - 1. Zoning Map (Black and White)
- H. Community Conservation and Development Element
- I. Community Safety Element
- J. Infrastructure and Community Services Element
- K. Natural Resources Element
- L. Affordable Housing Overlay District
- M. Subsequent Environmental Impact Report
- N. Noticing
- O. Planning Commission Resolution