



GENERAL PLAN UPDATE

PLANNING COMMISSION DISCUSSION ITEM

JULY 21, 2022

CITY OF



AGGOURA HILLS

Agenda

PROPOSED UPDATED GENERAL PLAN ELEMENTS:

- ✓ Housing Element (Denice)
- ✓ Community Conservation and Development Element (Robby)
- ✓ Community Safety Element (Robby)
 - ✓ (Evacuation Capacity Analysis) (Laura)
- ✓ Infrastructure and Community Services Element (Jessica)
 - ✓ (LOS Analysis) (Laura)
- ✓ Natural Resources Element (Jessica)

Agenda (cont.)

REZONING PROGRAM:

✓ Zone Text Amendments

- Affordable Housing Overlay
- Objective Standards
- RM, RH, CS-MU Zone Text Amendments
- Specific Plan Text Amendments

✓ Zone Map Amendments

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT:

- ✓ STATEMENT OF OVERRIDING CONSIDERATIONS

NEXT STEPS:

- ✓ City Council Hearing (1st Reading): 8/10/22
- ✓ City Council Hearing (Adoption) : 8/24/22

PROPOSED UPDATED GENERAL PLAN ELEMENTS

Housing Element

THE PURPOSE:

To offer a range of housing opportunities for all economic segments of the community.

Housing Element

EXISTING GOALS:

- ✓ Goal H-1 Conserve and Improve Existing Housing. Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ Monitor the housing conditions in the City and respond to complaints. Enforce the provisions of the California Building Codes and continue to adopt updates as available. (Housing Maintenance)
 - ✓ Continue to assure that the requirements of the Condominium Conversion Ordinance are met. (Condominium Conversion)
 - ✓ Develop and implement monitoring protocols for deed-restricted affordable housing. (Monitoring Affordability Covenants)

Housing Element

EXISTING GOALS:

- ✓ Goal H-1 Conserve and Improve Existing Housing. Maintain and Enhance the Quality and Affordability of Existing Housing and Residential Neighborhoods.
- ✓ The following modified Housing Element Policy is proposed to address this goal:
 - ✓ H-1.2 Property and Housing Conditions. Support the long-term maintenance and improvement of housing through enforcement of Building and Property Maintenance Codes. (Modified)

Housing Element

EXISTING GOALS:

- ✓ Goal H-2 Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.
 - ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ Continue to implement the City's Inclusionary Housing Ordinance and prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure. (Inclusionary Trust Fund)
 - ✓ Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Contact property owners of Housing Element sites within one year of Housing Element adoption to discuss development opportunities under the Affordable Housing Overlay and the availability of incentives. By 2023, issue a request for proposal on the City-owned site on Colodny Drive (Site F) which specifies the City's goals for the site and available development incentives, such as potential land write-down assistance, and explore the feasibility of developing a 100% affordable project, or at a minimum 20% affordable units as required under the Affordable Housing Overlay; select a development partner by 2024. (Affordable Housing Development Assistance)



Housing Element

EXISTING GOALS:

- ✓ Goal H-2 Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City's local ordinance for consistency with the most recent state laws (2023). (Affordable Housing Density Bonus)

Housing Element

EXISTING GOALS:

- ✓ Goal H-2 Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental 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. (Section 8 Rental Assistance (Expanded))
 - ✓ 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. (Climate Action and Adaptation Plan)

Housing Element

EXISTING GOALS:

- ✓ Goal H-2 Provision of Affordable Housing. Assist in the Provision of a Range of Housing Types to Meet the Diverse Needs of the Agoura Hills Community.

- ✓ The following new Housing Element Policy is proposed to address this goal:
 - ✓ H-2.2 Affordable Housing Overlay. Utilize an Affordable Housing Overlay as a tool to provide meaningful incentives for the inclusion of affordable units on designated sites. (New)

- ✓ The following expanded Housing Element Policy is proposed to address this goal:
 - ✓ H-2.5 Public/Private Partnerships. Explore collaborative partnerships with nonprofit organizations, developers, major employers, the business community and governmental agencies in the provision of affordable housing. (Expanded)



Housing Element

EXISTING GOALS:

- ✓ Goal H-3 Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.

- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ 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). (Affordable Housing Overlay and Rezone Program)

 - ✓ Target production of 73 lower-income units on large sites (Sites A and K) through this program by 2029.

 - ✓ Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022). (Agoura Village Specific Plan (Modified))

Housing Element

EXISTING GOALS:

- ✓ Goal H-3 Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ 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). Amend the ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (2022). (Promote ADU's (Expanded))

Housing Element

EXISTING GOALS:

- ✓ Goal H-3 Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ 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. (Track and Monitor ADU's)
 - ✓ Develop a procedure to monitor the development of Housing Element sites by 2022. (No Net Loss Monitoring)

Housing Element

EXISTING GOALS:

- ✓ Goal H-3 Provide Adequate Sites to Achieve a Diversity of Housing. Provide Opportunities for a Range of Housing Types Suited to Residents of Varying Lifestyle Needs and Income levels.

✓ The following new Housing Element Policy is proposed to address this goal:

- ✓ H-3.4 Repurposing Obsolete Commercial. Pursue opportunities to integrate housing in underutilized commercial centers, and to reuse excess or obsolete commercial buildings for housing. (New)
- ✓ H-3.6 Mitigate 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 Natural Resource Element) (New)

✓ The following expanded Housing Element Policy is proposed to address this goal:

- ✓ H-3.5 Accessory Dwelling 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. (Expanded)



Housing Element

EXISTING GOALS:

- ✓ Goal H-4 Reduce Governmental Constraints to the Maintenance, Improvement and Development of Housing while Maintaining Community Character.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ 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). (Objective Design and Development Standards)
 - ✓ Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations. (Zoning Text Amendments for Special Needs Housing)

Housing Element

EXISTING GOALS:

- ✓ Goal H-4 Reduce Governmental Constraints to the Maintenance, Improvement and Development of Housing while Maintaining Community Character.
- ✓ The following new Housing Element Policy is proposed to address this goal:
 - ✓ 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. (New)

Housing Element

EXISTING GOALS:

- ✓ Goal H-5 Promote Equal Housing Opportunities. Promote equal housing opportunities for all residents, including Agoura Hills' special needs populations, so that residents can reside in the housing of their choice.
- ✓ The following Housing Element Program Objectives are proposed to address this goal:
 - ✓ 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 Visibility in development. (Housing Opportunities for Persons Living with Disabilities (Modified))

Housing Element

EXISTING GOALS:

- ✓ Goal H-5 Promote Equal Housing Opportunities. Promote equal housing opportunities for all residents, including Agoura Hills' special needs populations, so that residents can reside in the housing of their choice.

- ✓ The following new Housing Element Policy is proposed to address this goal:
 - ✓ 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. (New)

 - ✓ H-5.5 Homeless Housing and Services. Work cooperatively with the Las Virgenes-Malibu Council of Governments (COG) in providing outreach and assistance to persons experiencing homelessness. (New)

Community Conservation and Development Element

THE PURPOSE:

This element guides land use and community form, economic development, historic and cultural resources, and housing. The land use and community form topic area was updated to ensure consistency with the Housing Element.

Community Conservation and Development Element

LAND USE AND COMMUNITY FORM PROPOSED CHANGES

- ✓ Reflects new opportunity sites identified in the Housing Element
- ✓ Update the General Plan Land Use Diagram and Land Use/Development Capacity Table
- ✓ Text and map added to identify the City's new Sphere of Influence

Table LU-1 Land Use / Development Capacity			
Land Use Category	Maximum Permitted Density/ Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet
Residential			
Residential—Very Low Density	(0.2–1 du/ac)	243. 41	243
Residential—Low Density	(1–2 du/ac)	154. 56.7	30913
Residential—Single Family	(2–6 du/ac)	1,068.6	6,413
Residential—Medium Density	(6–15 du/ac)	140.1	2,102
Residential—High Density	(15–25 du/ac)	47.3	1,183
Commercial/Office			
Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
Commercial Shopping Center	(0.4:1 FAR)	8.5	41,817
Commercial Shopping Center-Mixed Use	(0.4:1 FAR)	26.0	453,024
Commercial Retail/Service	(0.4:1 FAR)	402.3 98.4	1,714. 522 82,475
Commercial Recreation	(0.5:1 FAR)	27.9	607,662 733,942
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8 59.5	2,402,769 1,814,579
Planned Office Manufacturing	(0.7:1 FAR)	24.0	733,942
Planned Development	*	850.6	*

Land Use/Development Capacity Table Changes

CITY of AGOURA HILLS General Plan Update

General Plan Designations



Source: City of Agoura Hills, September 2021.



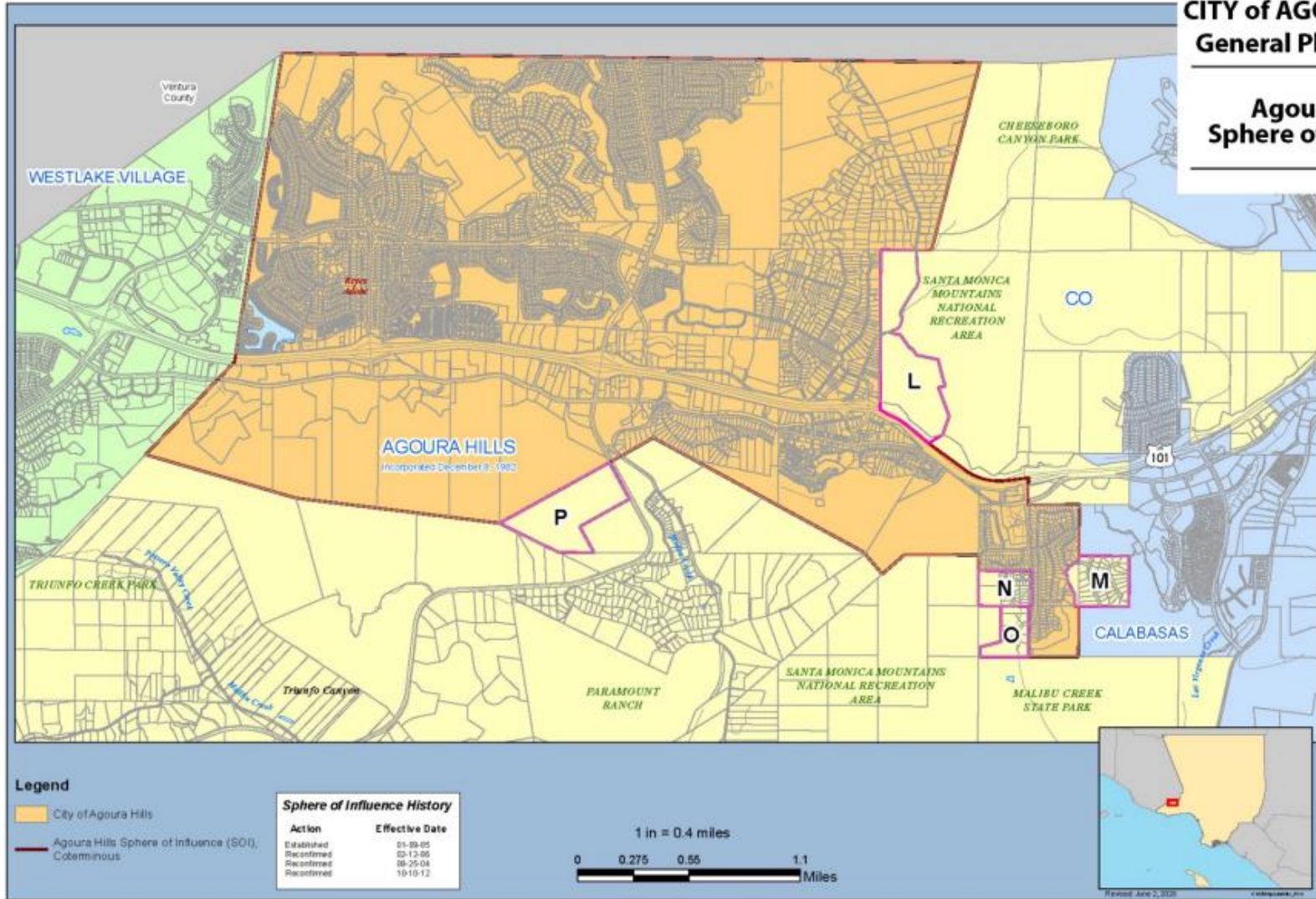
Figure LU-3



AGOURA HILLS

**CITY of AGOURA HILLS
General Plan Update**

**Agoura Hills
Sphere of Influence**



Source: LAFCO and City of Agoura Hills, November 2021.

Figure LU-1



AGOURA HILLS

Community Safety Element

THE PURPOSE:

- ✓ Meet new state law requirements
- ✓ Identify and map known hazards
- ✓ Continue to reduce hazards, including the effects of climate change
- ✓ Provide and coordinate emergency response strategies

Community Safety Element

LAS VIRGENES-MALIBU COUNCIL OF GOVERNMENT'S (COG) MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (HMP)

- ✓ The General Plan addresses hazards through the adoption of the COG HMP
- ✓ The Community Safety Element provides a vehicle for implementation of the HMP
- ✓ Adoption of a multi-jurisdictional HMP makes the City eligible to apply for:
 - ✓ Hazard Mitigation Grant Program (HMGP) post-disaster funding
 - ✓ Pre-Disaster Mitigation (PDM) funding
 - ✓ Flood Management Assistance (FMA)



Community Safety Element

PROPOSED CHANGES

- ✓ The HMP, SEIR, CAAP, and the most recent state guidelines and recommendations provided background information when developing new goals, policies, and implementation programs
- ✓ Updates to the Safety Element can be summarized into three components:
 - ✓ Background Information and Mapping
 - ✓ Amendments to Goals and Policies
 - ✓ Addition of Windstorms and Climate Change Topic Areas

Community Safety Element

BACKGROUND INFORMATION AND MAPPING

- ✓ Government Code Section 65302 (g) requires the mapping of known seismic or geologic hazards, flood hazard zones, Very High Fire Hazard Severity Zones (VHFHSZ), and historical data on wildfires.
- ✓ SB 99 requires Safety Elements to identify residential development in hazard areas that do not have two emergency evacuation routes.
- ✓ Five maps and one table have been updated/added to the Community Safety Element

**CITY of AGOURA HILLS
General Plan Update**

**Flood Hazards and
Steep Slopes**

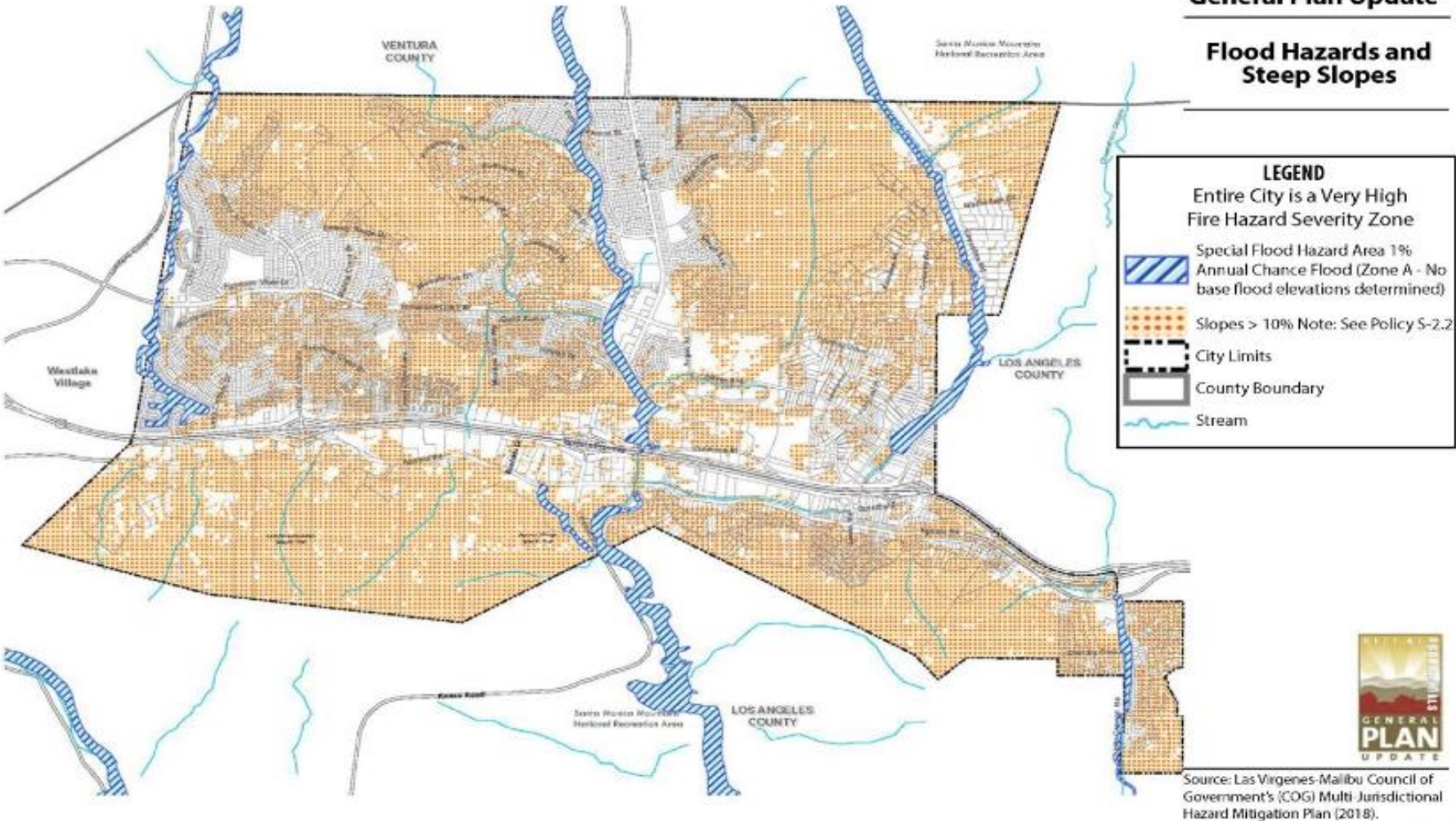



Figure S-1



**CITY of AGOURA HILLS
General Plan Update**

Landslide Areas

LEGEND

-  Landslide Zones
-  City Boundary



Source: California Department of Conservation and Geological Survey (CGS) GIS Information Warehouse.

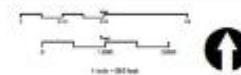


Figure S-2

Liquefaction Zones



Source: Las Virgenes-Malibu Council of Governments 2018 Multi-Jurisdictional Hazard Mitigation Plan.



Figure S-3

CITY of AGOURA HILLS General Plan Update

Very High Fire Hazard Severity Zones Agoura Hills

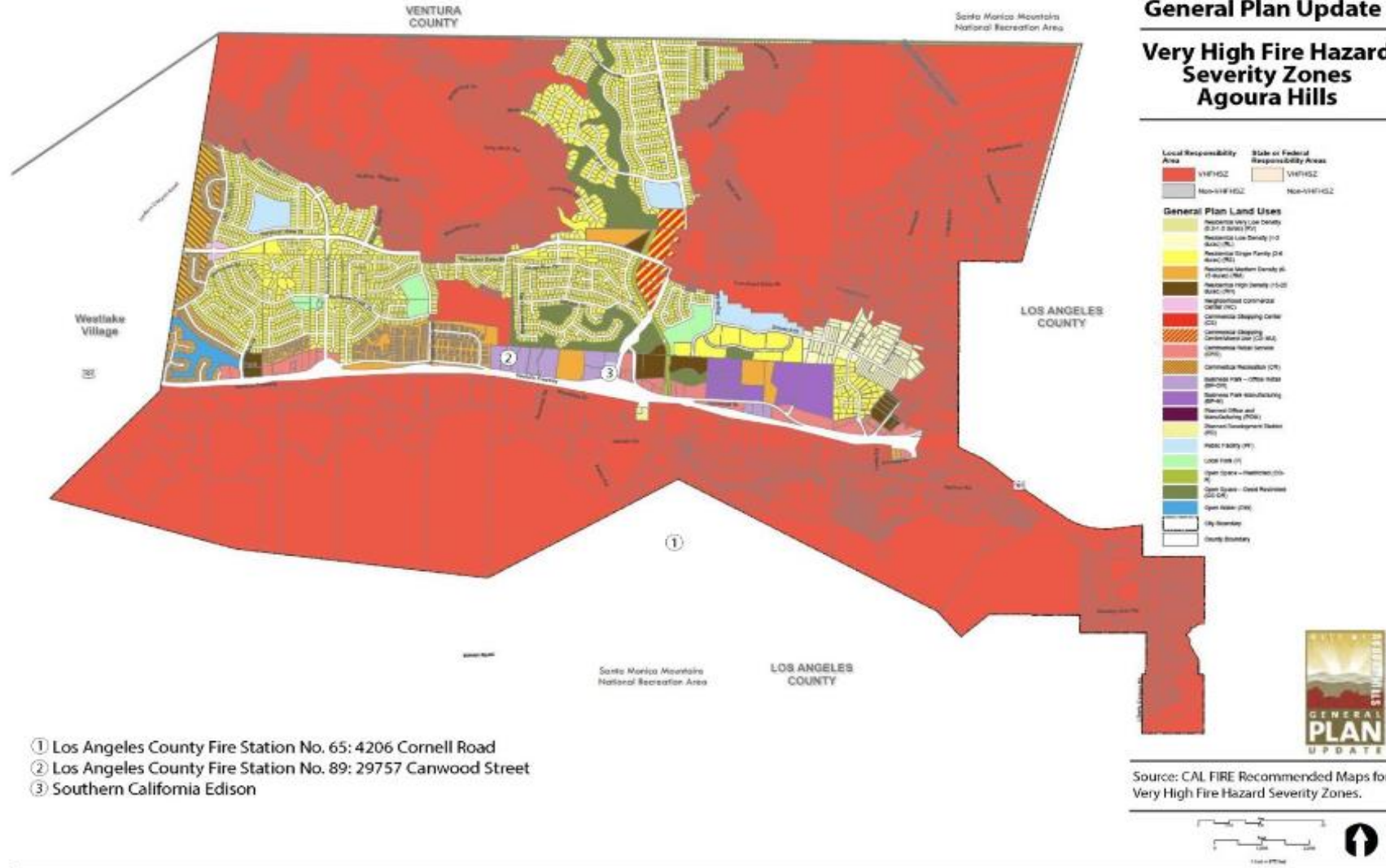


Figure S-4



Table S1 History of Fire Events in the Las Virgenes Malibu Region

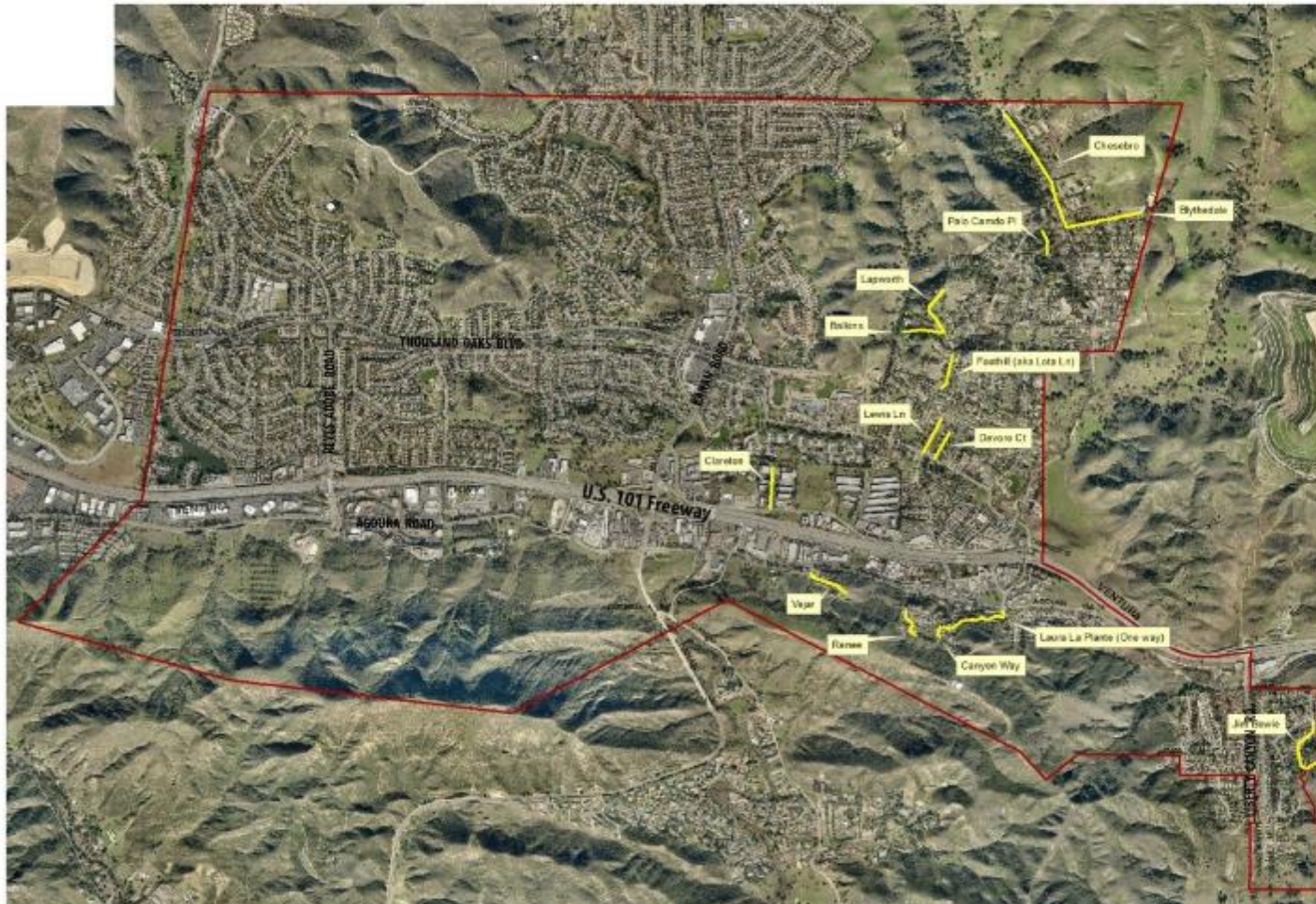
Fire Name	Year	Estimated Acreage	Structure Loss
<u>Woolsey Fire</u>	<u>2018</u>	<u>96,949</u>	<u>1,643</u>
<u>Lost Fire</u>	<u>2008</u>	<u>167</u>	<u>00</u>
<u>Corral Fire)</u>	<u>2007</u>	<u>4,901</u>	<u>53</u>
<u>Malibu Canyon Fire</u>	<u>2007</u>	<u>4,565</u>	<u>22</u>
<u>Sherwood Fire</u>	<u>2006</u>	<u>168</u>	<u>0</u>
<u>Topanga Fire</u>	<u>2005</u>	<u>24,175</u>	<u>323</u>
<u>Pacific Fire</u>	<u>2003</u>	<u>806</u>	<u>0</u>

Source: 2017 Multi-Jurisdictional Hazard Mitigation Plan, Las Virgenes-Malibu Council of Governments, Table 130.





**CITY of AGOURA HILLS
General Plan Update**

**Streets Lacking Two
Emergency Evacuation
Routes**



LEGEND

-  Streets Lacking Two Emergency Evacuation
-  City of Agoura Hills



Source: City of Agoura Hills, 2021.



Figure S-5



AGOURA HILLS

Community Safety Element

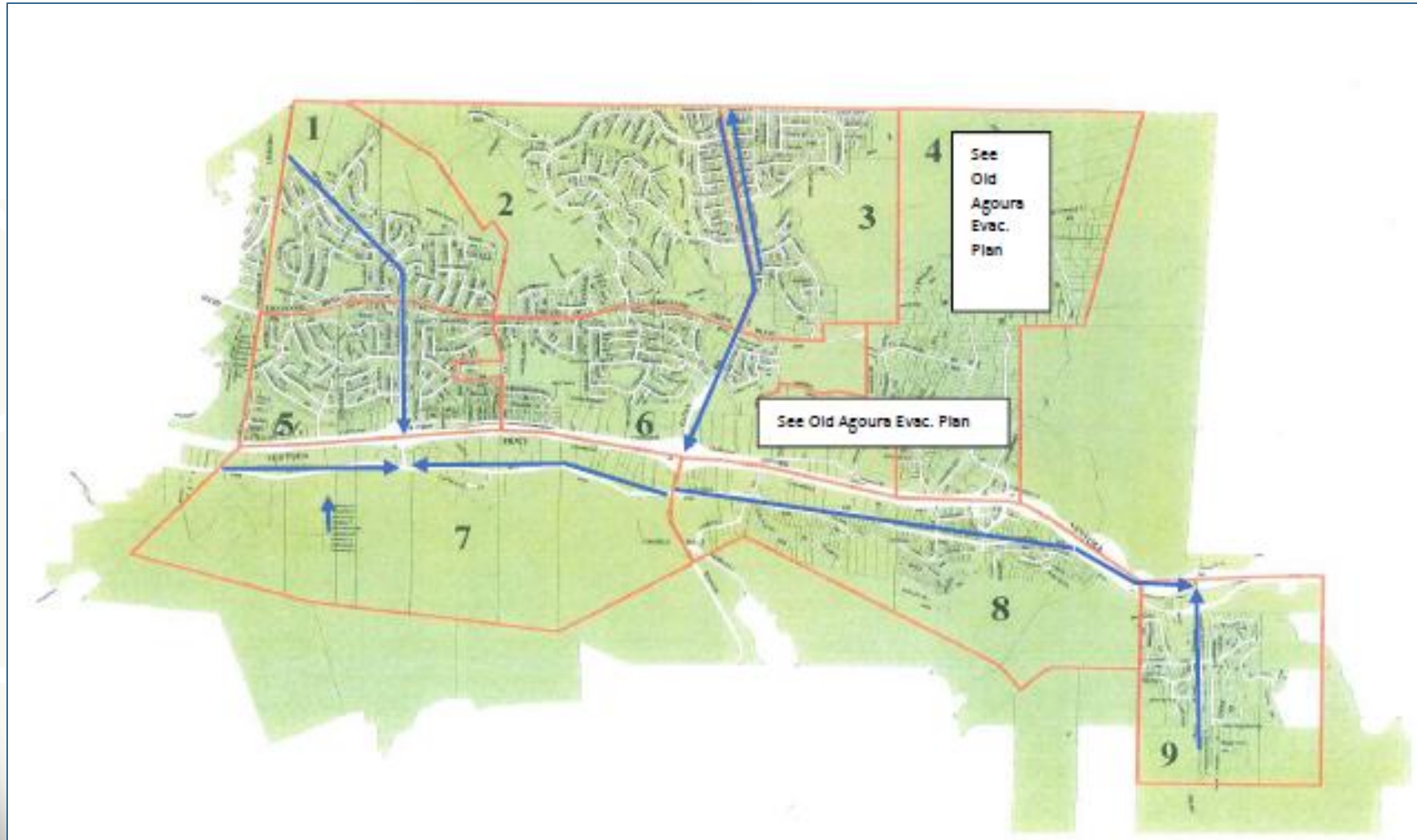
EVACUATION PLAN

The Woolsey Fire demonstrated the need for a comprehensive and coordinated plan to address evacuations. The After-Action report of the Woolsey Fire identified key issues to improve upon related to emergency response.

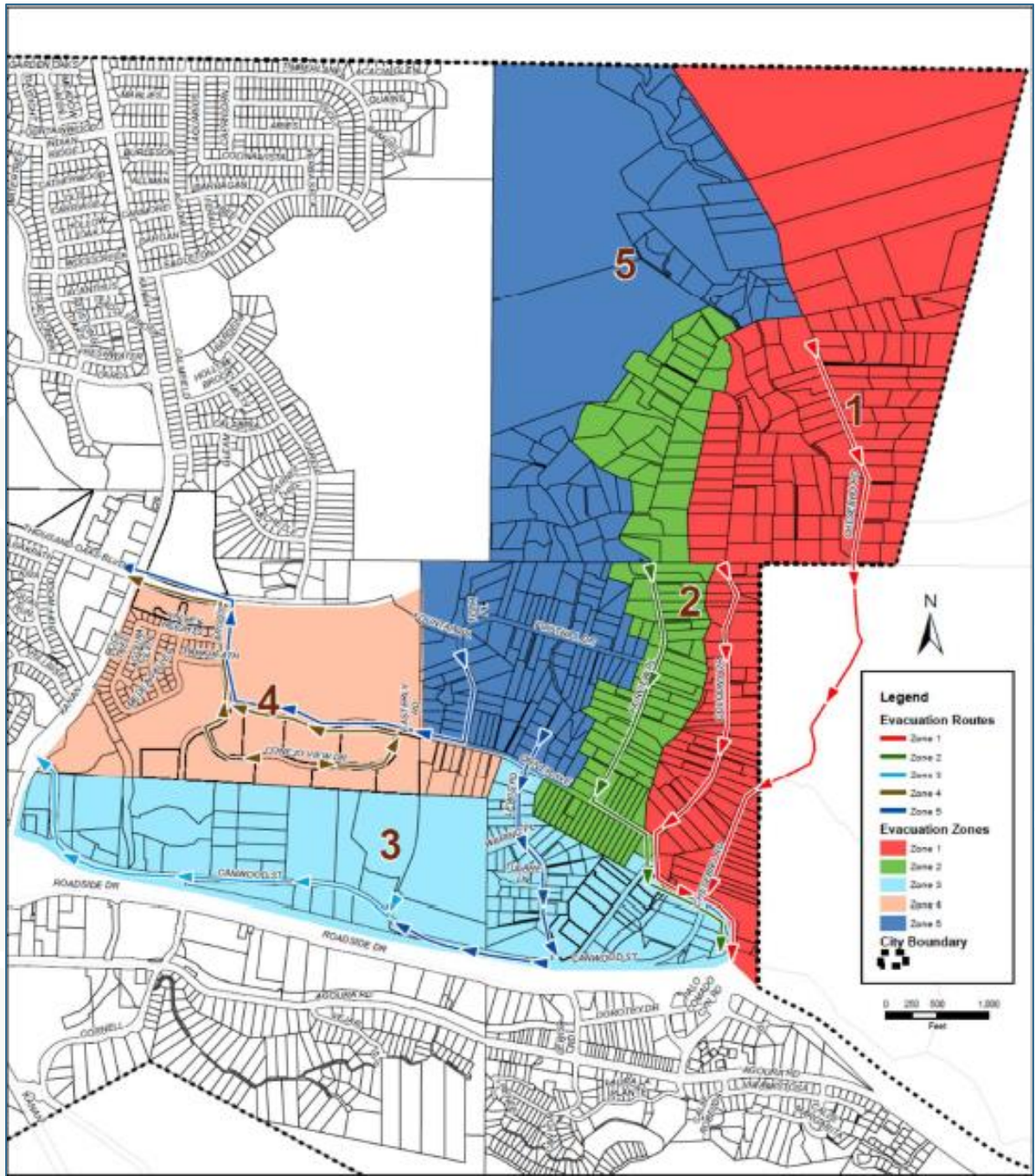
Evacuation Plan objectives:

- ✓ Clarify roles and responsibilities of participating agencies
- ✓ Identify evacuation and traffic management strategies
- ✓ Establish communication protocols

Evacuation Zones (Draft Image)

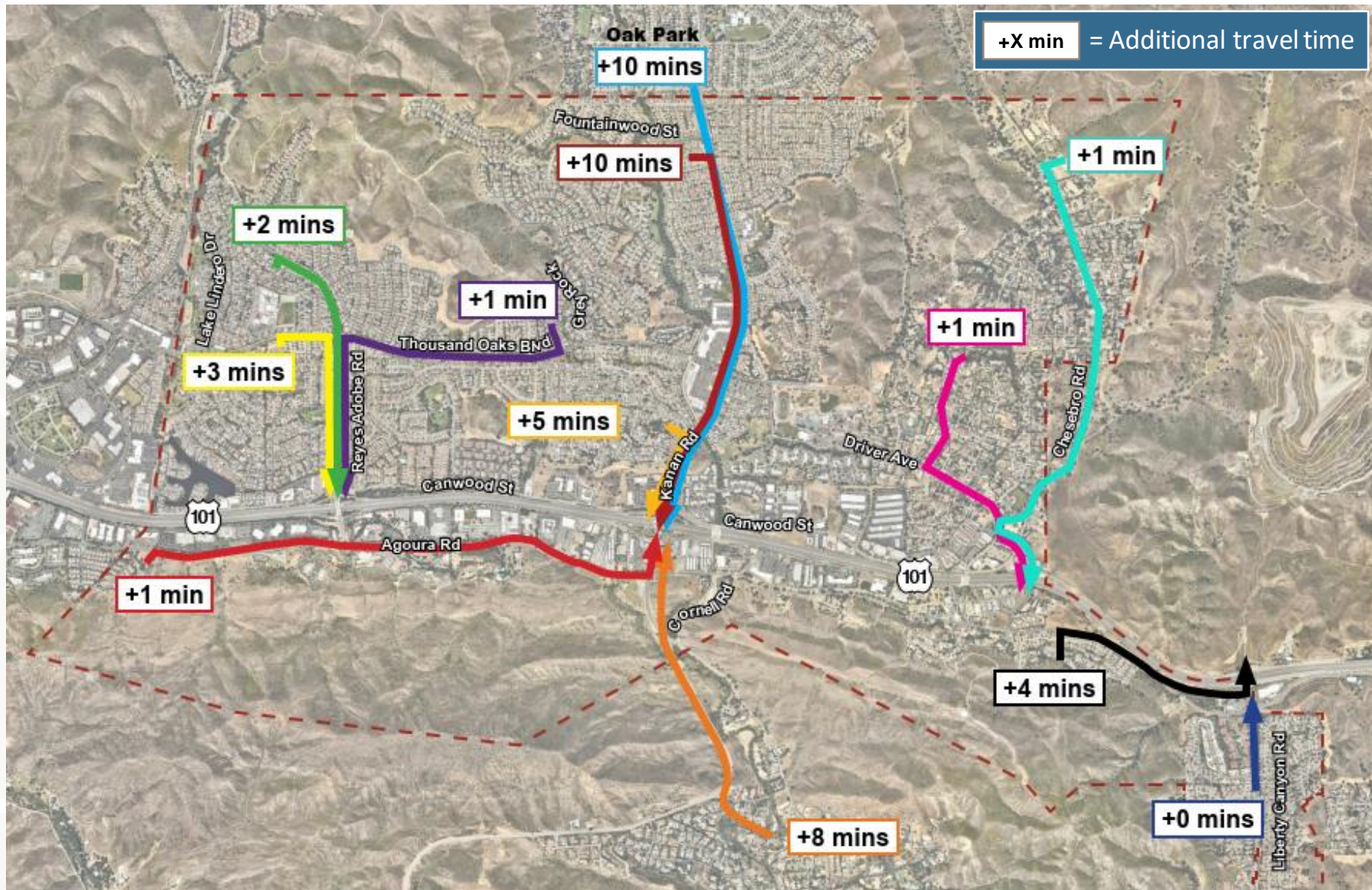


Old Agoura Draft Traffic Control Plan



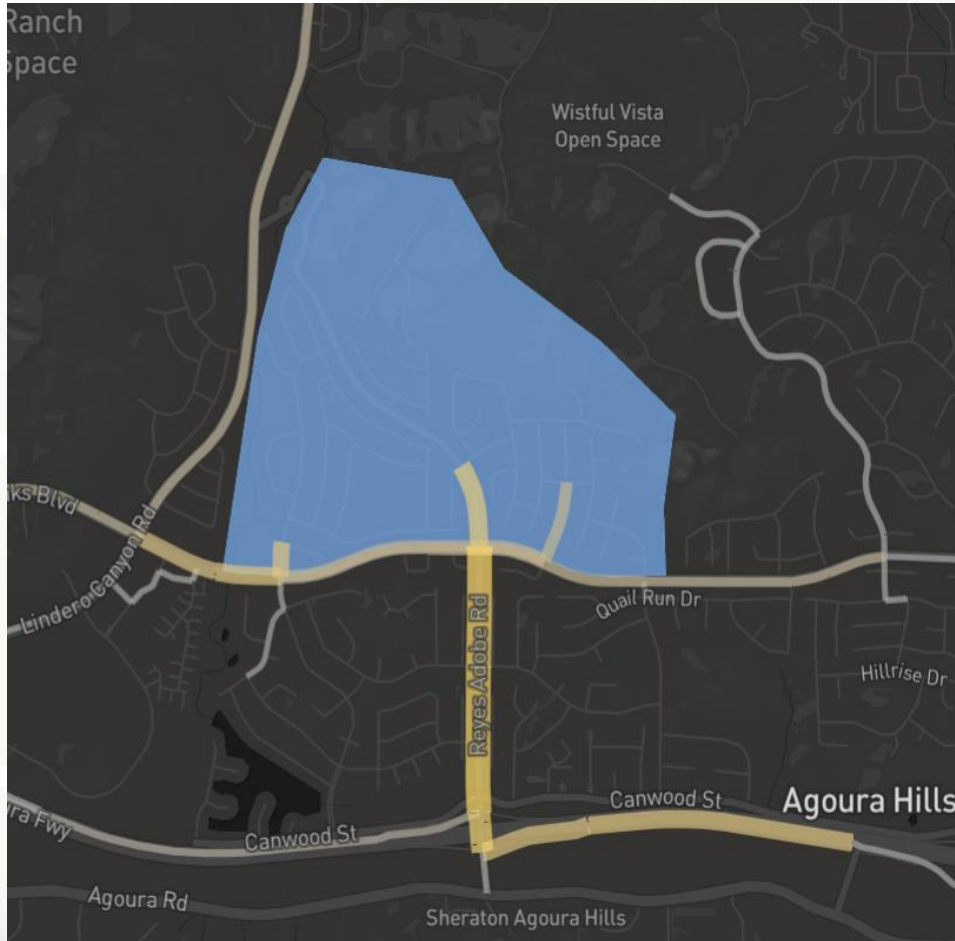
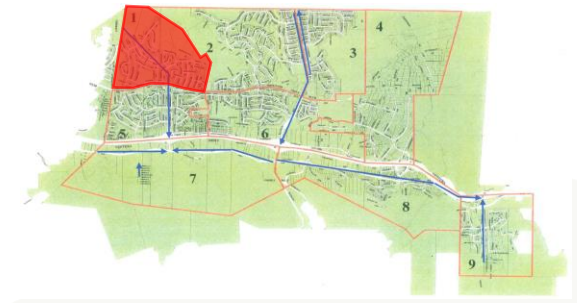
Updated Evacuation Terminology

Evacuation Order	Immediate threat to life. This is a lawful order to leave now. The area is lawfully closed to public access.
Evacuation Warning	Potential threat to life and/or property. Those who require additional time to evacuate, and those with pets and livestock should leave now.
Shelter in Place	Go indoors. Shut and lock doors and windows. Prepare to self-sustain until further notice and/or contacted by emergency personnel for additional direction.



Additional Travel Time during Mandatory Evacuation by Traffic Analysis Zone

Zone 1



Routes utilized during Woolsey Fire

Trips Recorded from Zone 1 during Woolsey Fire

Voluntary Period	Mandatory Period
41%	59%

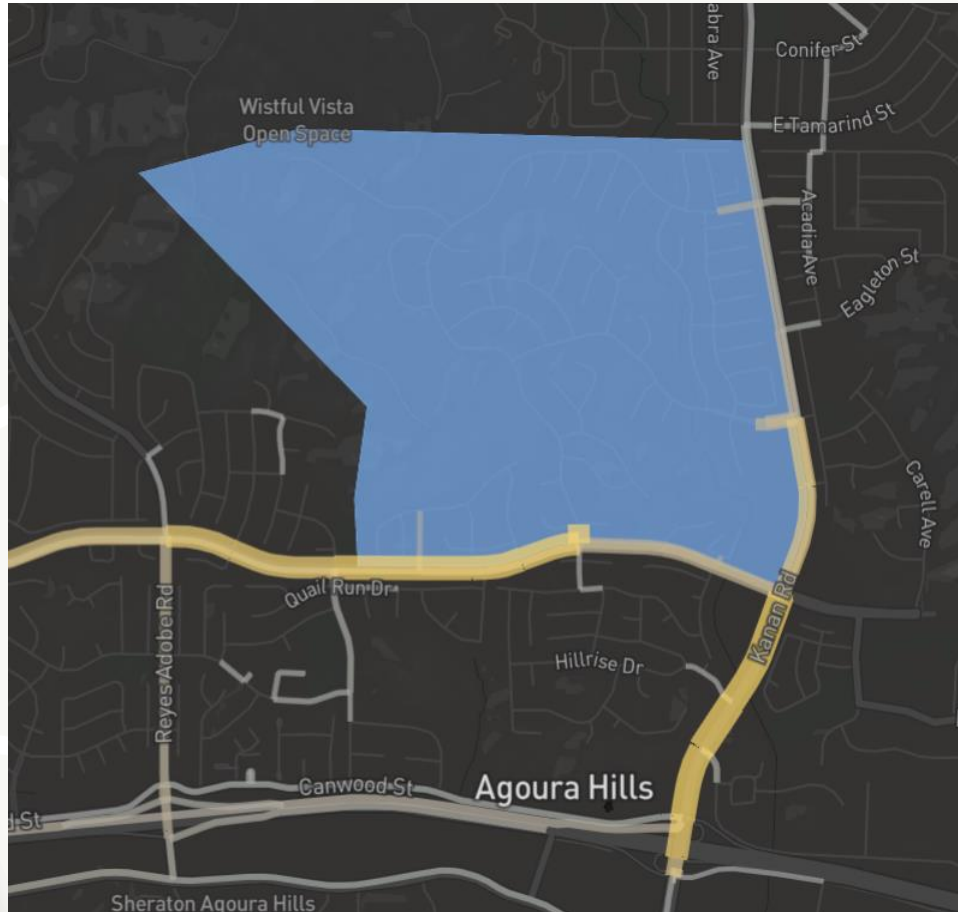
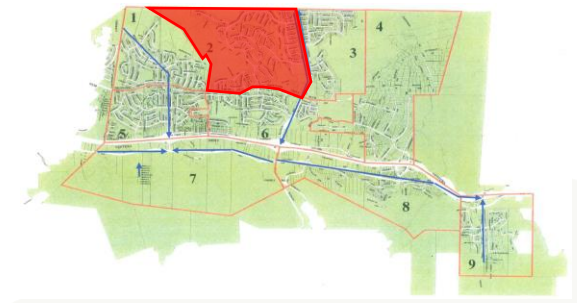
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Reyes Adobe Rd / US-101
Voluntary	10 - 20 mins
Mandatory	10 - 20 mins

Increase in Travel Time by AHO: 2 mins



Zone 2



Routes utilized during Woolsey Fire

Trips Recorded from Zone 2 during Woolsey Fire

Voluntary Period	Mandatory Period
55%	45%

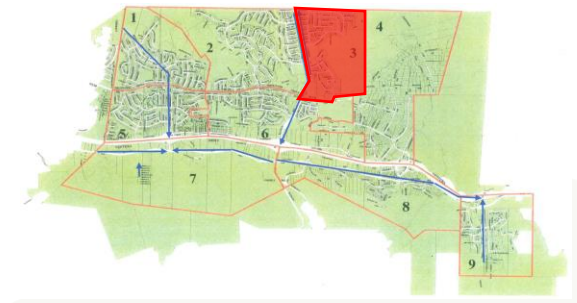
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Kanan Rd / US-101	Reyes Adobe Rd / US-101
Voluntary	10 – 20 mins	10 - 20 mins
Mandatory	30 – 40 mins	10 - 20 mins

Increase in Travel Time by AHO: 10 mins



Zone 3



Routes utilized during Woolsey Fire

Trips Recorded from Zone 3 during Woolsey Fire

Voluntary Period	Mandatory Period
51%	49%

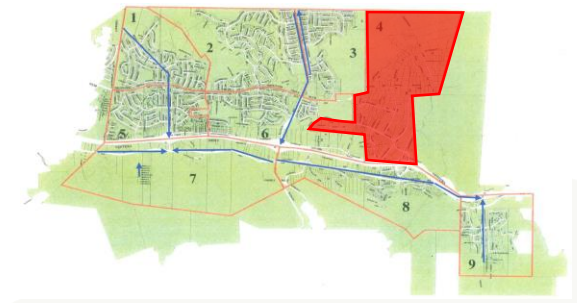
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Kanan Rd / US-101	Reyes Adobe Rd / US-101
Voluntary	20 – 30 mins	10 – 20 mins
Mandatory	20 – 30 mins	30 – 40 mins

Increase in Travel Time by AHO: 10 mins



Zone 4.1



Routes utilized during Woolsey Fire

Trips Recorded from Zone 4.1 during Woolsey Fire

Voluntary Period	Mandatory Period
39%	61%

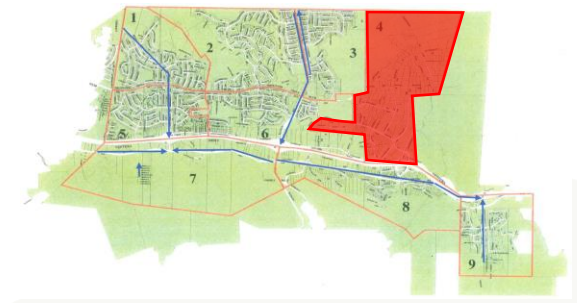
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Palo Comado / US-101
Voluntary	30 – 40 mins
Mandatory	20 – 30 mins

Increase in Travel Time by AHO: 1 min



Zone 4.2



Routes utilized during Woolsey Fire

Trips Recorded from Zone 4.2 during Woolsey Fire

Voluntary Period	Mandatory Period
25%	75%

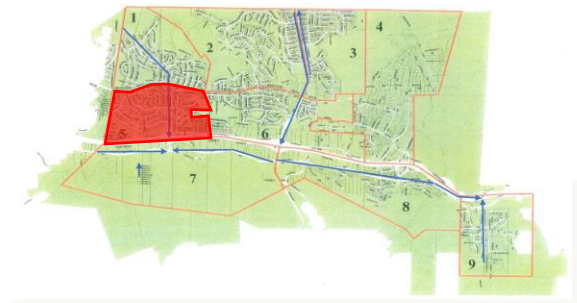
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Palo Comado / US-101
Voluntary	10 – 20 mins
Mandatory	30 – 40 mins

Increase in Travel Time by AHO: 1 min



Zone 5



Routes utilized during Woolsey Fire

Trips Recorded from Zone 5 during Woolsey Fire

Voluntary Period	Mandatory Period
59%	41%

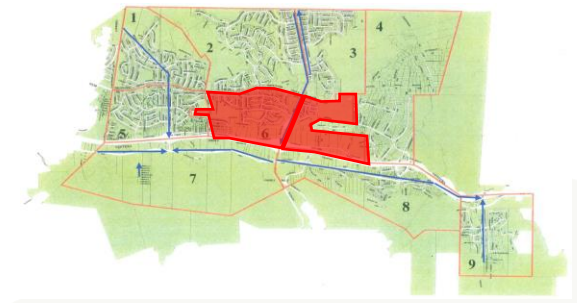
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Reyes Adobe Rd / US-101
Voluntary	10 – 20 mins
Mandatory	20 – 30 mins

Increase in Travel Time by AHO: 3 mins



Zone 6



Routes utilized during Woolsey Fire

Trips Recorded from Zone 6 during Woolsey Fire

Voluntary Period	Mandatory Period
53%	47%

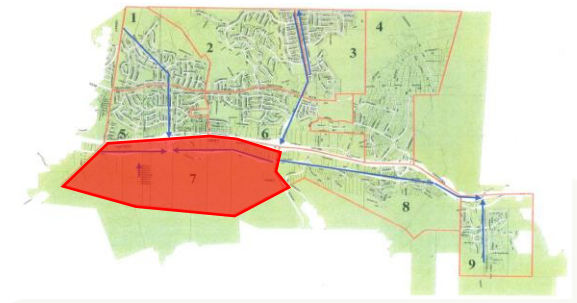
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Kanan Rd / US 101
Voluntary	20 – 30 mins
Mandatory	10 – 20 mins

Increase in Travel Time by AHO: 5 mins



Zone 7



Routes utilized during Woolsey Fire

Trips Recorded from Zone 7 during Woolsey Fire

Voluntary Period	Mandatory Period
70%	30%

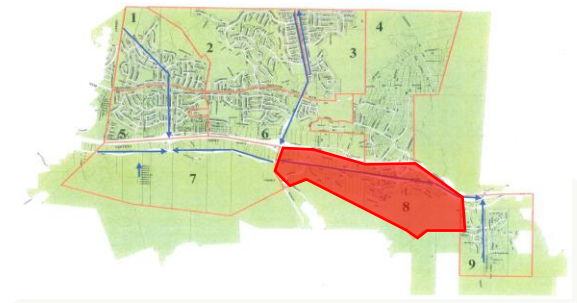
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Kanan Rd / US-101	Reyes Adobe Rd / US-101
Voluntary	20 – 30 mins	20 – 30 mins
Mandatory	20 – 30 mins	20 – 30 mins

Increase in Travel Time by AHO: 1 min



Zone 8



Routes utilized during Woolsey Fire

Trips Recorded from Zone 8 during Woolsey Fire

Voluntary Period	Mandatory Period
68%	32%

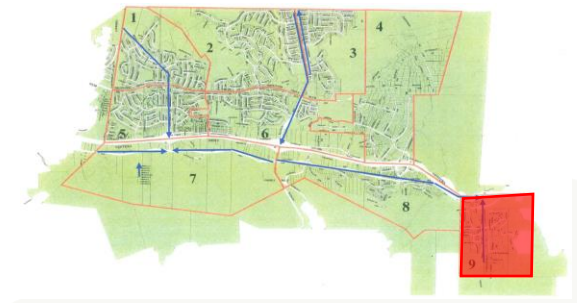
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Palo Comado / US-101	Kanan Rd / US-101
Voluntary	20 – 30 mins	20 – 30 mins
Mandatory	30 – 40 mins	10 mins

Increase in Travel Time by AHO: 4 mins



Zone 9



Routes utilized during Woolsey Fire

Trips Recorded from Zone 9 during Woolsey Fire

Voluntary Period	Mandatory Period
61%	39%

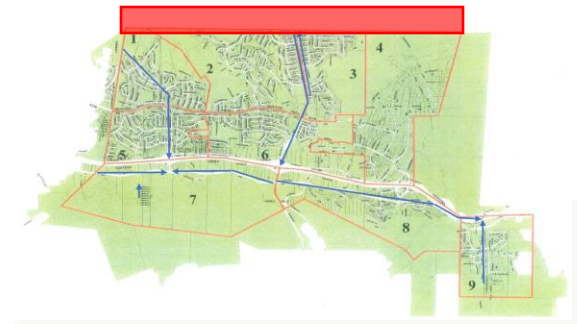
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Liberty Canyon Rd / US 101
Voluntary	20 – 30 mins
Mandatory	10 mins

Increase in Travel Time by AHO: 0 min



Oak Park



Routes utilized during Woolsey Fire

Trips Recorded from Oak Park during Woolsey Fire

Voluntary Period	Mandatory Period
45%	55%

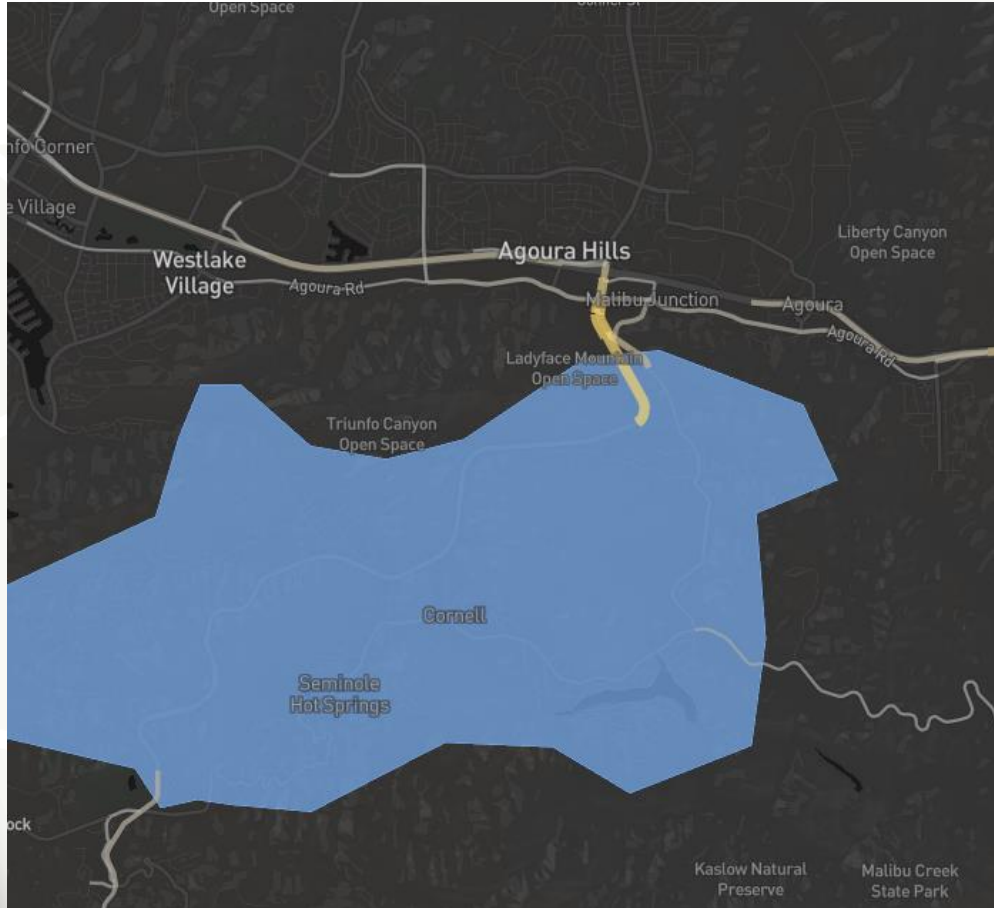
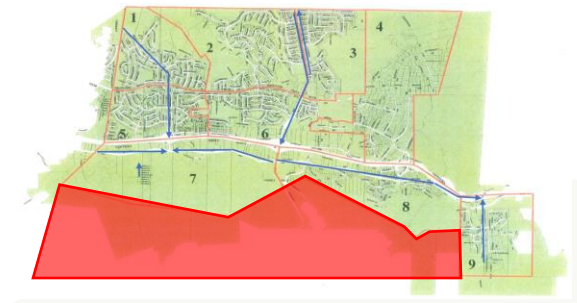
Maximum Observed Travel Times to US-101 during Woolsey Fire

	Kanan Rd / US 101
Voluntary	20 - 30 mins
Mandatory	40 - 50 mins

Increase in Travel Time by AHO: 10 mins



Santa Monica Mountains



Routes utilized during Woolsey Fire

Trips Recorded from SMM during Woolsey Fire

Voluntary Period	Mandatory Period
47%	53%

Maximum Observed Travel Times to US-101 during Woolsey Fire

	Kanan Rd / US 101
Voluntary	70 - 80 mins
Mandatory	20 - 30 mins

Increase in Travel Time by AHO: 8 mins



Community Safety Element

GOAL AND POLICY UPDATES FOR EXISTING TOPIC AREAS

Most goals have remained relevant since the 2010 General Plan Update, and one goal has been added.

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

While most goals remained the same, many new policies have been added or modified to ensure proper implementation of goals.

Community Safety Element

Development Policy Description	Policy Numbers
Promote natural infrastructure	S-1.8
Limit Development in flood zones	S-1.9, S-1.13
Identify necessary roadway and transportation improvements	S-1.12
Ensure adequate emergency access through sufficient road widths	S-3.11
Minimize fuel loads within wildland/urban interface	S-3.12

Community Safety Element

Development Policy Description	Policy Numbers
Encourage development of essential public services outside the VHFHSZ, to the extent feasible	S-3.14
Promote hardening techniques to protect structures from fire	S-3.16, S-3.19
Ensure adequate water supply and fire flow	S-3.20
Require project-specific protection plans for new development	S-3.21
Ensure roads and development comply with fuel mod requirements	S-3.a.1, S-3.a.2
Encourage fire appropriate landscaping	S-3.a.3

Community Safety Element

Emergency Response Policy Description	Policy Numbers
Increase public outreach and education	S-1.10, S-3.13, S-3.18
Develop a comprehensive evacuation plan	S-1.11, S-3.10
Increase inter-agency coordination and communication	S-1.14, S-3.9
Implement measures of the HMP	S-3.15
Evaluate and update communication systems to provide early warnings and notifications	S-3.17

Community Safety Element

WINDSTORMS

New topic area added to Safety Element to complement the COG HMP and mitigate potential risks. The City has identified windstorms as a significant threat that can damage life and property by:

- ✓ Disrupting essential systems
- ✓ Causing damage from falling trees
- ✓ Increasing risk and severity of wildfires

Community Safety Element

PROPOSED WINDSTORM GOAL:

- ✓ Goal S-7 Windstorm Preparation. Reduce the potential impact of windstorms that can cause injury, loss of life, structural and infrastructure damage through education, awareness, and preparation.

- ✓ New policies proposed to address this goal:
 - ✓ 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.

 - ✓ 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.

Community Safety Element

PROPOSED WINDSTORM GOAL (CONT.):

- ✓ Goal S-7 Windstorm Preparation. Reduce the potential impact of windstorms that can cause injury, loss of life, structural and infrastructure damage through education, awareness, and preparation.
- ✓ New policies proposed to address this goal:
 - ✓ 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 backup power equipment is in working service.

Community Safety Element

CLIMATE CHANGE

This topic area was added to the Safety Element to comply with state law, which requires cities to create a vulnerability assessment that identifies the risks climate change poses to the City.

The City adopted its Climate Action and Adaptation Plan on April 27, 2022, which analyzed the impact of drought, extreme heat, flooding, landslide, and evacuation route constraints based on location and climate change models.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-17 Energy Efficiency. Increase energy efficiency in existing and new development.
 - ✓ New policies proposed to address this goal:
 - ✓ S-17.1 Energy Efficiency Outreach. Provide energy efficiency education to the public, including promoting energy efficient programs and certified buildings, and promoting financing programs for retrofits and upgrades.
 - ✓ S-17.2 Energy Evaluations and Audits. Encourage residence and business energy evaluations and audits available from utility companies.
 - ✓ S-17.3 Electrification of Development. Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-18 Water Efficiency. Increase water efficiency through provision of water.
- ✓ New policy proposed to address this goal:
 - ✓ S-18.1 Water Efficiency in Landscape. Consider the application of the City's mandatory Model Water Efficiency Landscape Ordinance (MWELO) to a broader range of landscape projects.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-19 Urban Heat Island Effect. Decrease energy demand through reducing the urban heat island effect.
- ✓ New policies proposed to address this goal:
 - ✓ S-19.1 Tree Planting. Promote tree planting in the community by providing education on the environmental benefits of trees and best management practices to maintain healthy trees.
 - ✓ S-19.2 Cool Roofs. Encourage, and consider requiring, light reflecting roofs on new multi-family residential and commercial buildings to absorb less heat, thereby reducing local air temperature.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-20 Solid Waste Generation Reduction. Decrease greenhouse gas emissions through reducing solid waste generation.
- ✓ New policy proposed to address this goal:
 - ✓ S-20.1 Organic Waste. Provide organic waste collection services to all residents and businesses, in addition to waste hauling and recycling collection, to reduce organic waste disposal.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-21 Vehicle Miles Traveled Reduction. Decrease greenhouse gas emissions through a reduction in Vehicle Miles Traveled (VMT).
- ✓ New policies proposed to address this goal:
 - ✓ S-21.1 Bicycle Use. Develop a citywide network that ensures access to safe bicycle facilities and connects to regional bicycle facilities.
 - ✓ S-21.2 Electric Vehicles. Encourage, and consider requiring, installation of electric vehicle chargers in commercial development and multi-family residential development parking facilities.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-22 Clean Energy. Decrease greenhouse gas emissions through increased clean energy use.

- ✓ New policy proposed to address this goal:
 - ✓ S-22.1 Decrease greenhouse gas emissions through increased clean energy use. Encourage the availability of clean power to residents and businesses in the City, with the goal of total renewable energy use.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ 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
- ✓ New policies proposed to address this goal (Policies implementing this goal are also found in the Wildland and Urban Fire Hazards Topic Area):
 - ✓ S-3.9 Disaster Communication. Improve disaster coordination and communication among public agencies.
 - ✓ S-3.10 Emergency Evacuation Plan. Prepare a citywide emergency evacuation plan and to maintain adequate departure paths especially in areas that don't have at least two emergency evacuation routes.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ 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
- ✓ New policies proposed to address this goal (Policies implementing this goal are also found in the Wildland and Urban Fire Hazards Topic Area):
 - ✓ S-3.11 Emergency Access. Ensure new development has adequate emergency access through sufficient road widths according to the Los Angeles County Fire Department standards, which are currently 26 feet wide for single-story structures and 28 feet wide for multi-story structures, as well as adequate, visible street address signage to identify buildings.
 - ✓ S-3.12 Fire Management Plan. Develop a fire management plan that maps fuel load buffer zones within the wildland/urban interface, and includes actions to reduce fuel loads, in coordination with the County Fire Department.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ Goal S-24 Adaptation to the Impacts of Extreme Heat. Address the effects of climate change associated with extreme heat days.
 - ✓ New policies proposed to address this goal:
 - ✓ S-24.1 Community Cooling Centers. Identify and promote facilities throughout the City to provide adequate cooling for the population during extreme heat days.
 - ✓ S-24.2 Outreach and Education. Provide public outreach, education, and engagement regarding the risks of extreme heat and preventative measures.
 - ✓ S-24.3 Maintain Adequate Transportation. Maintain roadways, bridges and other transportation facilities during extreme heat events.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ 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.
- ✓ New policies proposed to address this goal (Policies implementing this goal are also found in the Flood Hazards Topic Area):
 - ✓ S-1.11 Restrict and Manage Development in Flood Zones. Limit new development in Flood Zones A and AE and assess properties for flooding vulnerabilities in these zones.
 - ✓ S-1.12 Public Outreach and Education. Provide public outreach, education, and engagement by communicating flood warning and severe weather event information and appropriate responses to the public, such as areas to avoid.

Community Safety Element

PROPOSED CLIMATE CHANGE GOALS:

- ✓ 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.
- ✓ New policies proposed to address this goal (Policies implementing this goal are also found in the Flood Hazards Topic Area):
 - ✓ S-1.13 Flooding Emergency Evacuation Plan. Develop and emergency evacuation plan for flooding and develop an emergency evacuation notification system.
 - ✓ S-1.14 Roadway and Transportation Facilities. Identify roadway and transportation facility improvements needed within the City to address flooding, and coordinate with relevant transportation agencies to implement the improvements.

Infrastructure and Community Services Element

THE PURPOSE:

This element provides an assessment of existing conditions in the City, including a description of the street and highway system, traffic volumes, and operating conditions on selected roadways.

Proposed Updates:

- ✓ Revise one existing policy (M-1.3)
- ✓ Add two new policies (M-1.10 and M-6.7)

Infrastructure and Community Services Element

EXISTING GOALS (MOBILITY):

- ✓ 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 days.
- ✓ The following existing Policy is proposed to be revised to address this goal:
 - ✓ M-1.3 Level of Service (LOS). 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 level of service shall not be less than the LOS existing prior to development.

Infrastructure and Community Services Element

EXISTING GOALS (MOBILITY):

- ✓ 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 days.
- ✓ The following new Mobility Policy is proposed to address this goal:
 - ✓ 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.

Infrastructure and Community Services Element

EXISTING GOALS (MOBILITY):

- ✓ Goal M-6 Alternative Transportation. Reduce reliance on single-occupancy vehicle travel and vehicle miles traveled through the provision of alternative travel modes and enhanced system design.
 - ✓ The following new Mobility Policy is proposed to address this goal:
 - ✓ 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.

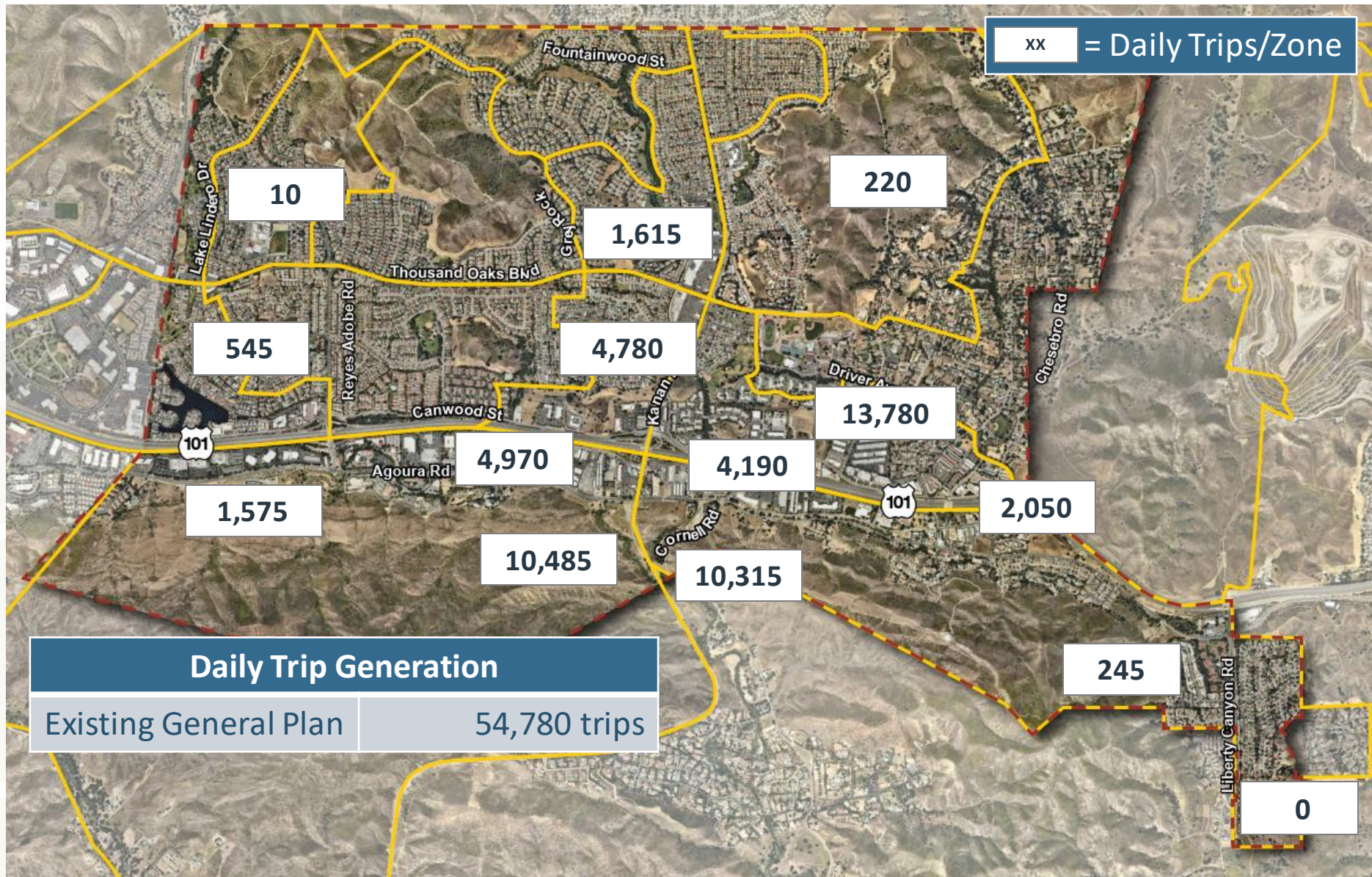
LOS Assessment

PURPOSE

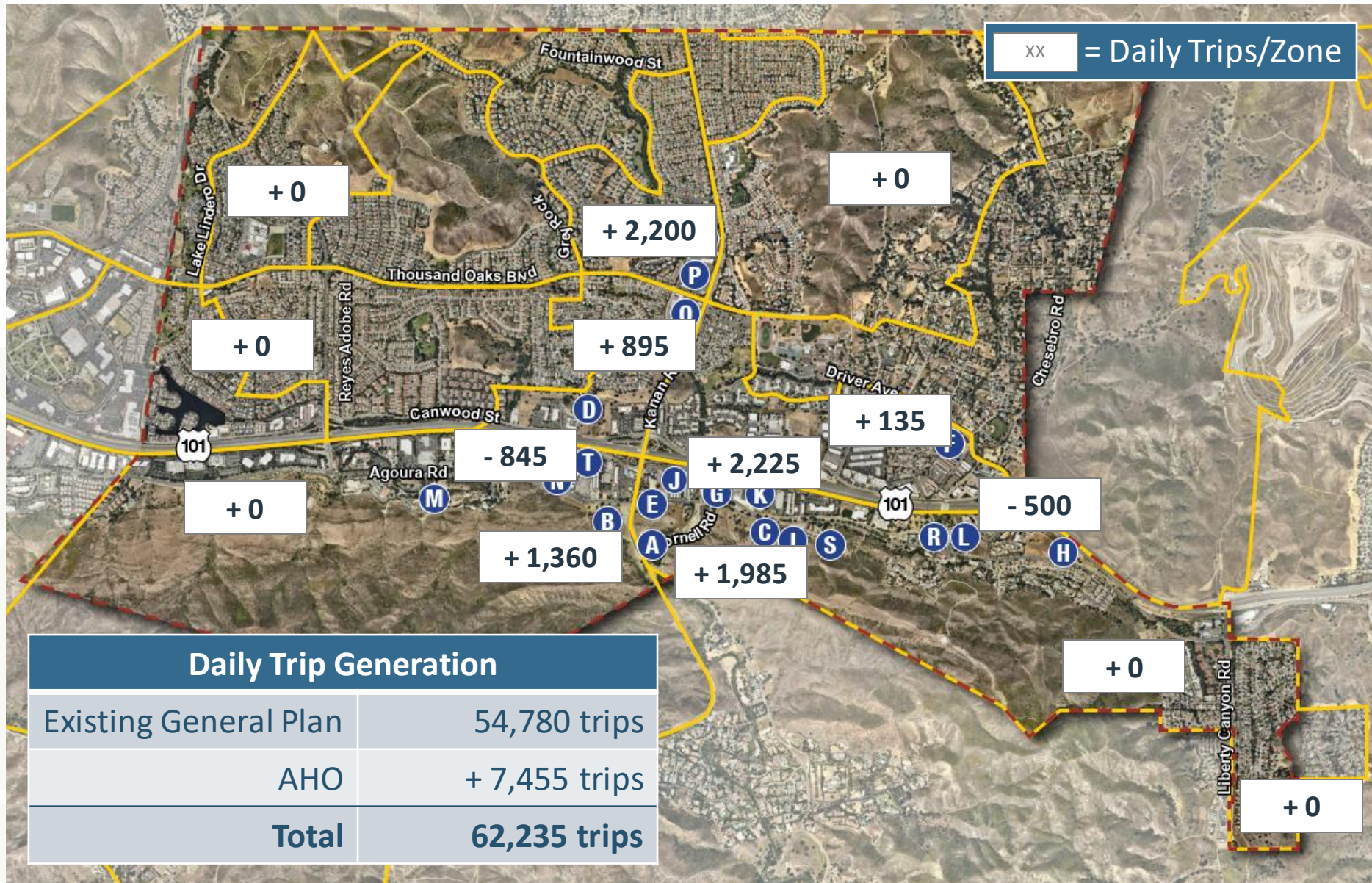
- Measure the effect of the AHO on roadway network operations
- Identify operation and capacity deficiencies that are inconsistent with the General Plan (> Level of Service C)

ANALYSIS

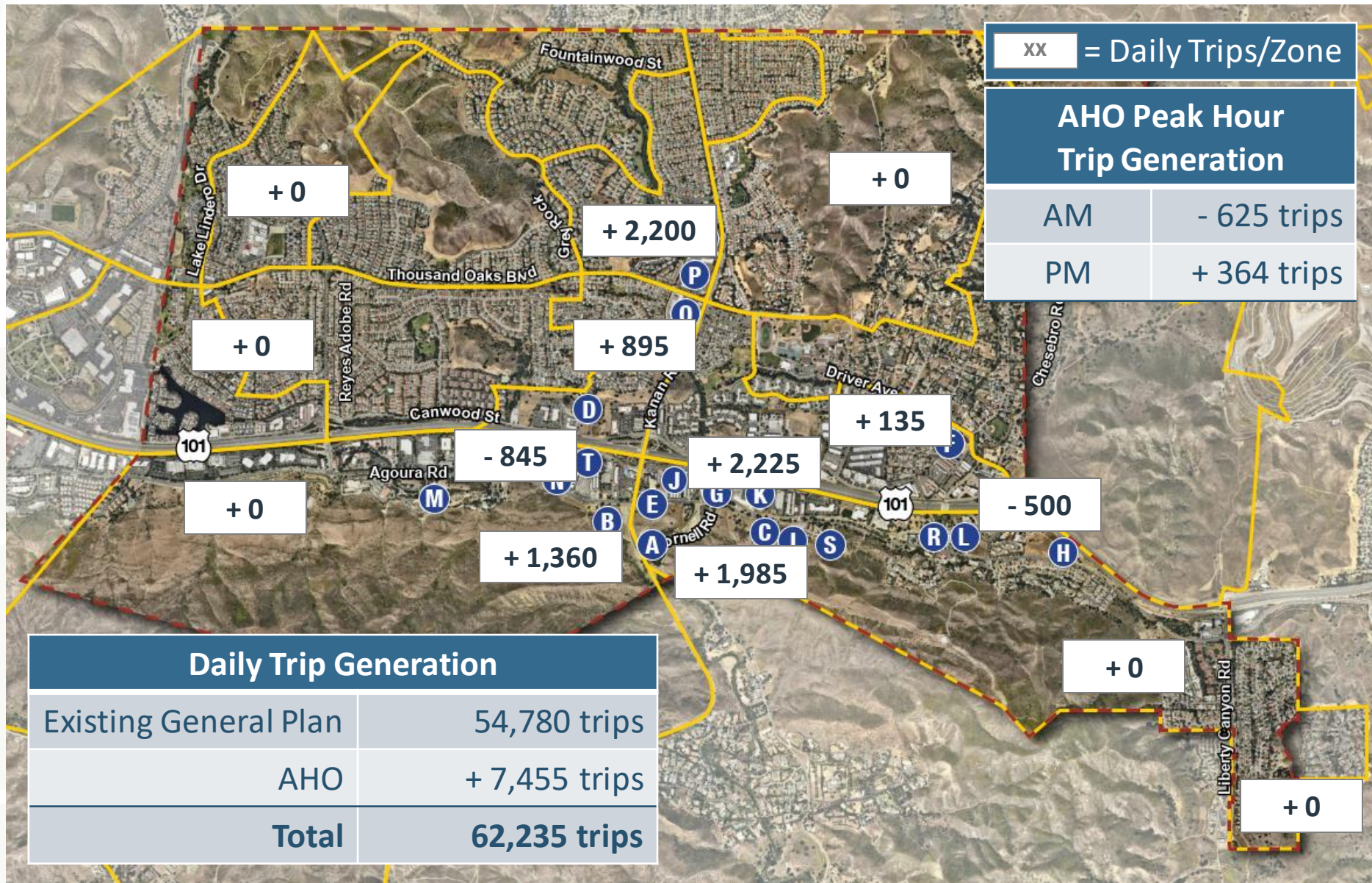
- Evaluate the LOS at roadway segments and intersection under two scenarios
 - “Without Project” Scenario = Future Year (2035) + 2010 General Plan
 - “With Project” Scenario = Future Year (2035) + 2010 General Plan + AHO
- Assume maximum build-out of 2,348 dwelling units
- Compare “Without Project” to “With Project” to identify project impacts



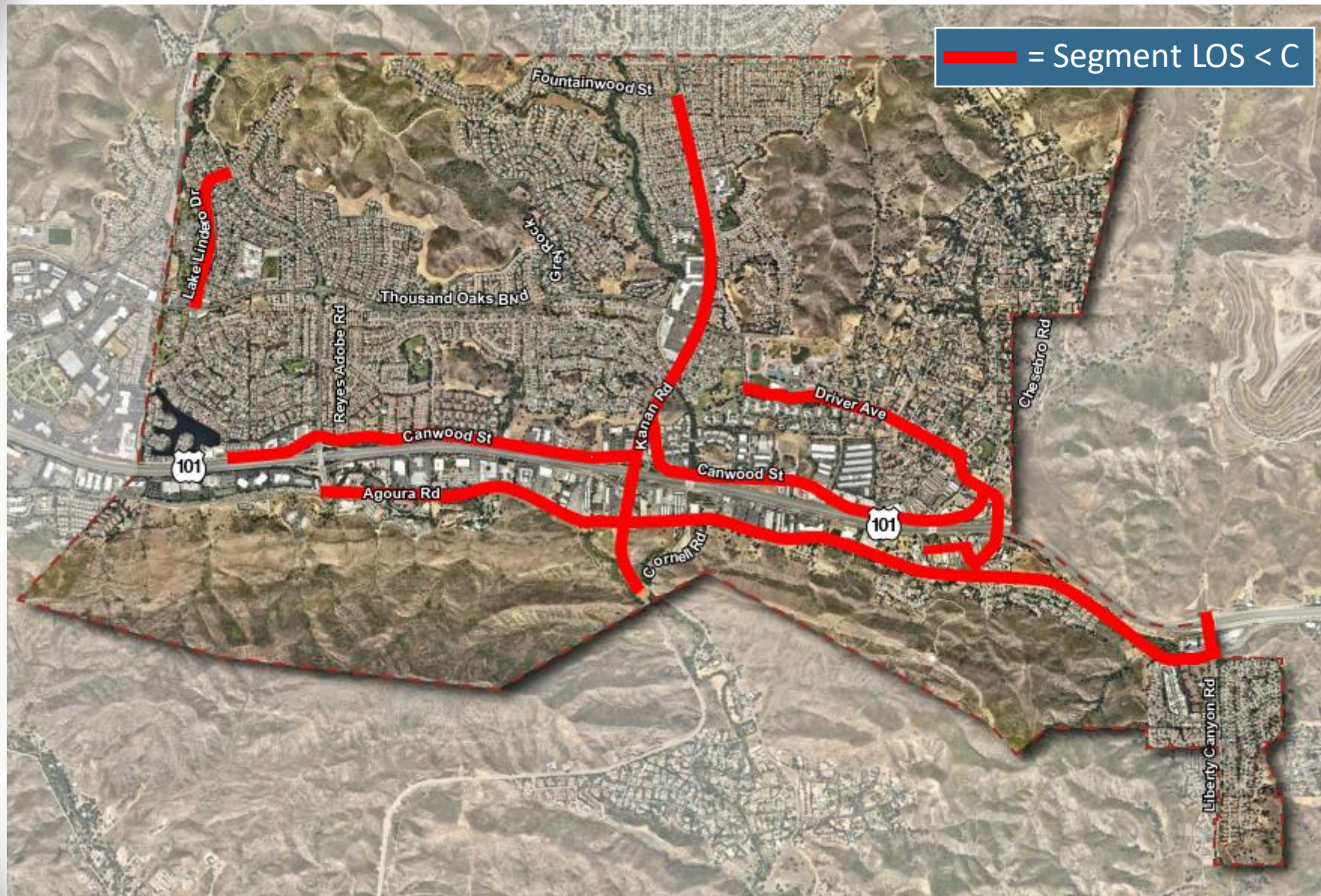
Daily Trip Generation for Existing General Plan (2010) by Traffic Analysis Zone (TAZ)



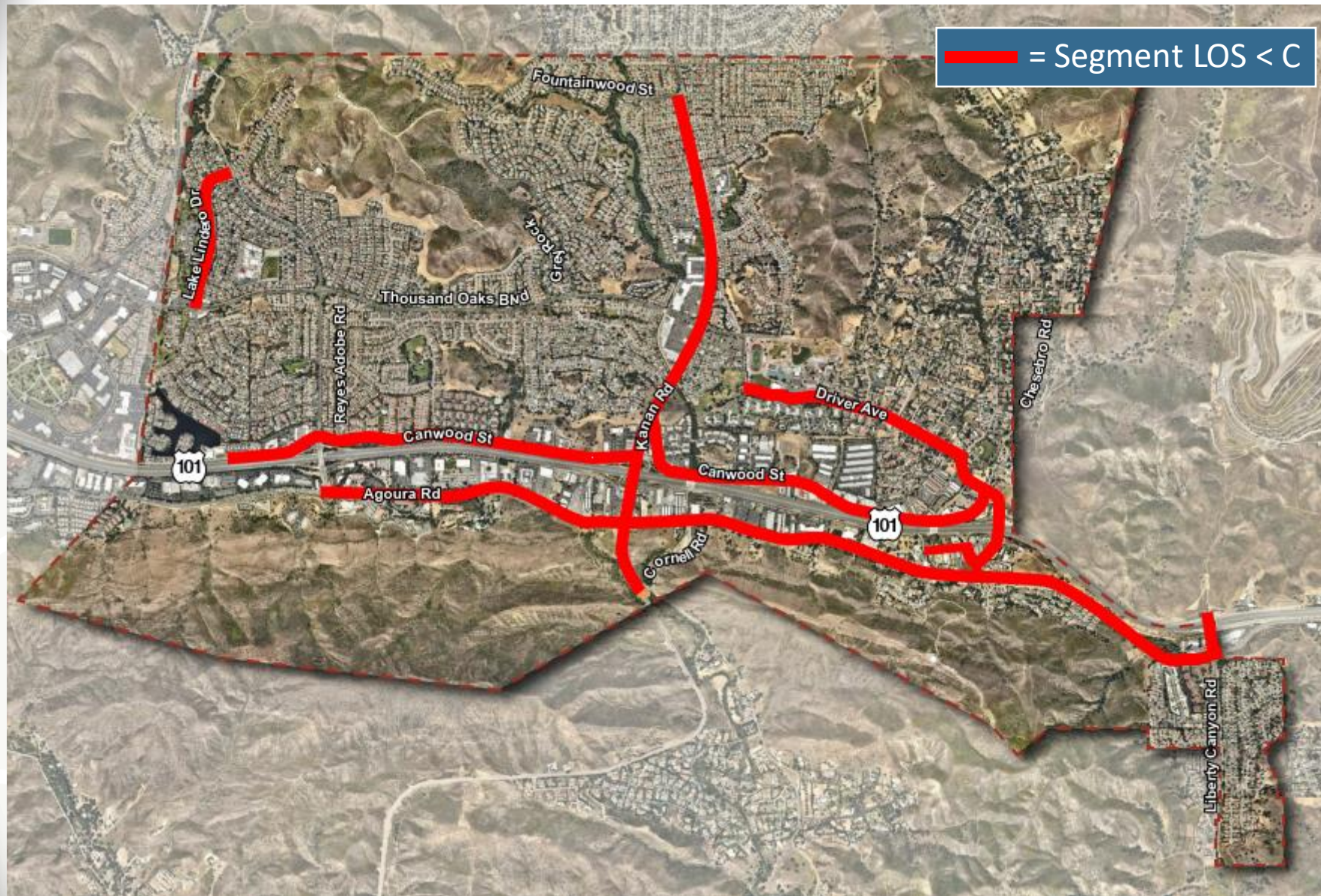
Daily Trip Generation for AHO by Traffic Analysis Zone (TAZ)



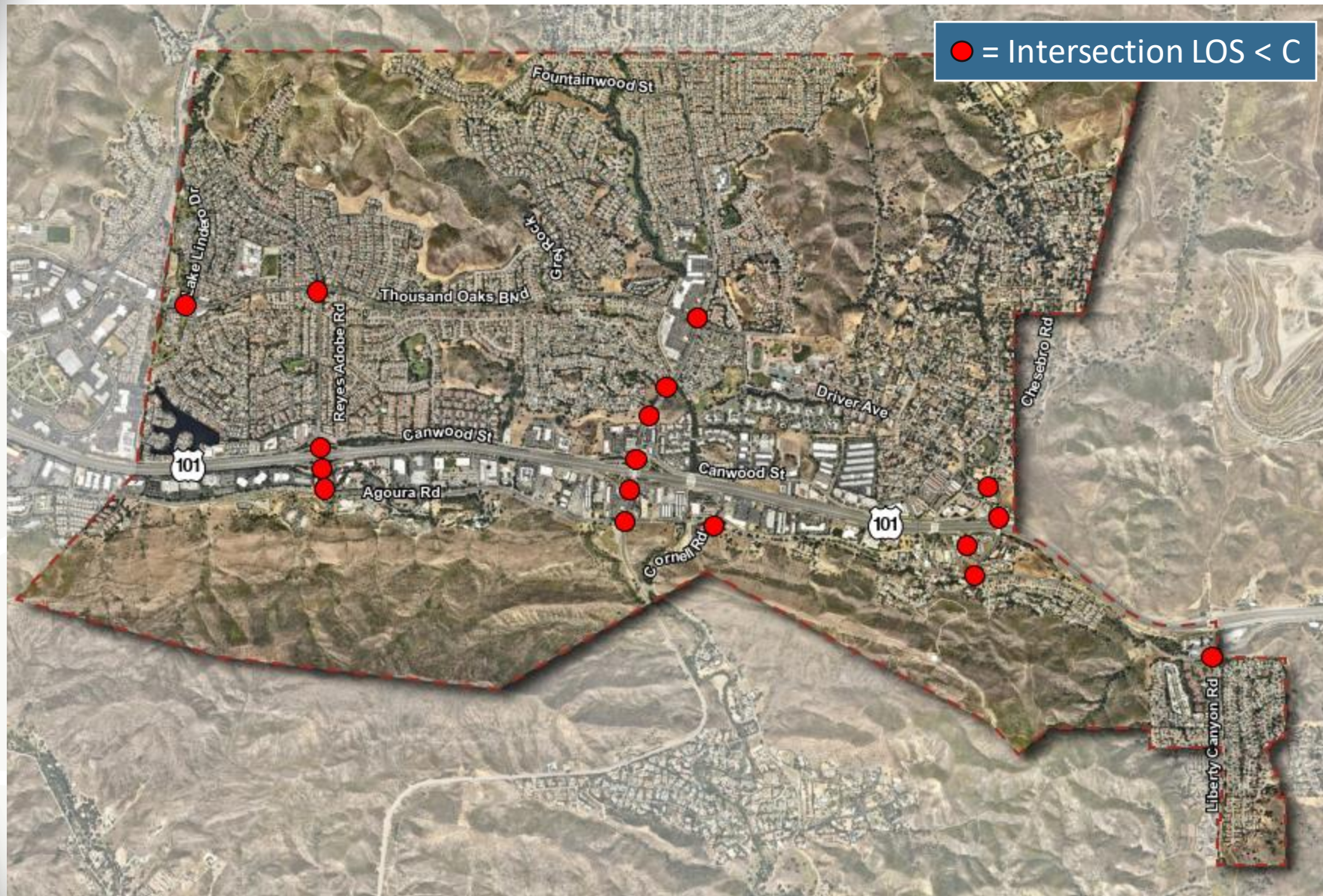
Daily Trip Generation for AHO by Traffic Analysis Zone (TAZ)



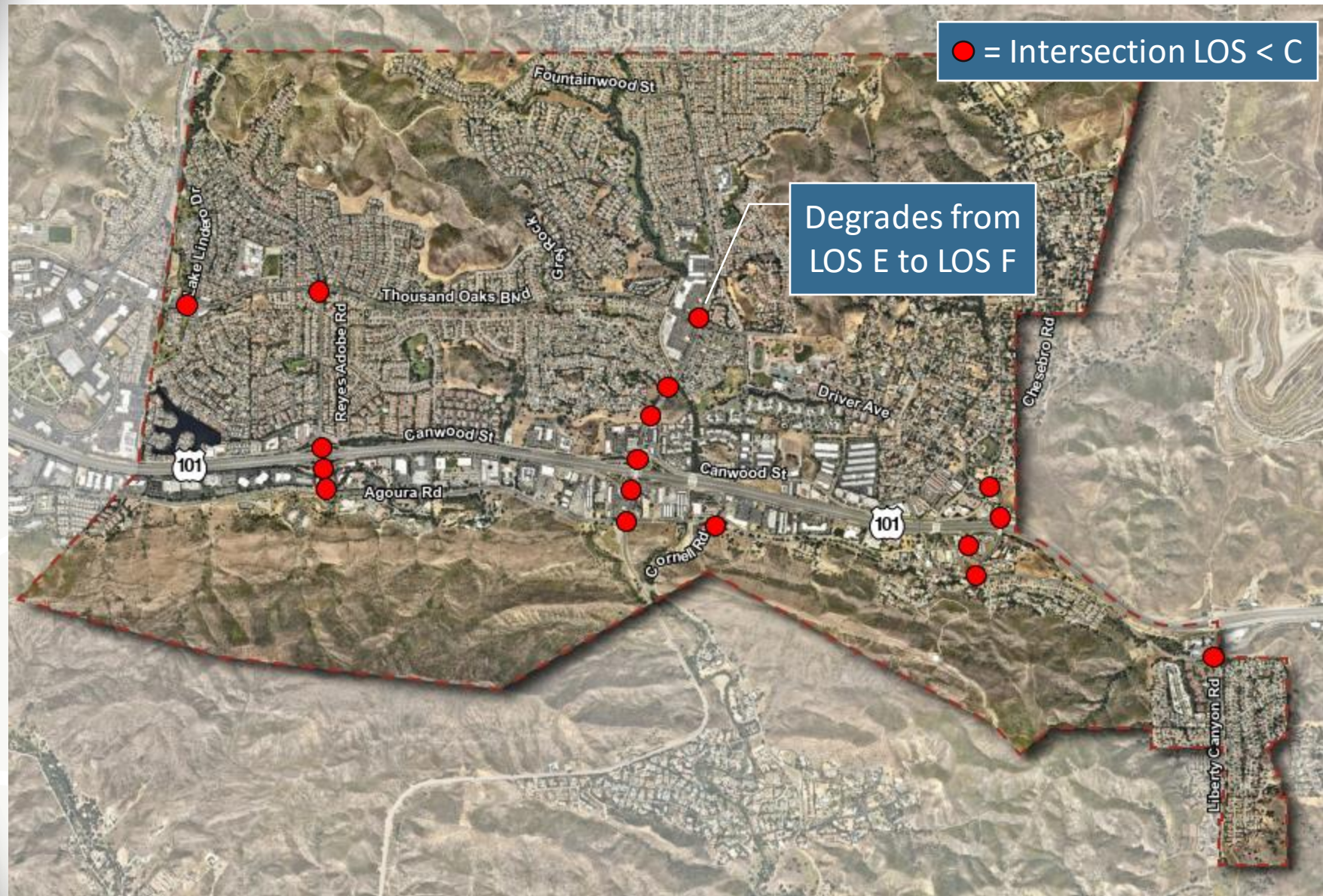
Peak Hour Roadway Segment Impact Analysis for Existing General Plan (2010)



- 0 additional segments operate at < LOS C
- 0 additional segments degrade by a full LOS letter grade



Peak Hour Intersection Impact Analysis for Existing General Plan (2010)



- 0 additional intersections operate at < LOS C
- 1 intersection degrades by a full LOS letter grade

Peak Hour Intersection Impact Analysis for AHO

Natural Resources Element

THE PURPOSE:

This 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.

Proposed Updates:

- ✓ Add two new policies (NR-7.5 and NR-7.6)
- ✓ A table and text referencing similar Goals and Policies in the Land Use, Mobility and Climate Action sections of the GPU

Natural Resources Element

EXISTING GOAL (AIR QUALITY):

- ✓ Goal NR-7 Air Quality. Improvement of the City and the region's air quality.
 - ✓ The following new Air Quality Policies are proposed to address this goal:
 - ✓ 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.
 - ✓ NR-7.6 Design That Promotes Ventilation Along Roadway Corridors. New multi-family housing projects in areas of high level of localized air pollution shall be designed in consideration of the following components to assist in pollutant dispersion:

Natural Resources Element

PROPOSED POLICY (NR-7.6) CONT.:

- ✓ Policy NR-7.6 New multi-family housing projects in areas of high level of localized air pollution shall be designed in consideration of the following:
 - ✓ 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
 - ✓ 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 appropriate along freeway proximate properties, to increase the vertical dispersion of pollutants.

REZONING PROGRAM

AHMC Text Amendments - Components

MINISTERIAL PERMIT PROCESS:

- ✓ AH Overlay District projects are subject to ministerial approval

AH OVERLAY DISTRICT CREATION:

- ✓ AH Overlay District created
- ✓ Applies to Housing Opportunity Sites
- ✓ Contains AH Overlay District objective design and development standards

OBJECTIVE STANDARDS:

- ✓ The difference between Objective Development Standards and Objective Design Standards
- ✓ City-wide applicability versus AH Overlay District applicability
- ✓ Contains AH Overlay District objective design and development standards

ZONE TEXT AMENDMENT:

- ✓ Residential Medium Density (RM), Residential High Density (RH), Commercial Services-Mixed Use (CS-MU)

AHMC Text Amendment

MINISTERIAL PERMIT PROCESS:

- ✓ Section 9531.-Application and Approval Process.
- ✓ By-right approval for projects that comply with objective standards and are within the AH Overlay District;
- ✓ Approval expires if construction does not commence within three years;
- ✓ Requires a legally binding agreement to be executed and recorded against the property that deed-restricts the property for affordable housing use that is binding on all future owners and successors of interest. (Section 9532)

AHMC Text Amendment

AFFORDABLE HOUSING OVERLAY DISTRICT CREATED:

- ✓ Section 9521.-Application and Approval Process.
 - ✓ The purpose is to promote the creation of affordable housing units, beyond what may be achieved by the Inclusionary Housing Ordinance to enable the City to meet our housing goals;
 - ✓ Applies to properties identified in the Housing Opportunity Sites Inventory which will be designated on the Zoning Map with an AH Overlay;
 - ✓ Property owners have flexibility to develop multi-family residential or residential Commercial-Mixed-Use projects utilizing the AH Overlay **OR** Base Zoning.

Objective Development & Design Standards (ODS)

PROPOSED AMENDMENTS

✓ Division 13: - ODS Multi-Family Objective Standards

✓ Sections:

- ✓ 9663.1 Purpose, Intent, and Applicability
- ✓ 9663.2 Relationship to Other Standards and Requirements
- ✓ 9663.3 Definitions
- ✓ 9663.4 Environmental Considerations
- ✓ 9663.5 Community Character
- ✓ 9663.6 Site Design
- ✓ 9663.7 Building Design
- ✓ 9663.8 Sustainable Design
- ✓ 9663.9 Other Requirements

ODS cont.

PROPOSED AMENDMENTS

✓ Division 13: - ODS Multi-Family Objective Standards

✓ **9663.1 Purpose, Intent, and Applicability {In Summary}**

A) Applies to new or redeveloped multi-family or mixed-use developments (with at least 2/3rd residential).

B) Purpose is to reduce barriers to development of housing for very low-, low-, and moderate-income households.

C) These standards do **NOT** apply to single-family, historic properties, commercial-only projects, and other non-residential developments.

ODS cont.

PROPOSED AMENDMENTS

✓ Division 13: - ODS Multi-Family Objective Standards

✓ **9663.4 Environmental Considerations {In Summary}**

A) Habitat Protection: Conformance with state and federal habitat protection regulations (CDFW and USFWS), migratory bird regulations and requires minimum setbacks from sensitive species.

B) Visual Resources: Regulates view obstructions of open spaces and ridgelines, prohibits development on ridgelines, and creates standards for the location and design of developments to preserve public views.

C) Open Space Resource Areas: Requires 100-foot (min) setback from dwelling units to open space and prohibits barriers to public trailheads.

D) Natural Drainage Ways and Water Quality Protection: Regulate development in flood zones and require conformance with local, state and federal water districts and control boards (I.E.: SWRCB, RWQCB, NPDES, LAWD, LAFCD...)

ODS cont.

PROPOSED AMENDMENTS

✓ Division 13: - ODS Multi-Family Objective Standards

✓ 9663.6 Site Design

- ✓ Building Layout and Orientation
- ✓ Cul-de-sacs
- ✓ Parking and Driveways
- ✓ Parking Structures
- ✓ Loading Areas
- ✓ Landscaping

ODS cont.

PROPOSED AMENDMENTS

✓ Division 13: - ODS Multi-Family Objective Standards

✓ **9663.7 Building Design**

- ✓ Building Design Reference Guide
- ✓ Massing and Articulation
- ✓ Roof Treatments
- ✓ Mixed-Use Ground Floor
- ✓ Doors and Windows
- ✓ Façade Materials Treatments
- ✓ Colors and Materials
- ✓ Security Considerations
- ✓ Relationship to Adjacent Properties

ODS cont.

PROPOSED AMENDMENTS

✓ Division 13: - ODS Multi-Family Objective Standards

✓ **9663.8 Sustainable Design**

- ✓ Solar Access – Passive and Active Open Spaces
- ✓ Water Conservation
- ✓ Green Roofs and Walls

✓ **9663.9 Other Requirements**

- ✓ Utility and Mechanical Equipment
- ✓ Mailboxes
- ✓ Service and Refuse Areas
- ✓ Lighting

Residential Medium (RM) Zone Text Amendments

PROPOSED AMENDMENTS

✓ Part 6: - RM Residential – Medium Density District

✓ **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."*

✓ **9252.1. - Permitted uses.** *"A. Single-family and multi-family dwelling units in combinations of attached or detached dwellings, including single-family dwelling units, duplexes, and townhomes."*

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

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

(RM) Zone Text Amendments - cont.

PROPOSED AMENDMENTS

✓ Part 6: - RM Residential – Medium Density District

✓ **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.”*

✓ **9253.10. - Minimum group recreation open space.** *“The minimum on-site group recreational open space shall be 250 square feet per dwelling unit.”*

✓ **9254.2. - Design standards.** *“Design standards in the RM district are as set forth in section 9663 et seq.”*

Residential High (RH) Zone Text Amendments

PROPOSED AMENDMENTS

✓ Part 8: - RH Residential – High Density District

✓ **9274.2. - Design standards.** *“Design standards in the RH district are as set forth in section 9663 et seq.”*

Commercial Shopping Center – Mixed Use (CS-MU) Zone Text Amendments

PROPOSED AMENDMENTS

- ✓ Part 5: - CS-MU Commercial Shopping Center-Mixed use District
 - ✓ **9341. - Purpose.** “...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).”
 - ✓ **9342.2. - Permitted uses.** {Removal of original permitted use paragraph}
 - ✓ “A. Residential uses shall be multi-family dwelling units.
 - ✓ “B. Accessory dwelling units.”

(CS-MU) Zone Text Amendments - cont.

PROPOSED AMENDMENTS

✓ Part 5: - CS-MU Commercial Shopping Center-Mixed use District

✓ 9343. - Mixed-use development. {In Summary}

- ✓ A. Residential uses shall be allowed 1) as part of a new mixed-use development project and 2) as an addition to an existing commercial development under certain conditions.
- ✓ B. Resident-serving common amenities shall be incorporated.
- ✓ C. Residential and Commercial uses shall be compatible.
- ✓ D. Residential uses shall be upper floor apartments or solely residential buildings if commercial is included on site.
- ✓ E. A CUP is required pursuant to section 9342.2.A
- ✓ F. Construction of new mixed-use and residential shall occur concurrently.
- ✓ G. Projects adding residential to existing commercial are not required to occur concurrently.

(CS-MU) Zone Text Amendments - cont.

PROPOSED AMENDMENTS

✓ Part 5: - CS-MU Commercial Shopping Center-Mixed use District

✓ **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.”*

✓ ~~**9343.7. - Residential maximum density.** *“The maximum density shall be one and three quarters (1.75) dwelling units per acre.”*~~

(CS-MU) Zone Text Amendments - cont.

PROPOSED AMENDMENTS

✓ Part 5: - CS-MU Commercial Shopping Center-Mixed use District

✓ 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 at least one-third of the total residential building square footage of the project, including common residential recreational buildings."



(CS-MU) Zone Text Amendments - cont.

PROPOSED AMENDMENTS

✓ Part 5: - CS-MU Commercial Shopping Center-Mixed use District

✓ **9344.10. - Required - amenities.**

"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.

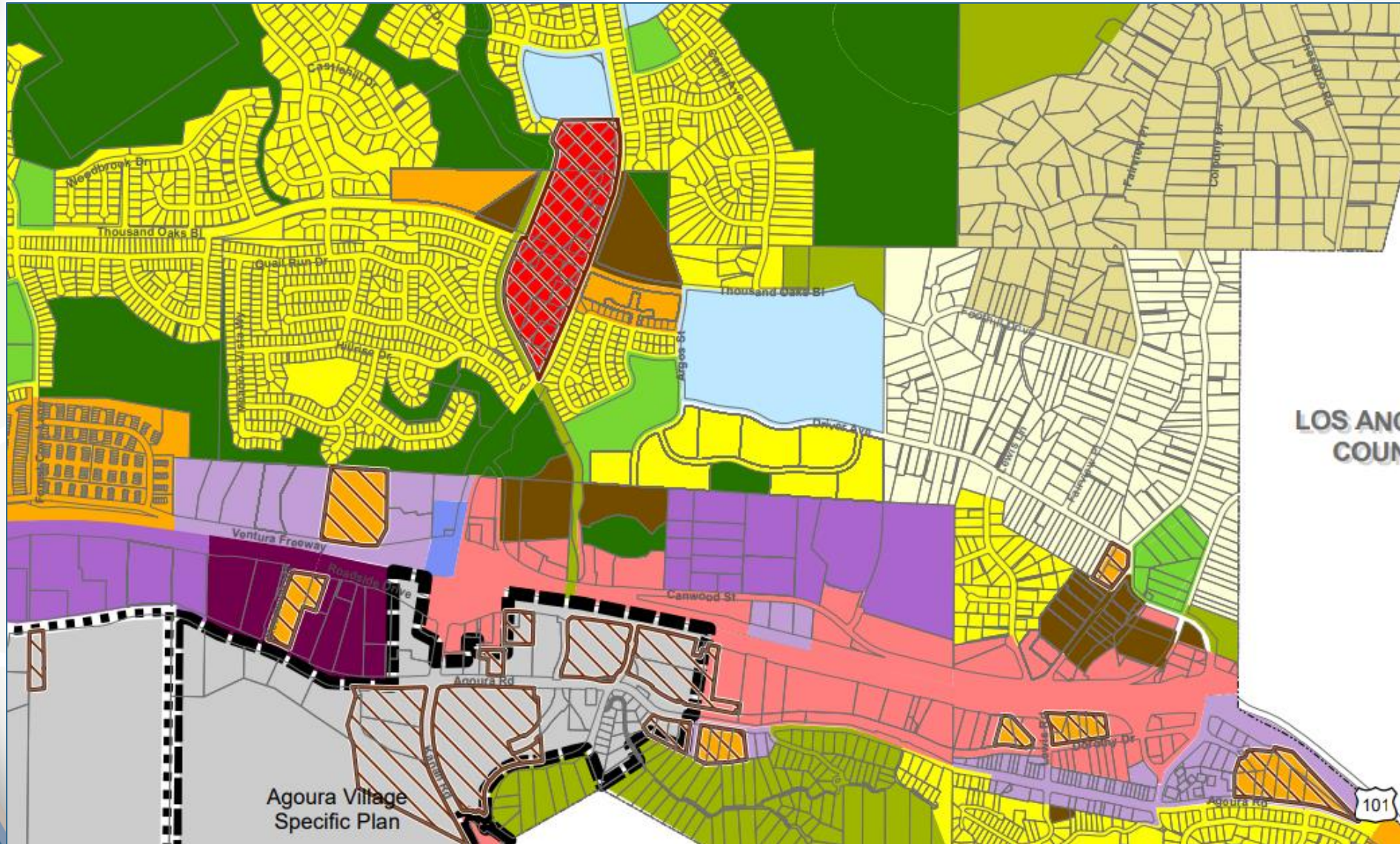
✓ **9343.13. - Design standards.** *"Design standards in the CS-MU district are as set forth in section 9663 et seq."*

Agoura Hills Zoning Map Amendments

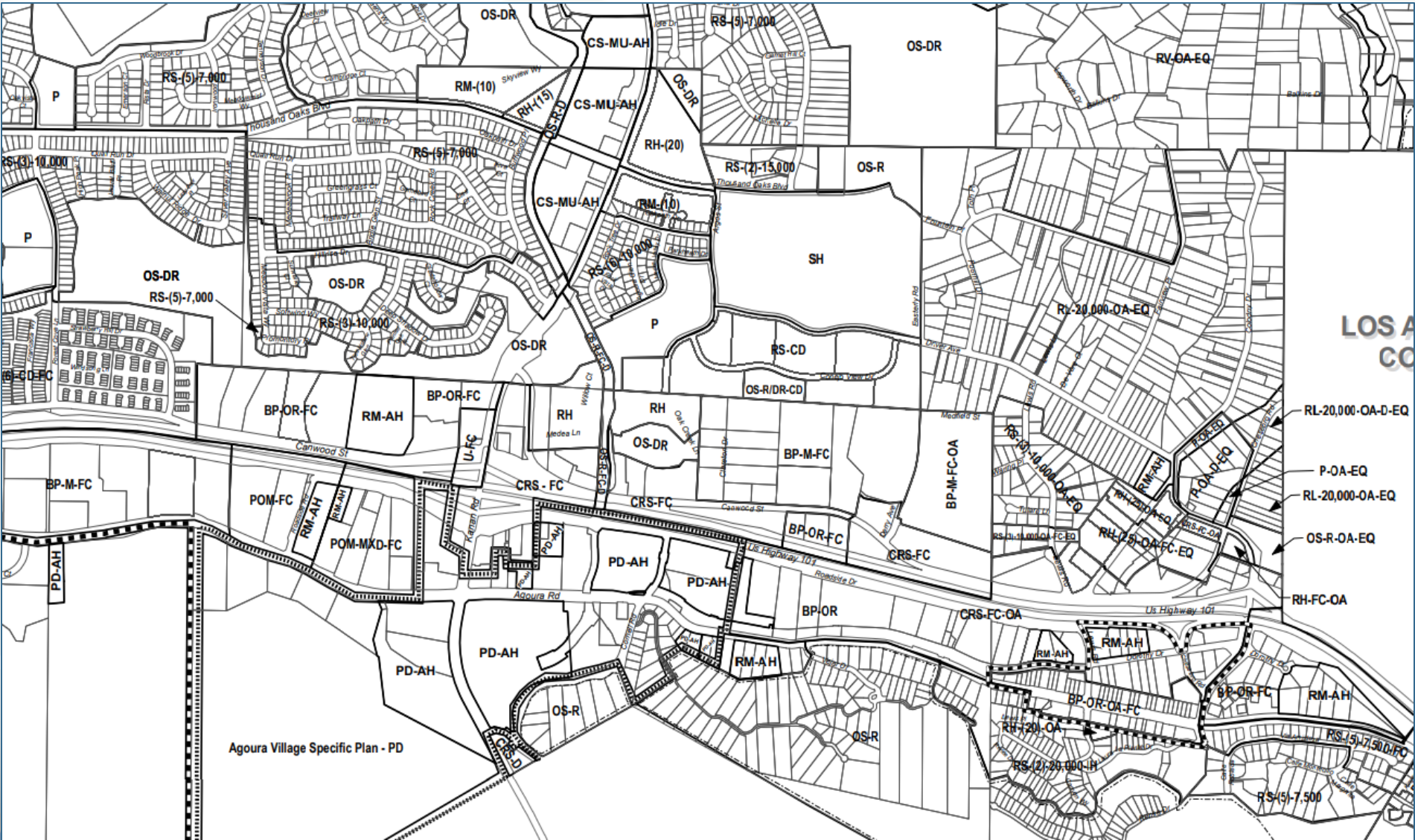
ZONING MAP UPDATED TO REFLECT 20 HOUSING INVENTORY SITES:

- ✓ Zoning Map now graphically depicts the Affordable Housing Overlay District and zoning changes for the housing inventory sites

Agoura Hills Zoning Map Amendments



Agoura Hills Zoning Map Amendments



Agoura Hills Zoning Map Amendments

SITE A

- ✓ SE Corner of Agoura/Kanan
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 8.29 Net Acres for Residential
- ✓ 207 Unit Capacity
- ✓ 40 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE B

- ✓ SW Corner of Agoura/Kanan
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 4.94 Net Acres for Residential
- ✓ 124 Unit Capacity
- ✓ 24 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE C

- ✓ 28902 Agoura Road
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 0.58 Net Acres for Residential
- ✓ 14 Unit Capacity
- ✓ 3 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE D

- ✓ Canwood St., west of Kanan
- ✓ Current Zoning: BP-OR-FC
- ✓ Proposed Zoning: RM with AHO
- ✓ 5.58 Net Acres for Residential
- ✓ 140 Unit Capacity
- ✓ 28 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE E

- ✓ Agoura Road in Zone A North
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 0.6 Net Acres for Residential
- ✓ 15 Unit Capacity
- ✓ 3 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE F

- ✓ SW Corner of Colodny/Driver
- ✓ Current Zoning: RL-OA-EQ
- ✓ Proposed Zoning: RM with AHO
- ✓ 1.32 Net Acres for Residential
- ✓ 33 Unit Capacity
- ✓ 7 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE G

- ✓ 29045 Agoura Road
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 4.15 Net Acres for Residential
- ✓ 104 Unit Capacity
- ✓ 21 Affordable Units
- ✓ Developed with theater, retail, and restaurant



Agoura Hills Zoning Map Amendments

SITE H

- ✓ Agoura Rd, east of Chesebro
- ✓ Current Zoning: BP-OR-FC
- ✓ Proposed Zoning: RM with AHO
- ✓ 3.96 Net Acres for Residential
- ✓ 99 Unit Capacity
- ✓ 20 Affordable Units
- ✓ Currently vacant



Agoura Hills Zoning Map Amendments

SITE I

- ✓ Agoura Rd, east of Cornell
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 1.0 Net Acres for Residential
- ✓ 25 Unit Capacity
- ✓ 5 Affordable Units
- ✓ Currently vacant



Agoura Hills Zoning Map Amendments

SITE J

- ✓ 29112 & 29130 Roadside Dr.
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 1.17 Net Acres for Residential
- ✓ 29 Unit Capacity
- ✓ 6 Affordable Units
- ✓ Developed with building material storage structures



Agoura Hills Zoning Map Amendments

SITE K

- ✓ 28912 Agoura Road
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 6.67 Net Acres for Residential
- ✓ 167 Unit Capacity
- ✓ 33 Affordable Units
- ✓ Developed with retail, restaurant and entertainment uses



Agoura Hills Zoning Map Amendments

SITE L

- ✓ 28263 Dorothy Drive
- ✓ Current Zoning: CRS-FC-OA
- ✓ Proposed Zoning: RM with AHO
- ✓ 2.0 Net Acres for Residential
- ✓ 50 Unit Capacity
- ✓ 10 Affordable Units
- ✓ Partly developed with plant nursery buildings and storage



Agoura Hills Zoning Map Amendments

SITE M

- ✓ Agoura Rd., east of Ladyface Ct.
- ✓ Current Zoning: PD
- ✓ Proposed Zoning: PD with AHO
- ✓ 1.2 Net Acres for Residential
- ✓ 30 Unit Capacity
- ✓ 6 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITE N

- ✓ 29360 Roadside Drive
- ✓ Current Zoning: POM
- ✓ Proposed Zoning: RM with AHO
- ✓ 3.06 Net Acres for Residential
- ✓ 76 Unit Capacity
- ✓ 15 Affordable Units
- ✓ Developed with building supply facility with one small structure



Agoura Hills Zoning Map Amendments

SITE O

- ✓ 5675 Kanan Road
- ✓ Current Zoning: CS-MU
- ✓ Proposed Zoning: CS-MU with AHO
- ✓ 2.68 Net Acres for Residential
- ✓ 67 Unit Capacity
- ✓ 13 Affordable Units
- ✓ Shopping Center



Agoura Hills Zoning Map Amendments

SITE P

- ✓ 5801 Kanan Road
- ✓ Current Zoning: CS-MU
- ✓ Proposed Zoning: CS-MU with AHO
- ✓ 2.93 Net Acres for Residential
- ✓ 73 Unit Capacity
- ✓ 14 Affordable Units
- ✓ Shopping Center



Agoura Hills Zoning Map Amendments

SITE Q

- ✓ 5801 Kanan Road
- ✓ Current Zoning: CS-MU
- ✓ Proposed Zoning: CS-MU with AHO
- ✓ 1.9 Net Acres for Residential
- ✓ 47 Unit Capacity
- ✓ 7 Affordable Units
- ✓ Shopping Center



Agoura Hills Zoning Map Amendments

SITE R

- ✓ Roadside Dr., west of Lewis Rd.
- ✓ Current Zoning: CRS
- ✓ Proposed Zoning: RM with AHO
- ✓ 1.15 Net Acres for Residential
- ✓ 29 Unit Capacity
- ✓ 6 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITES

- ✓ Agoura Rd., east of Cornell Rd.
- ✓ Current Zoning: BP-OR
- ✓ Proposed Zoning: RM with AHO
- ✓ 2.0 Net Acres for Residential
- ✓ 50 Unit Capacity
- ✓ 10 Affordable Units
- ✓ Currently Vacant



Agoura Hills Zoning Map Amendments

SITET

- ✓ Roadside Dr., near Roadside Rd.
- ✓ Current Zoning: POM
- ✓ Proposed Zoning: RM with AHO
- ✓ 0.87 Net Acres for Residential
- ✓ 22 Unit Capacity
- ✓ 4 Affordable Units
- ✓ Developed with office/retail



Agoura Village Specific Plan Amendments

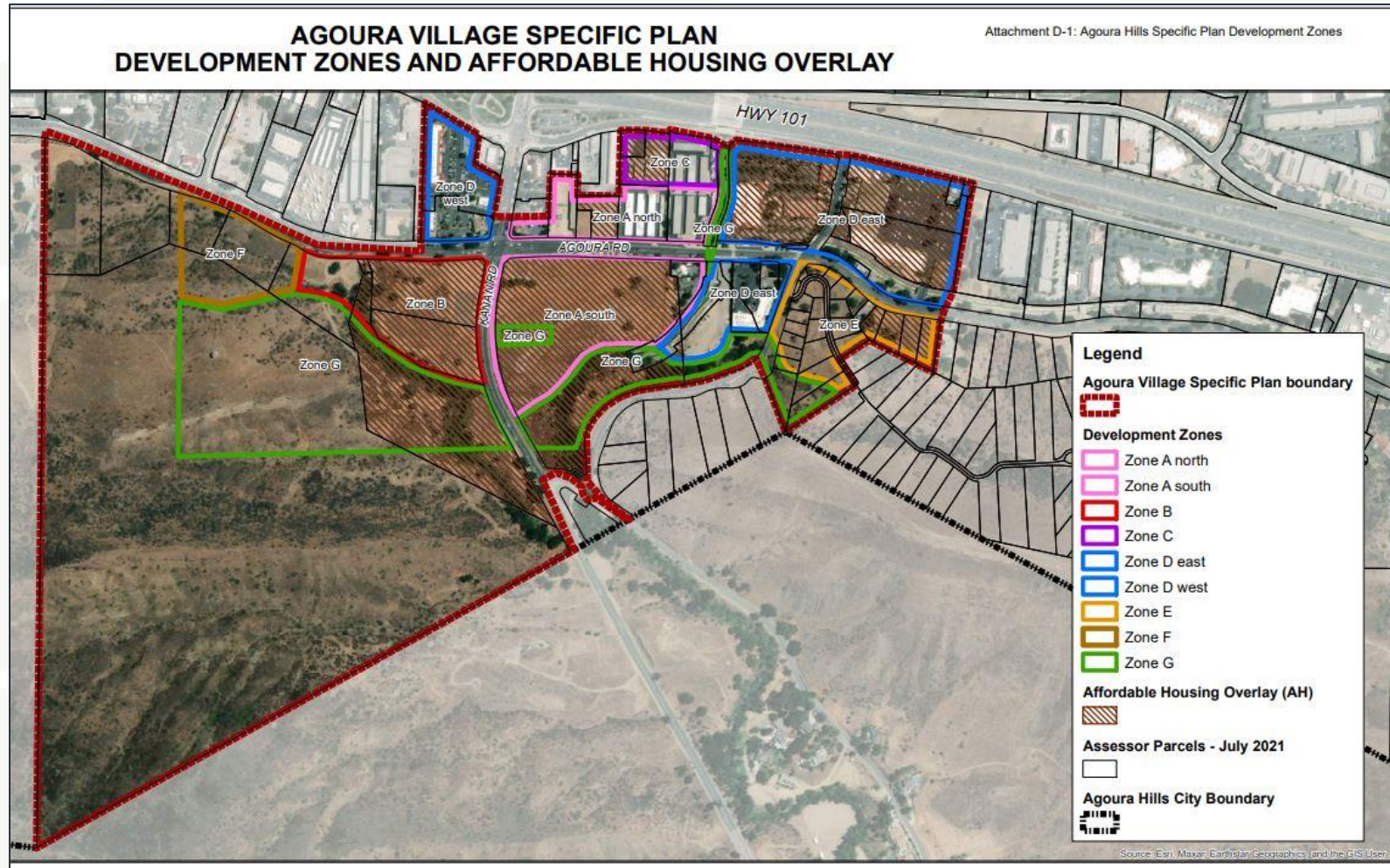
PROPOSED AMENDMENT

✓ Chapter 4: Land Use and Development Standards

- ✓ 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)."

Agoura Village Specific Plan Map Amendments

FIGURE 4.2.A - AVSP PROPERTIES LOCATED WITHIN THE AFFORDABLE HOUSING OVERLAY



Agoura Village Specific Plan Amendments

PROPOSED AMENDMENT

✓ Chapter 9: Plan Administration

✓ 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).**

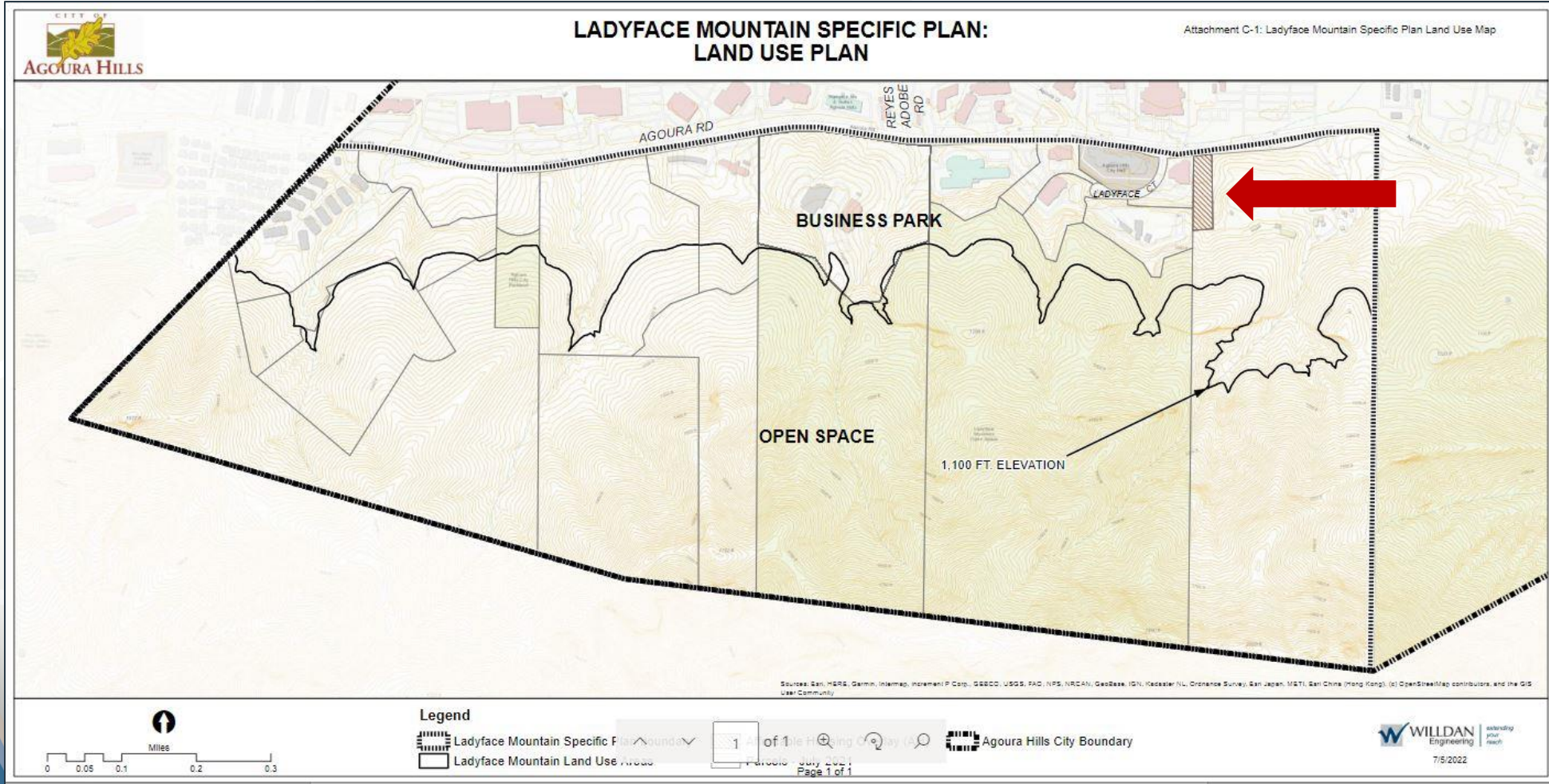
Ladyface Mountain Specific Plan Amendments

PROPOSED AMENDMENT

- ✓ Chapter IV: Development Regulations and Requirements
 - ✓ Section A. (Table IV-1 - Scenario 2-A)
 - ✓ **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.**
 - ✓ Section B. (Permitted Land Use)
 - ✓ 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.

Ladyface Mountain Specific Plan Map Amendments

LMSP LAND USE PLAN



SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Recommendation

Staff respectfully requests approval of resolution number 2022-XXX 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, associated zone changes and map amendments, Agoura Village Specific Plan Amendments, Ladyface Mountain Specific Plan Amendments, and Agoura Hills Municipal Code Amendments, and adopt a statement of overriding considerations and mitigation monitoring and program.

Questions and/or Comments



GENERAL PLAN UPDATE

PLANNING COMMISSION DISCUSSION ITEM

JULY 21, 2022

CITY OF



AGGOURA HILLS