

Chapter 2 COMMUNITY CONSERVATION AND DEVELOPMENT

The Community Conservation and Development chapter consists of four sections: Land Use and Community Form, Economic Development, Historic and Cultural Resources and Housing. Goals and policies for land use, economic development, and historic and cultural resource preservation are presented in this chapter. Goals and policies related to housing are found in the Housing Element, which is separately adopted and bound. Per the California EPA CalEnviroScreen mapping tool, the City does not contain any economically disadvantaged communities. Therefore, the General Plan does not include specific environmental justice goals and policies.

A. Land Use & Community Form (LU)

Consistent with state legislation, the Land Use and Community Form policies guide development of Agoura Hills' built environment to the year 2035. These 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 for the conservation of natural resources, as specified by the Natural Resources Element, and protection of residents from the risks of hazards, as specified by the Safety Element, are reflected in the distribution and densities of uses. Land use capacities reflect Agoura Hills' intentions for economic development, job generation, and fiscal balance. These are correlated with the provision of adequate housing to meet the needs of existing and future residents, as specified by the Housing Element, as well as the provision of transportation and utility infrastructure and community parks and other services, as specified by the Infrastructure and Community Services Element. Implicitly, the Land Use Element serves as the central point for decisions regarding how the City of Agoura Hills will evolve and mature over the next 25 years.



Lake Lindero

Land Use and Community Form policies are expressed in two forms: (a) a map that depicts the geographic distribution of land uses in the City and (b) text defining the set of action-oriented strategies that carry out and support the planned distribution of uses consistent with Agoura Hills' intentions for the form and character of the community and development. The policies are organized in four sections: (a) growth and change; (b) citywide land use and urban design; (c) land use categories, standards, and guidelines; and (d) community subareas

and districts. Policies in the first two sections apply globally throughout the City, regardless of location or specific land use category. The third section defines policies specifically related to each category of permitted land use, as designated on the land use map. The final section presents policies related to the unique issues and planning objectives for specific subareas and districts of the City, which supplement and build upon the general policies presented in the preceding sections.

As Agoura Hills is almost fully developed, the land use policies 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. They recognize that most of the City will be conserved for its existing type and densities of land use, and provide direction for their long-term maintenance. At the same time, they recognize that change will occur in limited areas that (a) have been previously planned to accept growth; (b) enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics; and (c) to meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions. In these locations, policies provide for contextual infill that builds upon existing development and is sensitive to its environmental setting.

Growth and Change

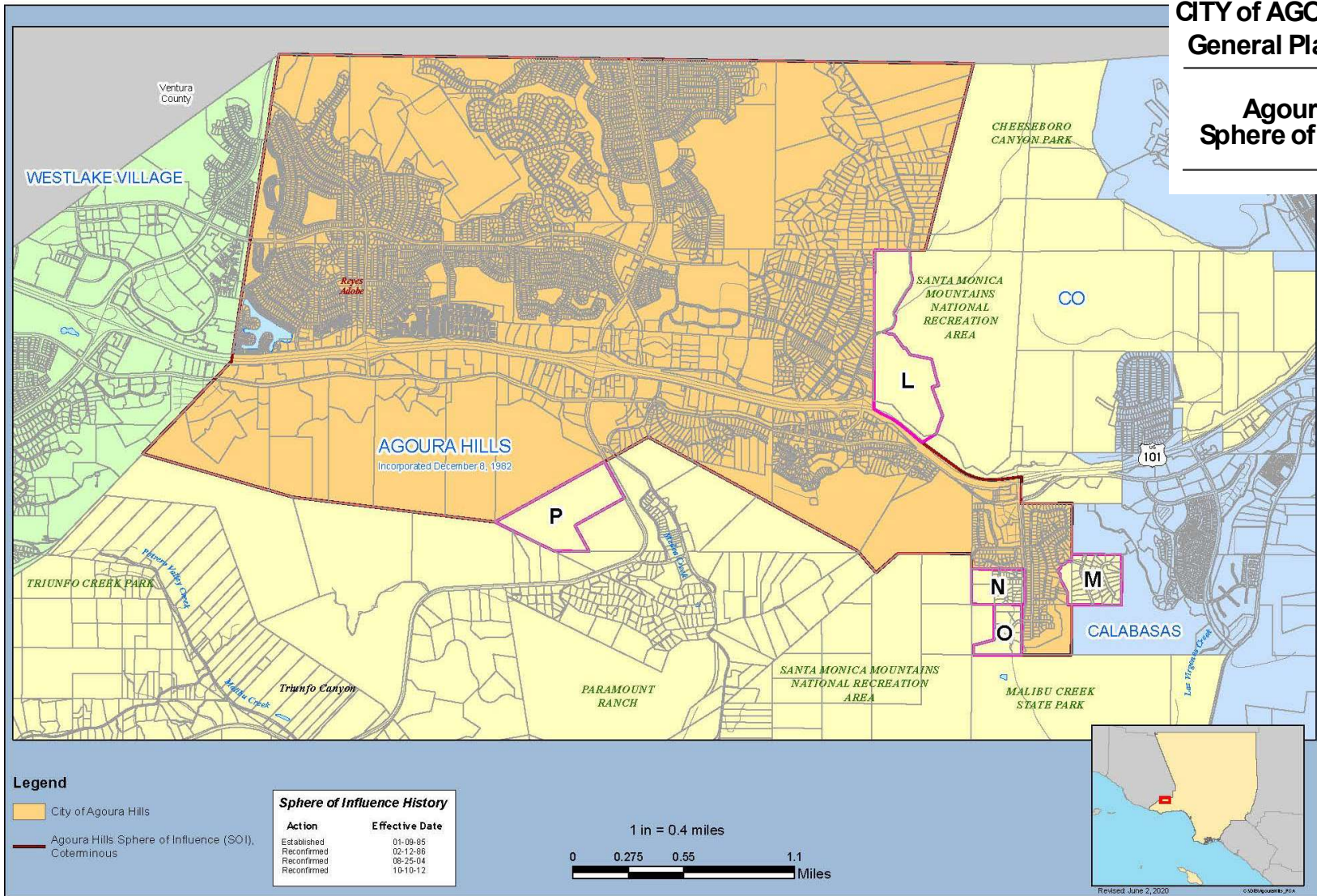
Policies in this section provide for strategic growth and change that preserve existing neighborhoods and targets new development to infill areas that are vacant or underutilized and scaled to complement adjoining uses. Changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts. The Local Agency Formation Commission (LAFCO) for the County of Los Angeles prepared a service review September 9, 2020 and adopted an expanded Sphere of Influence (SOI) for the City. The City's boundary and SOI are not coterminous. The adopted SOI is shown in Figure LU-1. No disadvantaged unincorporated communities (DUCs) exist within or adjacent to any of the City's boundaries or SOIs, including fringe or island areas of the SOI.

Goal LU-1

Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

**CITY of AGOURA HILLS
General Plan Update**

**Agoura Hills
Sphere of Influence**



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



Figure LU-1

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Policies

- LU-1.1 Building Intensity and Population Density.** Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,139 housing units, 1,850,907 square feet of retail services, 3,341,448 square feet of business park/office uses, and 1,118,126 square feet of business park manufacturing uses. *(Imp LU-1, LU-2)*
- LU-1.2 Development Locations.** Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces. *(Imp LU-1)*
- LU-1.3 Development Phasing.** Phase development and public facilities working with other public entities to assure that adequate public facilities are available at the time of occupancy. *(Imp LU-3, LU-4, U-41, U-56)*
- LU-1.4 Share Costs of Development.** Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions. *(Imp LU-5, LU-6, LU-7, LU-8, LU-9)*

Citywide Land Use and Urban Design

Policies in this section articulate a vision for a sustainable city of livable residential neighborhoods and distinctive and economically successful centers and corridors that incorporate more compact development, energy- and resource-efficient buildings, attractive pedestrian-friendly streets, and maintain the hillsides and open spaces that frame the City's development.

Goal LU-2

City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policies

- LU-2.1 Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs, and provide market support to economically

sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element. *(Imp LU-1, LU-13)*

- LU-2.2 Retail Services.** Provide for and encourage the development of a broad range of uses in Agoura Hills’ commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending. *(Imp LU-1, LU-14, LU-15, LU-19)*
- LU-2.3 Employment Opportunities.** Provide for a variety of commercial uses that offer job opportunities for Agoura Hills’ residents, including retail, office, light industrial, and research and development. *(Imp LU-1)*
- LU-2.4 Visitor-Serving Uses.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica Mountains park users. *(Imp LU-1, LU-10)*
- LU-2.5 Community Services.** Provide a diversity of uses and services supporting Agoura Hills’ residents, such as facilities for civic governance and administration, public safety (police and fire), parks and recreation, seniors and youth, community meetings, and comparable activities. Work with external agencies supporting their provision of services and facilities not under the City’s jurisdiction, such as public schools and quasi-public infrastructure. *(Imp LU-1, U-1, U-2, U-11, U-12, U-41, U-53, CS-1, CS-5, CS-10, CS-11, CS-12, CS-14, CS-16, CS-25, CS-34)*

Goal LU-3

City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policies

- LU-3.1 Scenic and Natural Areas.** Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-1, NR-4, NR-5, NR 6, NR-7, NR-13, NR-15, NR-16)*
- LU-3.2 Hillsides.** Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas. *(Imp LU-11, LU-12)*
- LU-3.3 Open Spaces and Greenbelts.** Provide a network of open spaces and greenbelts with pedestrian access where appropriate. *(Imp LU-15, CS-21, NR-2)*

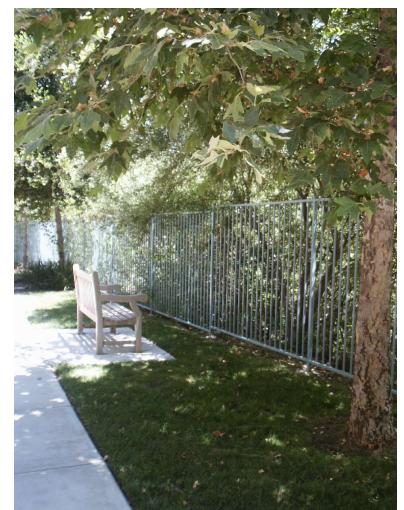
- LU-3.4 Tree Preservation.** Continue to sustain oak trees, which are an integral part of the City’s character, and consider the protection of other valuable tree species. *(Imp LU-16, NR-6)*
- LU-3.5 Creeks and Natural Drainages.** Maintain the form and health of resources and habitat in the City’s natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements. *(Imp NR-7, NR-15, NR-16, NR-17)*
- LU-3.6 Development Respect for Environmental Setting.** Encourage development to be located and designed to respect Agoura Hills’ natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15)*
- LU-3.7 Public Viewsheds.** Whenever possible, preserve vistas of the community from public use areas. *(Imp LU-11, LU-12, LU-14, LU-15, NR-6)*
- LU-3.8 Night Sky.** Preserve view of the night sky through control of outdoor lighting. *(Imp LU-12)*
- LU-3.9 Open Space Preservation.** For any change in allowed use on properties in the OS land use district, a two-thirds vote of the voters of the City is required. *(Imp LU-10)*

Goal LU-4

City Form and Structure. Structure and form of development that respects Agoura Hills’ natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

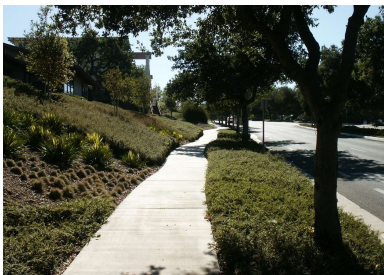
Policies

- LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hills’ environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors. Figure LU-2 (Open Space Framework) depicts the key environmental elements that shape the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-7)*
- LU-4.2 Connected Open Space Network.** Maintain and, where incomplete, develop a citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces. *(Imp LU-14, LU-15, M-10, M-31, M-34, CS-21, NR-1, NR-2)*



Path and bench along Medea Creek

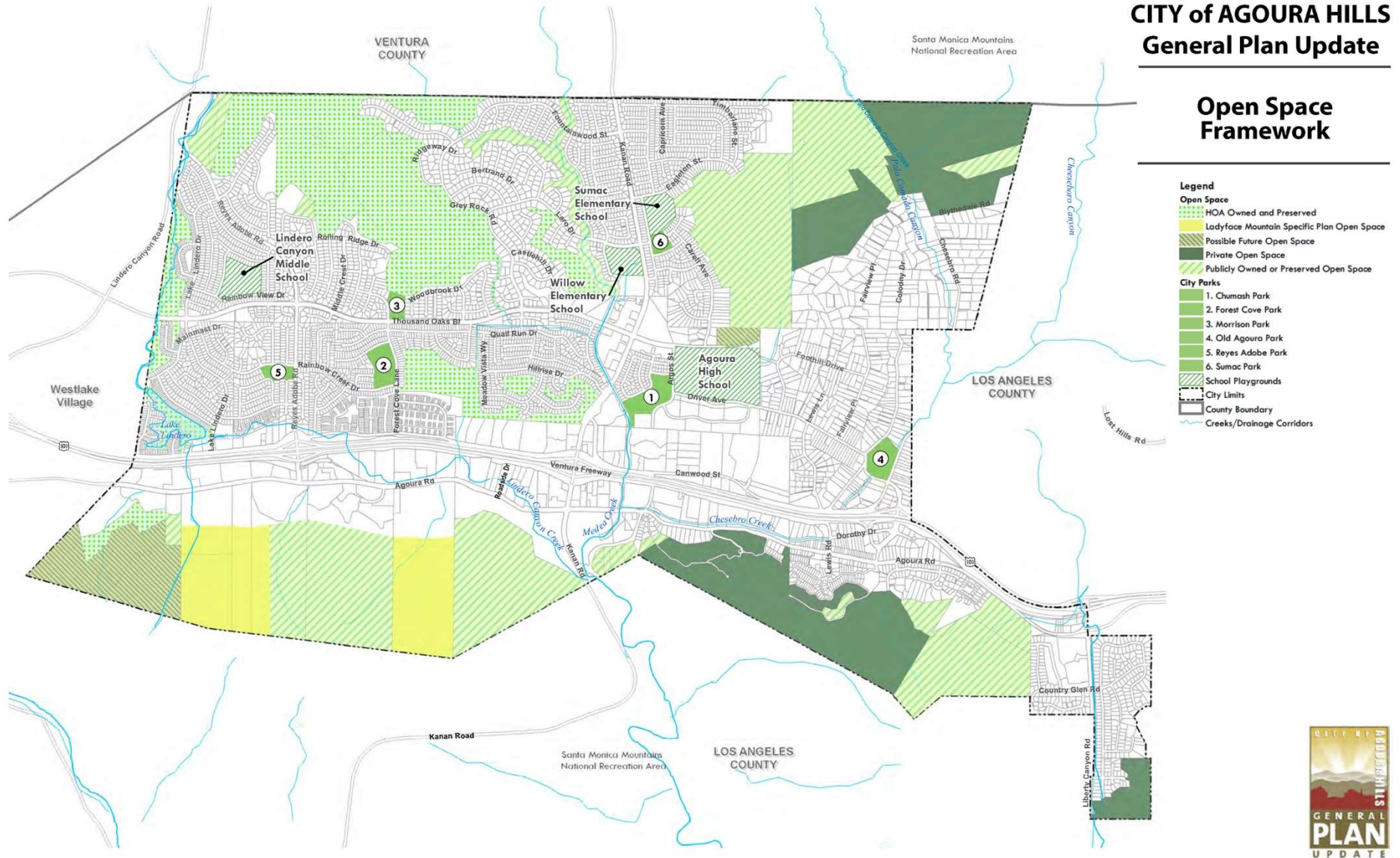
- LU-4.3 Organization of Places.** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business park/employment uses in centers and along the freeway corridor. *(Imp LU-1, LU-10, LU-14, LU-15)*
- LU-4.4 Concentration of Development Density.** Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems. *(Imp LU-1, LU-10, LU-14, LU-15)*
- LU-4.5 Development Compatibility.** Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses. *(Imp LU-10, LU-12, LU-17)*
- LU-4.6 Building Scale and Design.** Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features. *(Imp LU-12, LU-14, LU-15)*
- LU-4.7 Building Relationship to Public Places.** Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side. *(Imp LU-12, LU-14, LU-15)*
- LU-4.8 Connectivity.** Promote the development of complete pedestrian, bicycle, and vehicular connections that provide access from all residential neighborhoods to commercial, employment, cultural, civic, recreational, and open space destinations. *(Imp M-4, M-7, M-10, M-14, M-31, M-34, CS-21, CS-24, NR-2)*
- LU-4.9 Integration of Open Space Areas with Development.** Incorporate sufficient open areas of in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation. *(Imp LU-10, LU-14, LU-15, NR-2)*
- LU-4.10 Community Identity.** Provide enhanced paving, entry monuments, and other special design features at key entry points to the City. *(Imp LU-14, LU-18)*
- LU-4.11 Plans for Cohesive Development.** Encourage the use of specific plans or other master planning policy and regulatory documents as a tool to implement general plan policies for cohesive coordinated development in high-profile areas of the community. *(Imp LU-14, LU-15, LU-19)*



Walkable tree-lined street on Agoura Road.

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Open Space Framework



- Legend**
- Open Space**
- HOA Owned and Preserved
 - Ladyface Mountain Specific Plan Open Space
 - Possible Future Open Space
 - Private Open Space
 - Publicly Owned or Preserved Open Space
- City Parks**
1. Chumash Park
 2. Forest Cove Park
 3. Morrison Park
 4. Old Agoura Park
 5. Reyes Adobe Park
 6. Sumac Park
- School Playgrounds
 - City Limits
 - County Boundary
 - Creeks/Drainage Corridors



Source: City of Agoura Hills, 2009.

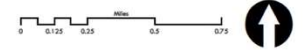


Figure LU-2

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Goal LU-5

City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

Policies

- LU-5.1 Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings. (*Imp U-37, U-44, U-45, U-49, U-50, U-51, U-52*)
- LU-5.2 Existing Structure Reuse.** Encourage the retention of existing structures and promote their adaptive reuse with “green” building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent. (*Imp LU-21, U-50, U-51*)
- LU-5.3 Heat Island Effect.** Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots. (*Imp LU-10, LU-22, NR-9*)
- LU-5.4 Sustainable Land Development Practices.** Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:
- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
 - Capture and re-use of stormwater on-site for irrigation
 - Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
 - Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
 - Use of permeable paving materials
 - Shading of surface parking, walkways, and plazas
 - Management of wastewater and use of recycled water (*Imp LU-14, M-31, M-32, M-34, U-3, U-4, U-6, U-7, U-8, U-9, U-22, U-23, U-41, U-44, U-50, U-51, U-52, CS-21, CS-24, NR-4, NR-5, NR-7, NR-9, NR-10, NR-11, NR-12, NR-13, NR-14, NR-15, NR-16, NR-19, NR-26, NR-27*)
- LU-5.5 Revitalization of Obsolete and Underused Properties.** Encourage the use of redevelopment tools such as tax increment financing,

consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor. (*Imp LU-23*)

LU-5.6 Building Rehabilitation. Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City. (*Imp LU-23*)

LU-5.7 Housing Maintenance. Encourage the continued high maintenance levels of the City’s housing stock. (*Imp LU-13*)

Land Use Categories, Standards, and Guidelines

LAND USE DIAGRAM

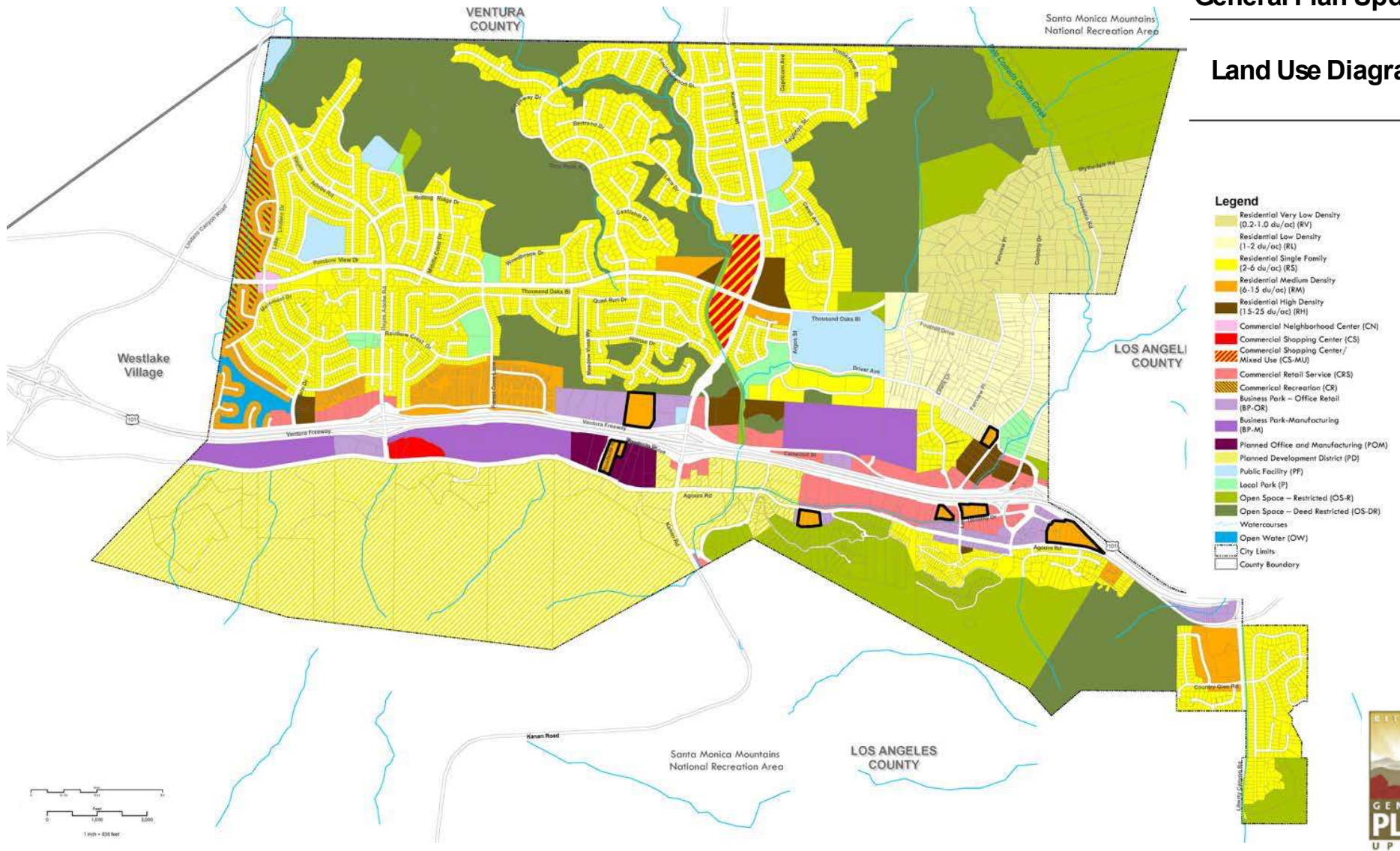
This section of the General Plan presents the diagram and standards that regulate the distribution and density/intensity of development permitted in the City of Agoura Hills. It establishes a system of land use classifications that define permitted uses, development densities/intensities, and, where applicable, intentions for physical form and design. The Land Use Diagram is presented in Figure LU-3 (Land Use Diagram) and development standards are specified below. Table LU-1 (Land Use Capacities) indicates the acreage and amount of development that would be accommodated in each land use category.

The map divides the City into various land use categories and assigns each category a name, or land use designation. Land use designations provide necessary information about the type and nature of development permitted at a given location. While the terms “residential,” “commercial,” and “industrial” generally are well understood, more unique designations like “Mixed Use” require explanation. Equally important, state law requires that the General Plan provide clear and concise definitions of the land use categories indicated on Figure LU-4 (Community Districts and Subareas). These definitions are provided under the heading “Land Use Classifications.”

The Agoura Hills General Plan establishes eighteen land use categories. The five residential categories allow for a variety of housing types for all density ranges. Four commercial designations and two business park/industrial designations accommodate and encourage a range of community service and income-generating businesses. The *Commercial—Shopping Center/Mixed Use* category accommodates a mix of community-serving retail commercial uses with housing development. To allow for creative use of vacant and underutilized properties, a *Planned Development* designation is established. The *Public Facility*, *Open Water*, *Local Park*, *Restricted Open Space*, and *Open Space/Deed Restricted* categories are intended to protect lands for necessary public service and open space uses.

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Land Use Diagram



Source: City of Agoura Hills, September 2021.



Figure LU-3

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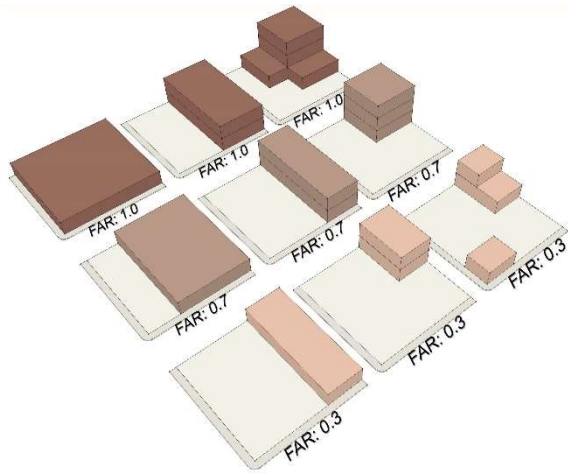
Table LU-1 Land Use / Development Capacity

| 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) | 243.4 | 243 |
| Residential—Low Density | (1–2 du/ac) | 154.5 | 309 |
| 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) | 98.4 | 1,714,522 |
| Commercial Recreation | (0.5:1 FAR) | 27.9 | 733,942 |
| Business Park—Manufacturing | (0.7:1 FAR) | 129.6 | 3,951,763 |
| Business Park—Office-Retail | (0.7:1 FAR) | 59.5 | 21,814,579 |
| Planned Office Manufacturing | (0.7:1 FAR) | 24.0 | 733,942 |
| Planned Development | * | 850.6 | * |
| Open Space/Park | | | |
| Restricted Open Space (3) | (1 du/5 acres) | 1,000.5 | N/A |
| Restricted Open Space/Deed Restricted | NA | 304.2 | N/A |
| Local Park | NA | 73.5 | N/A |
| Other | | | |
| Open Water | NA | 15.1 | N/A |
| Public Facilities | (0.50:1 FAR) | 90.1 | NA |
| Total City Acreage | | 4,366.2 | NA |

1. Density variable depending on slope density criteria. Actual density may be reduced further based on City’s Hillside Ordinance
 2. Additional dwelling units can be achieved through density bonus incentives
 3. No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
 4. Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- * Development prescribed by Specific Plan and/or other City Council approvals.

This element uses specific urban planning terms to define the land use categories. For residential uses, the term “density” means the population and development capacity of land. Density ranges are expressed in dwelling units (the individual residential living spaces) per acre. Development “intensity,” which applies to nonresidential uses, refers to the extent of development on a lot—the total building square footage, building height, the floor area ratio, and/or the percent of lot area covered by a building.

Simply stated, floor area ratio, or FAR, represents the ratio between the total *gross floor area* of all buildings on a lot and the *total area of that lot*. *Gross floor area* includes occupiable building area, enclosed mechanical equipment, elevator shafts, lobbies, hallways, storage/maintenance rooms, as well as enclosed aboveground parking. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot. For example, a 20,000-square-foot building on a 40,000 square foot lot yields an FAR of 0.50:1, as illustrated in the adjacent figure. The FAR controls use intensity on a lot. A 0.50 FAR allows a low-rise building which covers most of the lot, a mid-size structure with reduced lot coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills).



FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.

FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.

LAND USE CLASSIFICATIONS

All land in the Planning Area is designated with one of eighteen land use classifications. These classifications are described as follows:

Residential Neighborhoods

Residential—Very Low Density (RV) (0.2–1 dwelling units/acre)



This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, areas of 25 percent or greater slope that require careful design considerations for placement of residential units may be included in the *Residential—Very Low Density* category. This is intended to minimize grading, soils, geologic, seismic, and other related hazards, as well as visual impact of development on steep slopes.

Dwelling units and ancillary structures shall be located, scaled, and designed to blend with the natural setting, minimizing the visual impacts of development. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved for open space.

Local roads and public improvements to support this development category may be of rural standards (i.e., no curbs, no sidewalks, and reduced street lighting) as defined in the Infrastructure and Community Services Element.



Residential—Low Density (RL) ***(1–2 dwelling units/acre)***

This category provides large lots of one-half to one acre in size. This category includes estate-sized lots. This area is suitable for equestrian estates and rural street standards, as specified above for the *Residential—Very Low Density* category. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Residential—Single Family (RS) ***(2–6 dwelling units/acre)***

This land use category includes all remaining areas designated for development with conventional single-family detached housing. Development at this density requires full urban levels of public service and improvements. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.



Residential—Medium Density (RM) ***(6–15 dwelling units/acre)***

This land use category includes densities appropriate for duplexes, townhomes, condominiums, and low-density apartments. Parcels should be laid out to minimize the visual impact of development as well as roads. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.

There are two zoning districts within this land use classification: (1) The Affordable Housing Overlay (AHO); and (2) the Residential-Medium Density (RM). The AHO district provides for a density of 20-25 dwelling units/acre and requires an increase in the number of units provided for the lower-income household affordability categories than required by the City's Inclusionary Housing Ordinance. The AHO does not apply to all parcels in this land use classification. For a parcel designated with the AHO, a property owner may choose to develop according to the AHO district or the base zoning district of RM at 6-15 dwelling units per acre.

Residential—High Density (RHD)
(15–25 dwelling units/acre)



This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize the visual impact of development as well as roads.

Commercial Centers

Commercial Neighborhood Center (CN)
(0.4:1 FAR, 35 ft. maximum building height)

The *Neighborhood Center* category is intended to accommodate small retail, personal service, restaurant, and ancillary uses whose tenants occupy generally serve residents located within one mile of the property. Offices are also permitted under this category.

Neighborhood commercial centers are located on arterial and collector intersections to provide convenient access to and from adjacent neighborhoods.

Commercial Shopping Center (CS)
(0.4:1, FAR, 35 ft. maximum building height)

The *Shopping Center* category is used to indicate areas of concentrated retail uses where shoppers often visit a number of related establishments. Shopping centers include food, drug, clothing, and other retail uses and services, such as small restaurants, laundries, and banks. Offices are also permitted under this designation.

Shopping centers are located at key arterial intersections to provide for convenient access to and from adjacent land uses.

Commercial Retail/Service (CRS)
(0.4:1 FAR, 35 ft. maximum building height)



Furniture district on Canwood Street

The *Retail/Service* category includes miscellaneous retail and service uses for which a shopper in general makes a single-purpose visit to one establishment. Such uses include service and repair facilities, small offices, medical/dental, hardware and building materials stores, auto and accessories dealers, appliance outlets, etc. Office uses are also permitted in areas designated for *Commercial Retail/Service*.

Commercial Recreation (CR)
(0.50:1 FAR, 35 ft. maximum building height)

This land use category includes commercial uses normally considered to be recreation-oriented, such as golf courses with ancillary retail sales and restaurants.

Mixed-Use Development

Commercial Shopping Center—Mixed Use (CS-MU) *(0.4:1, FAR, 35 ft. maximum building height for retail and office uses; 1.5 FAR and 45 ft maximum building height for mixed-use buildings integrating housing with retail)*

The shopping center/mixed-use land use category is used to promote the development of a “village-like” environment where residents can live in close proximity to commercial services and offices. This would include retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units either on the upper floors of buildings containing ground level nonresidential uses, or housing adjacent to the retail and office uses, as part of the *Mixed Use* provision. Development is required to incorporate pedestrian and landscaping amenities and outdoor oriented uses.

There are two zoning districts within this land use classification: (1) The Affordable Housing Overlay (AHO); and (2) the Commercial Shopping Center – Mixed Use (CS-MU). The AHO district provides for a density of 20-25 dwelling units/acre and requires an increase in the number of units provided for the lower-income household affordability categories than required by the City’s Inclusionary Housing Ordinance. For a parcel designated with the AHO, a property owner may choose to develop according to the AHO district or the base zoning district of CS-MU, with the residential density of 15 dwelling units/acre.

Industrial/Business Parks

Business Park—Manufacturing (BP-M) *(0.7:1, 35 ft. maximum building height)*

This category includes larger-scale businesses involved in research and development, light manufacturing, distribution. Ancillary commercial businesses servicing employees of primary manufacturing and office uses are also accommodated, such as financial institutions, restaurants, health clubs, personal services, and business supply uses.

Business Park—Office/Retail (BP-OR) *(0.7:1 FAR, 35 ft. maximum building height)*

This land use category includes general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact than the *Business Park—Manufacturing* category. Structures are smaller and less dependent on large development sites than the *Business Park—Manufacturing* category. Retail uses typically serve as support to the primary office use.



Office development

Planned Development

Planned Development (PD)

The *Planned Development* category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide the (a) integration of multiple buildings and/or a mix of land uses into a distinct and cohesive district and/or (b) location and design of development to respond to localized site constraints such as topography, natural resources, and drainage. By statute, such plans are required to be consistent with and are intended to prescribe greater detail than the General Plan. In this regard, they may be more, but not less, restrictive. Permissible densities and cumulative development yield shall be specified by the specific plan, master plan, or other regulatory document. Prior to the adoption of such a plan, permitted uses and densities shall be determined by the underlying category of use proposed for the property (e.g., business park—office/retail or high-density residential).

Two areas designated as *Planned Development* by the General Plan are subject to adopted specific plans: The *Ladyface Mountain Specific Plan* and the *Agoura Village Specific Plan*. A third area immediately north of the *Agoura Village Specific Plan* and west of Kanan Road is designated as *Planned Development* with the intent for a specific plan, master plan, or other regulatory document to guide the integrated development of housing with retail, office, entertainment, and comparable uses as a pedestrian-oriented center.

Planned Office and Manufacturing

Planned Office and Manufacturing (POM) (0.4:1, 35 ft. maximum building height)

This category is to promote a distinct, planned area with a combination of well-integrated and compatible uses primarily consisting of office, light manufacturing, and restaurant. Retail use is allowed where it is secondary and complementary to the other commercial uses. A limited number of multi-family dwelling units are allowed conditionally to support the other uses as part of a mixed-use project. Development is required to provide for enhanced pedestrian and vehicle access to promote cohesiveness.

Open Space, Parks, and Recreation

Open Space—Restricted (OS-R)

The *Open Space—Restricted* category includes areas for which development rights are assumed to exist but development potential is constrained because of topographic, soils, geologic, and seismic hazards, as well as natural habitats, oak trees, visual/aesthetic values and related concerns. In Table LU-1, some dwelling units are assigned to restricted open space areas, limited to densities of no greater than one unit per five acres. The Hillside Ordinance may reduce the number of developable units further.

A number of these OS-R designated properties may eventually become dedicated open space. Several owners of properties in the Old Agoura, Southeast Ridge, and Indian Hills areas have dedicated their development rights on hillside slopes, thus contributing to preservation of the City's open space resources.

The General Plan map differentiates *Open Space—Deed Restricted* areas with deed restrictions that provide additional limitations on their use as open space. Some of these areas are owned by public agencies and some by private homeowners' associations (HOAs). Numerous private homeowners associations have adopted Covenants, Conditions, and Restrictions (CC&Rs) to limit development on open space areas within their tracts. Two residential tracts, Morrison Ranch and Chateau Park, have significant open space acreages that are held and maintained by the homeowner association. All of the factors described for the OS-R category also apply to the OS-DR designation. This designation also applies to publicly owned open space.

In order to protect, preserve and enhance the existing open space in Agoura Hills, in 1999, the City of Agoura Hills adopted an ordinance that requires a two-thirds vote of the voters of the City should a change in allowed uses, permitted or conditionally permitted, in the Open Space land use district (OS-R or OS-DR) be proposed.

Local Park (P)

This category accommodates local recreation and active and passive parks serving the local community in nearby residential areas.

Open Water (OW)

This land use category applies to permanent water areas. Lake Lindero is designated *Open Water*.

Public Facilities

Public Facilities (PF) (0.50:1 FAR, 35 ft. maximum building height)

City, county, and other government properties and facilities are permitted in any land use category. Public facilities also include public utilities and utility rights of way. As examples, the Agoura Hills Civic Center is located in PD, the fire station in BP-OR, and the post office in BP-M. Selected sites and facilities, such as public schools, are designated with a Public Facilities (PF) classification.

POPULATION DENSITY

The number of residents per acre can be calculated by multiplying the average dwelling unit per acre for each residential land use designation by a factor of 3.13, which is the average household size in Agoura Hills, per the 2008 Department of Finance Population Estimates.

LAND USE DIAGRAM GOALS AND POLICIES

The following goals and policies apply to the categories of land use depicted on Figure LU-3 regardless of location in the City of Agoura Hills, and supplement the specifications for use, density, and character defined in the preceding description of the “Land Use Classifications.” No additional policies are defined in this section to manage development for the *Local Parks*, *Restricted Open Space*, *Open Space/Deed Restricted*, and *Open Water* categories. Additional policies applicable to the unique conditions or development objectives of a specific site are specified in the subsequent section of this Element.

Goal LU-6

Land Use Distribution and Urban Form. Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

Policies

LU-6.1 Land Use Diagram. Accommodate development consistent with the Land Use Diagram shown in Figure LU-3 (Land Use Diagram) and Land Use Classifications specified in the preceding section. (*Imp LU-1*)

Residential Neighborhoods

Policies in this section provide for the protection, maintenance, and enhancement of Agoura Hills’ residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-7

Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policies

LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills’ residential neighborhoods, recognizing their contribution to the City’s identity, economic value, and quality of life for residents. (*Imp LU-10, LU-12, LU-25, LU-27*)

LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design;

landscape; property setbacks; and comparable elements. Continue to implement the City's *Architectural Design Standards and Guidelines* to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the *Standards and Guidelines*:

- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials (*Imp LU-10, LU-12, LU-25, LU-27*)

LU-7.3 Senior Housing. Encourage the development of senior housing in neighborhoods that is accessible to commercial services, health and community facilities, and public transit. (*Imp LU-13*)

LU-7.4 Complete Neighborhoods. Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Agoura Hills' neighborhoods. (*Imp CS-1, CS-2, CS-5, CS-6, CS-8*)

LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use. (*Imp M-31, M-34, CS-21, CS-23, CS-24*)



Walkable tree-lined street

LU-7.6 Neighborhood Connectivity. Maintain sidewalks or other means of pedestrian connections to neighborhood commercial centers, parks, schools, and other community activity centers. (*Imp M-31, M-32, M-34*)

LU-7.7 Environmental Setting. Protect and enhance the unique features of Agoura Hills' residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes. (*Imp LU-10, LU-12, LU-24, M-34*)

LU-7.8 Neighborhood Protection. Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways. (*Imp LU-10, LU-12, LU-26*)

LU-7.9 Housing Maintenance. Recognize maintenance of the City's housing stock as a high priority. (*Imp LU-13*)

- LU-7.10 Neighborhood Transitions.** Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character. *(Imp LU-10, LU-12, LU-25, LU-27)*
- LU-7.11 Encroachment of Incompatible Land Uses.** Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic. Zoning and design review shall ensure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas. *(Imp LU-10, LU-12, LU-17)*
- LU-7.12 Safety and Code Enforcement.** Maintain aggressive code enforcement and nuisance abatement programs to ensure that Agoura Hills' neighborhoods remain attractive, safe, and free of public nuisances. *(Imp LU-26)*

Goal LU-8

Residential Very Low– and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low–and low-density housing reflecting Agoura Hills’ history and designed to respect their environmental setting.

Policies



Very low residential

- LU-8.1 Neighborhood Identity.** Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals. *(Imp LU-10, LU-27)*
- LU-8.2 Development Compatibility with Community Character.** Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails. *(Imp LU-10, LU-27)*
- LU-8.3 Integration of Development with Natural Setting.** Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines. *(Imp LU-10, LU-11, LU-12, LU-27)*
- LU-8.4 Property Setbacks.** Encourage variable setbacks to enhance streetscape character and increase building separation. *(Imp LU-10, LU-12, LU-27)*
- LU-8.5 Building Materials and Colors.** Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments. *(Imp LU-1-, LU-12, LU-27, LU-28)*

LU-8.6 Landscaping. Require that on-site landscapes transition smoothly to the natural undeveloped open areas. *(Imp LU-28, LU-29)*

LU-8.7 Open Spaces. Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area. *(Imp LU-12, LU-27)*

Goal LU-9

Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City's distinct residential neighborhoods.

Policies

LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Agoura Hills' single-family neighborhoods. *(Imp LU-10, LU-25)*

LU-9.2 Parks and Open Space Amenities. Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and are within easy walking distance of residents. *(Imp M-31, M-34, CS-1, CS-2, CS-5, CS-6)*



Morrison Highlands

Goal LU-10

Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental opportunities that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for their residents.

Policies

LU-10.1 Character and Design. Require that new and renovated housing within existing multi-family neighborhoods be located and designed to sustain the high level of architectural design quality and the character of the existing land forms in accordance with Policy LU-4.1 and the following principles as identified in the *City's Architectural Design Standards and Guidelines*:

- Treatment of the elevations of buildings facing public streets and pedestrian ways to achieve the highest level and contextual fit of urban design and neighborhood quality
- Sensitive site planning and architectural design that mitigates the scale of larger buildings through careful use of building massing and modulation, setbacks, façade articulation, fenestration, differentiation of individual living units, varied parapets and roof planes, and pedestrian-scaled architectural details *(Imp LU-10, LU-12, LU-27)*

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- LU-10.2 Amenities.** Encourage new multi-family development to provide amenities for residents, such as on-site recreational facilities and community meeting spaces, and landscaped buffers between multi-family developments and adjacent single-family uses. *(Imp LU-12, CS-8)*
- LU-10.3 Development Transitions.** Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts. *(Imp LU-10, LU-12, LU-27)*
- LU-10.4 Streetscapes.** Require that multi-family neighborhoods include ample common open spaces, and tree-lined walkways or pathways furnished with appropriate pedestrian amenities that provide comfortable and attractive settings to accommodate pedestrian activity. *(Imp LU-10)*

Goal LU-11

Supporting Uses in Residential Neighborhoods. Ancillary uses serving residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

Policies

- LU-11.1 Home Occupations.** Accommodate home occupation uses in residential neighborhoods, provided that they have no significant traffic, parking, delivery, or other impacts associated with the business activity on the neighborhood. *(Imp LU-10)*
- LU-11.2 Daycare Centers.** Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law. *(Imp LU-10)*
- LU-11.3 Religious Institutions.** Regulate the location and use of religious institutions in and adjoining residential neighborhoods to prevent significant traffic, parking, noise, and other impacts. *(Imp LU-10)*

Commercial Districts

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed commercial districts that offer a diversity of goods and services for residents; provide quality places to walk, shop, and be entertained; and contribute revenue to support City services.

Goal LU-12

Diverse Districts and Corridors. A diversity of vital and active commercial districts providing a choice of uses and activities for Agoura Hills' residents and visitors.

Policies

- LU-12.1 Diversity of Uses.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers and corridors that reduce the need to travel to adjoining communities, and that capture a greater share of local spending. *(Imp LU-1, LU-10)*
- LU-12.2 Freeway Corridor.** Accommodate the development of commercial centers within the freeway corridor to provide a strong fiscal base for the City. Facilitate the development of vacant and underutilized freeway parcels with commercial uses that capitalize on their freeway access and visibility in an aesthetically pleasing manner. *(Imp LU-1, LU-10, LU-12, LU-23)*
- LU-12.3 Shopping Centers.** Focus larger scale retail development in consolidated shopping centers that offer a variety of retail goods and amenities for Agoura Hills' residents. *(Imp LU-10)*
- LU-12.4 Visitor Serving Commercial.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica National Recreation Area users. *(Imp LU-10)*
- LU-12.5 Differentiation of Districts.** Establish and maintain distinct identities for Agoura Hills' commercial districts, differentiating neighborhood, shopping center, and retail service centers and corridors by use, scale, and form of development, amenities, and linkages with adjoining residential neighborhoods. *(Imp LU-1, LU-10, LU-32, LU-34, LU-40)*

Goal LU-13

Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policies

- LU-13.1 Enhanced Design Character.** Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape. *(Imp LU-20, LU-30)*
- LU-13.2 Architecture and Site Design.** Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:

- Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
- Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
- Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
- Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape, wayfinding signage
- Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities *(Imp LU-10, LU-12, LU-20, LU-30, LU-31, LU-32, LU-34)*

LU-13.3 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible and minimize impacts through such techniques as:

- Incorporation of landscape, decorative walls, enclosed trash containers, and/or comparable buffering and/or screening elements
- Attractive architectural treatment of elevations facing the residential uses
- Use of low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and to preserve a natural twilight environment at night
- Location of automobile and truck access and unloading areas to prevent impacts on residential traffic and privacy *(Imp LU-10, LU-12, LU-14)*

LU-13.4 Retail Streetscapes. Maintain and, where deficient, improve street trees, plantings, furniture (such as benches, trash receptacles, newsracks, and drinking fountains), signage, public art, and other amenities that promote pedestrian activity in retail commercial districts. *(Imp LU-31, LU-24, HR-4)*

LU-13.5 Connectivity to Neighborhoods. Require that commercial districts be linked to adjoining residential neighborhoods and other retail districts by well-designed and attractive pedestrian sidewalks and corridors. *(Imp M-34)*

LU-13.6 Bicycle Facilities. Encourage developers of retail commercial centers to incorporate facilities that promote customer and employee access by bicycles, such as secured storage, showers, and lockers. *(Imp LU-33)*

Commercial Shopping Center/Mixed-Use Districts

Goals and policies of this section of the General Plan provide for the development of properties and buildings that integrate a diversity of uses, such as retail, office, restaurant, entertainment, and residential uses, which are developed as quality places to live, walk, shop, and be entertained. Developments that includes residential are intended to provide opportunities for an individual to participate in multiple activities on a site (shopping, working, living, recreating, and so on), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

Goal LU-14

Mixed-Use. Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills' residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.

Policies

- LU-14.1 Land Use Mix.** Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site. *(Imp LU-1, LU-14, LU-19)*
- LU-14.2 Ground Floor Development.** Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians. *(Imp LU-1, LU-14, LU-19, LU-34)*
- LU-14.3 On-Site Amenities.** Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents. *(Imp LU-34, CS-8)*
- LU-14.4 Design Integration.** Require that residential and nonresidential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape. *(Imp LU-34)*
- LU-14.5 Compatibility of Residential and Nonresidential Uses.** Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements. *(Imp LU-10, LU-34, N-2)*

Business Parks

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed office districts

that offer employment opportunities for Agoura Hills’ residents and contribute revenue to support City services.

Goal LU-15

Quality Business Parks. A diversity of business parks accommodating office and light industrial uses that provides a variety of job opportunities for Agoura Hills’ residents.

Policies

- LU-15.1 Diversity of Business Park Uses.** Provide for a variety of business park uses that offer job opportunities for Agoura Hills’ residents, including office, light industrial, and research and development. *(Imp LU-1)*
- LU-15.2 Supporting Uses.** Encourage the integration of uses in business parks and industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday, including such uses as financial services, business services, restaurants, and health clubs. *(Imp LU-10, LU-35)*
- LU-15.3 Business Park and Office Locations.** Target the development of office centers and business park uses within the freeway corridor, facilitating their development on vacant and underutilized parcels that capitalize on their freeway access and visibility. *(Imp LU-10, LU-23)*
- LU-15.4 Childcare Facilities.** Encourage major business park and industrial development projects to incorporate childcare facilities on site. *(Imp LU-35)*
- LU-15.5 Bicycle Facilities.** Encourage major business park and industrial business park projects to incorporate facilities that promote employee access by bicycles, such as secured storage, showers, and lockers. *(Imp LU-38)*

Goal LU-16

Well-Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.

Policies

- LU-16.1 Site Planning.** Require that new and renovated business park development projects are designed to accommodate safe and convenient walking, biking, and transit, and exhibit a high-quality, attractive, and cohesive “campus environment,” characterized by the following:
 - Location of buildings around common plazas, courtyards, walkways, and open spaces, including amenities for the comfort of employees, such as outdoor seating areas

- Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots
- Common signage program for tenant identification and wayfinding
- Readily observable site access, entrance drives, building entries, and pedestrian paths through parking lots to create a safe haven for pedestrians and minimize conflict between service vehicles, private automobiles, and pedestrians (*Imp LU-10, LU-20, LU-31, LU-33, LU-34, M-19*)

LU-16.2 Development Form and Architecture. Require that new and renovated business park, office, and supporting buildings are designed to convey a unified and high-quality character in consideration of the following principles:

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Architectural design vocabulary, articulation, materials, and color palette that are generally consistent, but allow for some variation
- Integration of signage with the building’s architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery (*Imp LU-10, LU-12, LU-20*)

LU-16.3 Buffering from Adjacent Properties. Ensure that business park developments are positive additions to the City’s community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses. (*Imp LU-10, LU-12, S-12, N-2*)

Planned Development Districts

Goals and policies of this section of the General Plan are intended to address certain areas in the City that present special planning opportunities that provide for the special development attention of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at

consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture. The Planned Development Districts outline special land use and development standards.

Goal LU-17

Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

Policies

LU-17.1 Site Development. Require that planned development districts seamlessly integrate uses and buildings as a cohesive project characterized by:

- A connected and unifying network of public streets, sidewalks, and public open spaces
- Property setbacks, frontage design, and building massing that are generally consistent, but allow for some variation to enhance design
- Orientation and design of the ground floor of buildings to promote pedestrian activity
- Inclusion of attractively landscaped public sidewalks and open spaces
- Consideration of shared parking in lieu of separate parking for each use, where appropriate
- Transitions of development in scale and mass, and pedestrian linkages with adjoining neighborhoods and districts (*Imp LU-15, LU-14, LU-19, LU-36*)

LU-17.2 Environmental Context. Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds. (*Imp LU-14, LU-15, LU-19, LU-36*)

LU-17.3 Architectural Design Quality. Require that development in mixed-use districts conveys a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Agoura Hills. (*Imp LU-14, LU-15, LU-19, LU-36*)

Public and Quasi-Public Uses

Goals and policies of this section of the General Plan provide for the development and maintenance of civic, park, school, utility, institutional, and other public and quasi-public uses to assure adequate distribution and access for residents and

businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community.

Goal LU-18

Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hills' neighborhoods, centers, and corridors.

Policies

- LU-18.1 Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City, such as schools, parks, and public gathering places. *(Imp CS-1, CS-2, CS-5, CS-6, CS-14, CS-17, HR-3)*
- LU-18.2 Co-Location of Community Facilities.** Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources. *(Imp CS-6, CS-17, CS-18)*
- LU-18.3 Design of Civic Buildings and Spaces.** Lead by example, demonstrating design excellence in new buildings and properties developed by the City, such as civic facilities and public parking structures, incorporating sustainable building practices, a high level of architectural quality, public art, landscaping sensitive to natural areas, and other features that demonstrate exceptional standards for development. *(Imp LU-10, LU-12, U-7, U-49, NR-13)*
- LU-18.4 Compatibility of Public Buildings and Sites.** Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located. *(Imp LU-37, CS-4)*
- LU-18.5 Coordination with Non-City Public Service Providers.** Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan and improve their properties and design buildings at a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located. *(Imp LU-38)*
- LU-18.6 School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods. *(Imp LU-38)*
- LU-18.7 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout the City. *(Imp LU-10, LU-35)*

- LU-18.8 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, and educational purposes in appropriate locations of the City. *(Imp LU-10, HR-3)*
- LU-18.9 Parks and Open Spaces.** Seek to expand the City’s parklands, greenways, and open spaces as vacant lands are available or existing buildings are demolished. *(Imp CS-1, CS-2, CS-5, NR-1)*

Open Spaces

Goals and policies of this section of the General Plan provide for the retention of lands as open space with limited or no development for the purposes of habitat protection, maintenance of natural topography and slopes, passive recreation, and hazard avoidance.

Goal LU-19

Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

Policies

- LU-19.1 City of Trees and Open Spaces.** Maintain a multi-functional “green infrastructure” consisting of natural areas, open spaces, urban forest, and parklands, which serves as a defining physical feature of Agoura Hills, provides visitors and residents with access to open spaces and recreation, is designed for environmental sustainability, and reduces greenhouse gas emissions. *(Imp U-40, CS-1, CS-2, CS-5, NR-1, NR-2, NR-4, NR-9, NR-10, NR-15, NR-16)*
- LU-19.2 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of passive recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefit. *(Imp LU-14, LU-15, NR-1)*
- LU-19.3 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s parks and open space systems. *(Imp M-34, CS-21, NR-2, NR-5)*
- LU-19.4 Conserve Natural Hillside.** Encourage the conservation of natural hillsides in new and existing development in the City’s hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillsides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land.

Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands. *(Imp LU-10, LU-11, LU-12, NR-7)*

Community Districts and Subareas

A number of neighborhoods and commercial and industrial districts in Agoura Hills are characterized by existing development, are constrained by their natural setting and/or infrastructure, or offer opportunities that are unique to their specific locations or use. The goals and policies in this section express specific intentions for the land use, design, character, and implementation strategies that uniquely apply to and differentiate each of these subareas, which may be referred to as districts if they include multiple properties that cover a large area. These supplement and do not supersede the general goals and policies presented in earlier sections of the Plan. These subareas are depicted on Figure LU-4 (Community Districts and Subareas).

1. COMMERCIAL RECREATION/GOLF COURSE

Goal LU-20

Golf Course Property. Maintenance of the property as open space, a visual amenity, and as a recreational asset for the community.

Policies

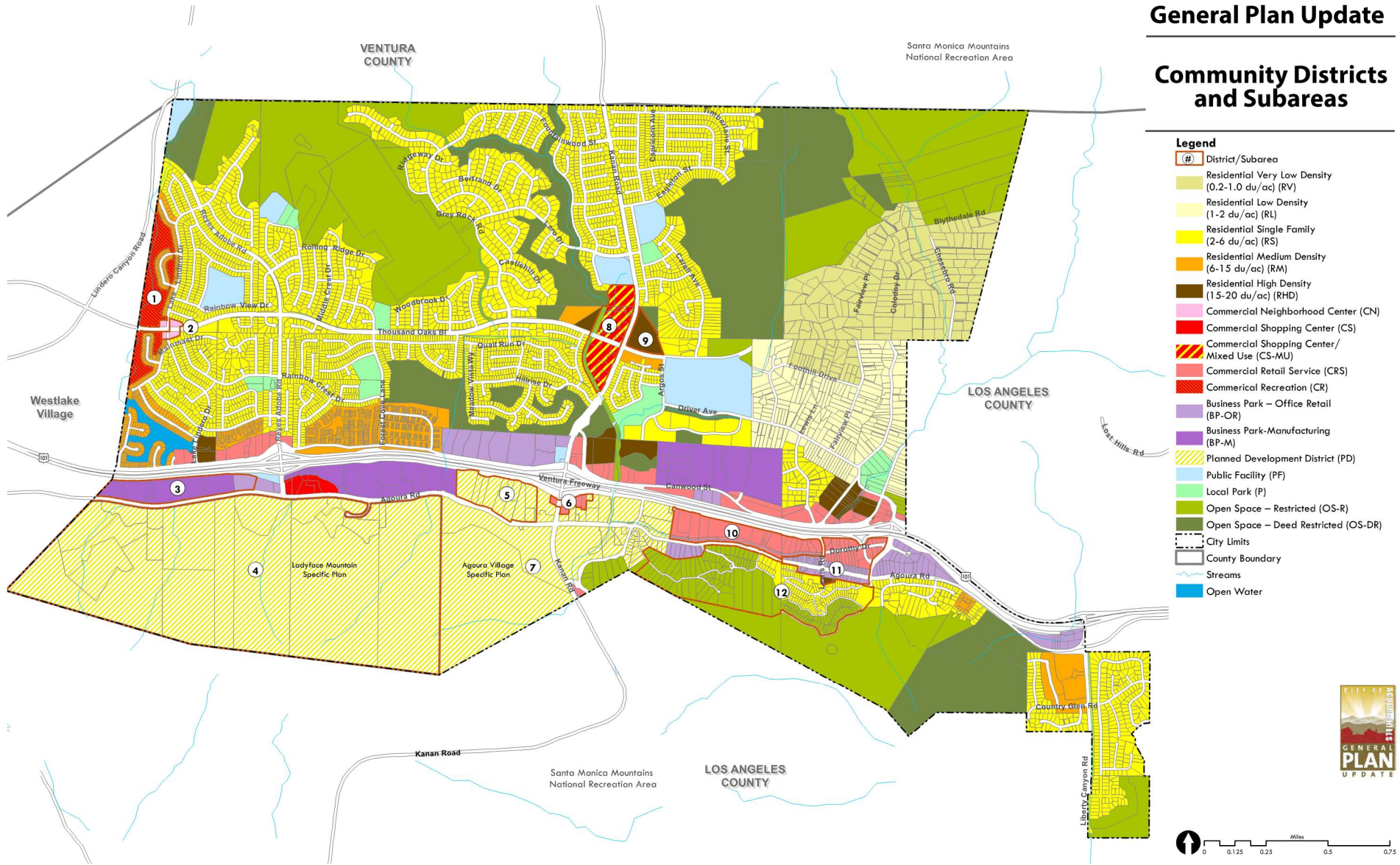
- LU-20.1 Protecting the Open Space Character.** Limit development to uses that protect and complement the area's open space character and adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-39)*
- LU-20.2 Uses.** Permit commercial recreational uses, such as golf courses and clubhouses, as well as restaurants and other ancillary structures, provided that they are located and designed to assure the visual prominence of open space and natural landscapes. *(Imp LU-10, LU-12, LU-39)*
- LU-20.3 Compatibility with Adjoining Neighborhoods.** Locate and design active recreational uses to assure the privacy of and protection of adjoining residents from noise, lighting, and other potential impacts. *(Imp LU-10, LU-12, LU-39)*
- LU-20.4 Land Use Priorities.** Require the retention of the property as active or passive open space should the existing golf course or other non-intensive commercial recreation uses be infeasible. *(Imp LU-10, LU-12, LU-39)*



Commercial Recreation—Lindero Golf Course

CITY of AGOURA HILLS General Plan Update

Community Districts and Subareas



- Legend**
- # District/Subarea
 - Residential Very Low Density (0.2-1.0 du/ac) (RV)
 - Residential Low Density (1-2 du/ac) (RL)
 - Residential Single Family (2-6 du/ac) (RS)
 - Residential Medium Density (6-15 du/ac) (RM)
 - Residential High Density (15-20 du/ac) (RHD)
 - Commercial Neighborhood Center (CN)
 - Commercial Shopping Center (CS)
 - Commercial Shopping Center/ Mixed Use (CS-MU)
 - Commercial Retail Service (CRS)
 - Commercial Recreation (CR)
 - Business Park – Office Retail (BP-OR)
 - Business Park-Manufacturing (BP-M)
 - Planned Development District (PD)
 - Public Facility (PF)
 - Local Park (P)
 - Open Space – Restricted (OS-R)
 - Open Space – Deed Restricted (OS-DR)
 - City Limits
 - County Boundary
 - Streams
 - Open Water

Source: City of Agoura Hills, January 2007.

Figure LU-4

Intentionally Blank.

2. NEIGHBORHOOD COMMERCIAL AT THOUSAND OAKS BOULEVARD AND LAKE LINDERO DRIVE

Goal LU-21

Neighborhood-Serving Commercial Center. An economically viable commercial center serving residents of adjoining neighborhoods, where the physical appearance of buildings, landscapes, and public rights-of-way are improved to complement the neighborhood’s quality and character.

Policies



Existing conditions

LU-21.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting and landscape. *(Imp LU-10, LU-12)*



Illustrative site improvements—landscaping, pedestrian amenities

LU-21.2 Compatibility with Neighborhood. Require that site improvements be located and designed to assure compatibility with adjoining residential neighborhoods. *(Imp LU-40)*

LU-21.3 Streetscape Improvements. Improve the public streets and sidewalks that enhance the visual character and quality of the neighborhood commercial district, considering such elements as landscape; well-designed benches, trash receptacles, and other street furniture; decorative sidewalk and crosswalk paving; and pedestrian-oriented lighting; wayfinding signage. *(Imp LU-24)*

3. BUSINESS PARK DISTRICT WEST OF REYES ADOBE ROAD AND NORTH OF AGOURA ROAD

Goal LU-22

Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies

LU-22.1 Supporting Uses. Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-35)*



Existing business park development

LU-22.2 Cohesive Site Development. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project. *(Imp LU-15, LU-31, LU-34)*



Infill retail and restaurant uses

4. PLANNED DEVELOPMENT DISTRICT— LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-23

Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

LU-23.1 Supporting Uses. Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, financial institutions, and limited multi-family residential uses to lessen the need to travel off-site for these during the workday. *(Imp LU-15, LU-35)*



Ladyface Mountain

LU-23.2 Site Development. Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors. *(Imp LU-15)*

LU-23.3 Development Clustering and Location. Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation. *(Imp LU-15)*

LU-23.4 Landscapes. Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces. *(Imp LU-15, LU-29)*



Hillside development

LU-23.5 Trail Connectivity. Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as

prescribed by the Citywide Trails and Parkways Master Plan. *(Imp CS-21, CS-24)*

- LU-23.6 Specific Plan.** Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan. *(Imp LU-15)*

5. PLANNED OFFICE AND MANUFACTURING DISTRICT WEST OF KANAN ROAD AND NORTH OF AGOURA ROAD

Goal LU-24

Center of Commerce with Supporting Uses. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policies

- LU-24.1 Development Transformation.** Allow for a mix of uses and development densities that provide economic value, inducing the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. *(Imp LU-19, LU-36)*
- LU-24.2 Land Use Mix.** Allow for the development of a diversity of uses including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6. *(Imp LU-19, LU-36)*
- LU-24.3 Internal Street Network.** Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity. *(Imp LU-19, LU-36)*
- LU-24.4 Site Development.** Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network. *(Imp LU-19, LU-36)*
- LU-24.5 Connectivity.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village. *(Imp LU-19, LU-36)*
- LU-24.6 Plan for Cohesive Development.** Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties,

addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation. (Imp LU-19, LU-36)

6. KANAN ROAD GATEWAY (FREEWAY INTERCHANGE)

Goal LU-25

Gateway to Agoura Hills. A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

Policies

LU-25.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape. (Imp LU-10, LU-12)

LU-25.2 Creating Identity. Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area. (Imp LU-24)

7. PLANNED DEVELOPMENT DISTRICT— AGOURA VILLAGE

Goal LU-26

Pedestrian-Oriented Mixed-Use Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

Policies

LU-26.1 Diversity of Uses. Accommodate a range of uses, including community-serving retail, entertainment, office, public and quasi-public, visitor-serving hotel, housing, and complementary uses. (Imp LU-14)

LU-26.2 Site Development and Design. Create a walkable, vibrant pedestrian-oriented district through such techniques as:

- Breaking of the superblocks into a smaller grid of streets and sidewalks
- Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces
- Targeting the development of vertical mixed-use buildings along primary street frontages
- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets.
- Development of shared parking facilities
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median
- Minimization of grading and preservation of oak trees and other native landscapes (*Imp LU-14*)

LU-26.3 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses and the nearby trail networks. (*Imp LU-14*)

LU-26.4 Specific Plan. Require that development be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and services plans, and implementation processes specified by the Agoura Village Specific Plan. (*Imp LU-14*)

8. COMMERCIAL SHOPPING CENTERS AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-27

Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.

Policies

LU-27.1 Development Improvements. Work with property owners to promote the upgrade of shopping centers for pedestrian activity and events, including such elements as:

- Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, trash receptacles, trees and plantings, public art, and other amenities
- Outdoor-oriented uses such as restaurants



Existing auto-oriented shopping center



Incorporation of pedestrian-oriented amenities

- Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscape, lighting; and well-designed way-finding signage
- Site landscape that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions *(Imp LU-30, LU-32)*

LU-27.2 Mixed-Use Development. Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, and allowing stand-alone multi-family housing adjacent to commercial uses on the same site, in accordance with Policy LU-14.1 through Policy LU-14.5 and contingent on the development of resident-serving amenities. *(Imp LU-34)*

LU-27.3 Compatibility with Residential Neighborhoods. Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-19, N-2)*

LU-27.4 Streetscape Improvements. Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods. *(Imp LU-24, LU-32, LU-41, M-10, M-19, M-21)*

LU-27.5 Property Access. Consider improvements for vehicle circulation among the three shopping centers, including ingress and egress points. *(Imp LU-41)*

9. TOWN AND COUNTRY TOWNHOMES AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-28

Well-Maintained Multi-Family Neighborhood. Maintenance of the quality and character of existing multi-family housing units as a resource of affordable units for Agoura Hills’ residents that complements adjoining residential neighborhoods.

Policies

LU-28.1 Property Maintenance and Improvements. Work with property owners and residents to promote the repair, renovation, and long-term maintenance of existing buildings and properties. *(Imp LU-13)*

LU-28.2 Streetscape Improvements and Connectivity. Improve sidewalks and street crossings for connectivity with adjoining shopping centers. *(Imp LU-24, LU-41)*

10. FREEWAY CORRIDOR COMMERCIAL SERVICES DISTRICT

Goal LU-29

Community-Serving Commercial District. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

Policies

LU-29.1 Transformation and Cohesive Development. Promote the re-use of properties developed with nonconforming uses. *(Imp LU-10, LU-12)*

LU-29.2 Streetscape Improvements. Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area. *(Imp LU-24)*

LU-29.3 District Identity. Work with property owners to improve properties for the visual enhancement of the freeway corridor. *(Imp LU-23)*

LU-29.4 Chesebro Creek Improvements. Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel’s ability to convey floodwaters, and development of bike and pedestrian paths along its length. *(Imp NR-15)*



11. OLD AGOURA BUSINESS CENTER

Goal LU-30

Historic Business Center. A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills’ history of semi-rural character.

Policies

LU-30.1 Land Uses. Encourage development of uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties. *(Imp LU-10, LU-42)*

LU-30.2 Identity and Character. Require that new and upgraded development reflects Old Agoura’s history and character, as specified by guidelines for site development, architecture, and public streetscapes. *(Imp LU-24, LU-43)*



Old Agoura historic character

- LU-30.3 Streetscape Improvements.** Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area’s history. *(Imp LU-24, LU-43)*
- LU-30.4 Distinctive Signage.** Develop a public signage program identifying historic sites and buildings. *(Imp LU-20, LU-43)*
- LU-30.5 Connectivity.** Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area’s heritage and character. *(Imp M-10, M-34, CS-21, CS-23)*

12. HILLSIDE NEIGHBORHOODS (INDIAN HILLS AND SOUTHEAST RIDGE AREAS)

Goal LU-31

Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area’s slopes and natural topography.

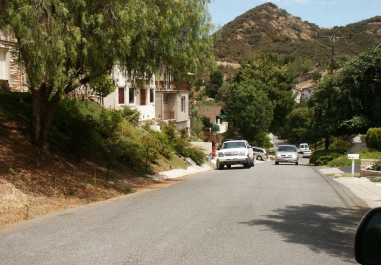


Policies

- LU-31.1 Lot Consolidation.** Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density. *(Imp LU-10)*
- LU-31.2 Property Acquisition.** Participate in and promote the acquisition of undeveloped parcels to preserve these as open space. *(Imp NR-1)*
- LU-31.3 Site Design and Development.** Require that housing units be located and designed to reflect the area’s hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting. *(Imp LU-11)*



Study Area 11



Study Area 12

LU-31.4 Clustering of Housing Units. Require that buildings be clustered to minimize grading and modifications of the natural topography. *(Imp LU-11)*

LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection. *(Imp LU-29)*

B. Economic Development (ED)

The City of Agoura Hills recognizes the importance of maintaining a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services. The economic development and fiscal policies provided here are 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.

Goal ED-1

Economic Base. A strong and sustainable economic base that supports continued growth in City revenues.

Policies

- ED-1.1 Diversified Economic Base.** Identify and attract businesses that diversify the City's economy and provide jobs with a range of skills and wages. *(Imp ED-1)*
- ED-1.2 Business Attraction and Retention.** Promote the retention of existing and attraction of new commercial, office, research and development, and light industrial businesses and afford opportunities for their growth and expansion through the designation of sufficient land use capacity and economic development incentives. *(Imp LU-1, LU-2, ED-1, ED-2)*
- ED-1.3 Enhance Sales Tax Revenues.** Target key new retail opportunities for location along the Highway 101 corridor and elsewhere in the City to reduce sales tax leakage from the community. *(Imp LU-14, LU-19, LU-23, LU-30, LU-34, ED-1)*
- ED-1.4 Infrastructure Improvements.** Enhance Agoura Hills' attractiveness to new businesses by identifying infrastructure improvements that facilitate business development, particularly improvements in accessibility and congestion management. *(Imp LU-4, M-4, M-5, M-6, M-11, M-12, M-27, U-1, U-2, U-10, U-11, U-12, U-13, U-21, U-41)*

Goal ED-2

Fiscal Sustainability. Fiscally sound management of the City to support continued growth in the City's economic resources to maintain a high level of public services and infrastructure maintenance for the City's residents, visitors, and employment base.

Policies

- ED-2.1 Fiscal and Economic Monitoring.** Establish an ongoing system to monitor the City’s key economic and fiscal performance measures. *(Imp ED-3)*
- ED-2.2 Sustainable Guidelines.** Balance the projected revenues from land uses with levels of public services that can be sustained over time, including adequate reserves and replacement of older infrastructure. *(Imp ED-4)*
- ED-2.3 Efficient Service Delivery.** Continue to improve the efficiency and cost effectiveness of providing local public services through monitoring and streamlining service delivery practices, including increasing energy and water efficiency and other “green economy” practices. *(Imp LU-4, U-4, U-8, U-9, U-10, U-11, U-12, U-12, U-21, U-41, U-44, U-45, U-50, U-51, U-52)*
- ED-2.4 Financial Strategy.** Establish a range of financing approaches to develop and maintain public infrastructure, including considering periodic reassessment of development impact fees, using available redevelopment agency (RDA) tax increment financing, and other financing mechanisms. *(Imp LU-4, LU-5, LU-6, LU-7, LU-8, LU-9)*

C. Historic and Cultural Resources (HR)

The area of what is now Agoura Hills was first occupied by the Ventureno band of the Chumash Indians. The Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands.

Following the arrival of the Spanish, El Camino Real was built through what would later be known as Agoura Hills. In the early 1800s, ranching was prevalent, with the historic Reyes Adobe being built around 1850.

In the early 1900s, the area now known as Agoura Hills was frequented by stagecoaches traveling along El Camino Real. In 1927, Paramount Pictures purchased 2,700 acres of the former Rancho Las Virgenes just south of the City for use as a movie ranch, with the backdrop of the Santa Monica Mountains used frequently in films. The community then became known as “Picture City” for a brief period, before eventually being named “Agoura” in 1928 after Pierre Agoure, a Basque rancher who had relocated to the area in the 1870s as a shepherd.

Acknowledging the importance of the community’s past, the following goals and policies aim to protect prehistoric artifacts and sites, and protect and enhance the historic resources of City.

Goal HR-1

City That Values Its Historic Resources. The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policies

HR-1.1 Appreciation and Protection of Historic Resources. Enhance community appreciation of the importance of the City’s historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible. *(Imp LU-43, HR-1, HR-7, CS-16)*

HR-1.2 Maintenance of Historic Resources. Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community. *(Imp HR-2)*

HR-1.3 Community Education. Utilize Agoura Hills’ historic resources as opportunities to educate and engage the community in cultural and civic activities. *(Imp LU-43, HR-1, HR-2, HR-3)*



Reyes Adobe Barn

Goal HR-2

City That Values Its Cultural Amenities. A varied cultural environment that promotes the arts in Agoura Hills.

Policies



Reyes Adobe Days parade horses

- HR-2.1 Cultural Programs.** Create and promote cultural programs for residents of and persons employed in Agoura Hills, including the fine and performing arts, such as theatrical, dance, and music. *(Imp CS-10, CS-16)*
- HR-2.2 Community Participation.** Encourage active community participation in artistic and cultural activities. *(Imp CS-10, CS-16)*
- HR-2.3 Cultural Venues.** Provide sufficient venues to showcase fine art and the performing arts in Agoura Hills. *(Imp HR-3)*
- HR-2.4 Art in Public Places.** Promote the location of art in public places and encourage its inclusion in private development projects, incorporating sculpture, murals, and functional art pieces. *(Imp HR-4)*

Goal HR-3

City That Recognizes its Prehistoric Resources. The protection of significant archaeological and paleontological resources in Agoura Hills.

Policies

- HR-3.1 Recognition of Resources.** Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property. *(Imp HR-5)*
- HR-3.2 Protection of Resources.** Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives. *(Imp HR-6)*
- HR-3.3 Discovery of Resources.** Require that if human remains or funerary objects are discovered and unearthed during any soil disturbing activity, the discoveries shall be treated in compliance with applicable state and federal laws, including notifying the County Coroner and the California Native American Heritage Commission, as appropriate, and following relevant procedures.

D. Housing (H)

Housing and its production are critical to the economic and social well-being and vitality of the community and its residents. Increasingly, the State of California has recognized this situation and has legislated requirements for local jurisdictions to plan for their fair share of future housing by identifying and analyzing existing and projected housing needs and preparing goals, policies, and programs addressing those needs. The Housing Element is the only General Plan Element for which state law provides for independent review and certification by the State of California.

Because of the shorter update cycle and special requirements associated with the Housing Element, the 2021-2029 Agoura Hills' Housing Element is being prepared and bound separately from the remainder of the General Plan Update. The Housing Element identifies strategies and programs that focus on (1) preserving and improving housing and neighborhoods, (2) providing adequate housing sites, (3) assisting in the provision of affordable housing, (4) removing governmental and other constraints to housing investment, and (5) promoting fair and equal housing opportunities.