

REPORT TO CITY COUNCIL

DATE: FEBRUARY 13, 2008

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CONDUCT A PRE-SCREEN REVIEW REGARDING AMENDMENTS TO THE LADYFACE MOUNTAIN SPECIFIC PLAN (CASE NO. 08-PSR-001)

On two occasions, the City's Economic Development Committee has reviewed options for amending the Ladyface Mountain Specific Plan (LMSP) regarding the current maximum development scenarios. The purpose of this pre-screen review before the City Council is to seek direction on whether to pursue such amendments.

As background, the LMSP was adopted by the City Council in 1991 and was intended to allow for limited, yet reasonable development along the foothills of the Ladyface Mountain along Agoura Road. Two development alternatives were developed. Scenario 1-A is the "minimum development" alternative and Scenario 2-A is the "maximum development" alternative. Each parcel in the Specific Plan is assigned a maximum allowable pad area, but is also assigned maximum allowable building areas and traffic budget per each of these two scenarios. The attached Table 1 summarizes the two development alternatives for each parcel and Exhibit A shows the location of each parcel. According to the Specific Plan, Scenario 1-A is considered to be maximums and those numbers can even be reduced further through the CUP process. An applicant, however, may request to go up to Scenario 2-A provided that 10 findings can be made. These findings are attached as Exhibit B. Some of these findings are qualitative, but there are a number of them that are quantitative. In particular, Finding No. 10 requires compliance with all the other development criteria of Scenario 1-A, including the maximum allowable pad area specified for Scenario 1-A. The intent behind these findings is to place the burden on the applicant to prove that any increase in building area above Scenario 1-A would have no greater impacts as what would be developed under Scenario 1-A.

The Economic Development Committee felt that it may be appropriate to further quantify how applicants can request increases in building areas from Scenario 1-A to Scenario 2-A. The Committee considered a number of options but found that it would be best to establish more specific criteria in the LMSP for applications to seek higher development densities. An approach would be to establish a new mid-point build out scenario between Scenarios 1-A and 2-A. In order to go beyond the mid-point, additional incentives would have to be proposed. These incentives must be significantly beyond what would be necessary for the project. Such incentives

could include amenities that would have significant community benefit, such as a community recreation facility, affordable housing, and environmental enhancement. Other incentives could be a higher level LEED certification of the building for demonstrable energy and resource conservation, or constructing traffic improvements beyond what are required of the project. Staff would also recommend that the traffic budget for each parcel be updated as well.

With the exception of the traffic analysis, staff anticipates the amendment to the LMSP to be prepared in-house. If the City Council wishes staff to pursue the proposed amendments to the LMSP, staff also respectfully requests direction regarding timing. Attached Exhibit C is the Planning Department's FY 2007/2008 advance planning work program of special planning studies. In addition to these, staff's advance planning work program entails ongoing items such as the General Plan Update, Housing Element, Affordable Housing Program Implementation, Agoura Village Specific Plan, US Census 2010, and regional planning projects. If the Council wishes to include the subject LMSP Amendment in this year's special advance planning work program, some existing items already on the work program may need to be deferred to next fiscal year.

RECOMMENDATION

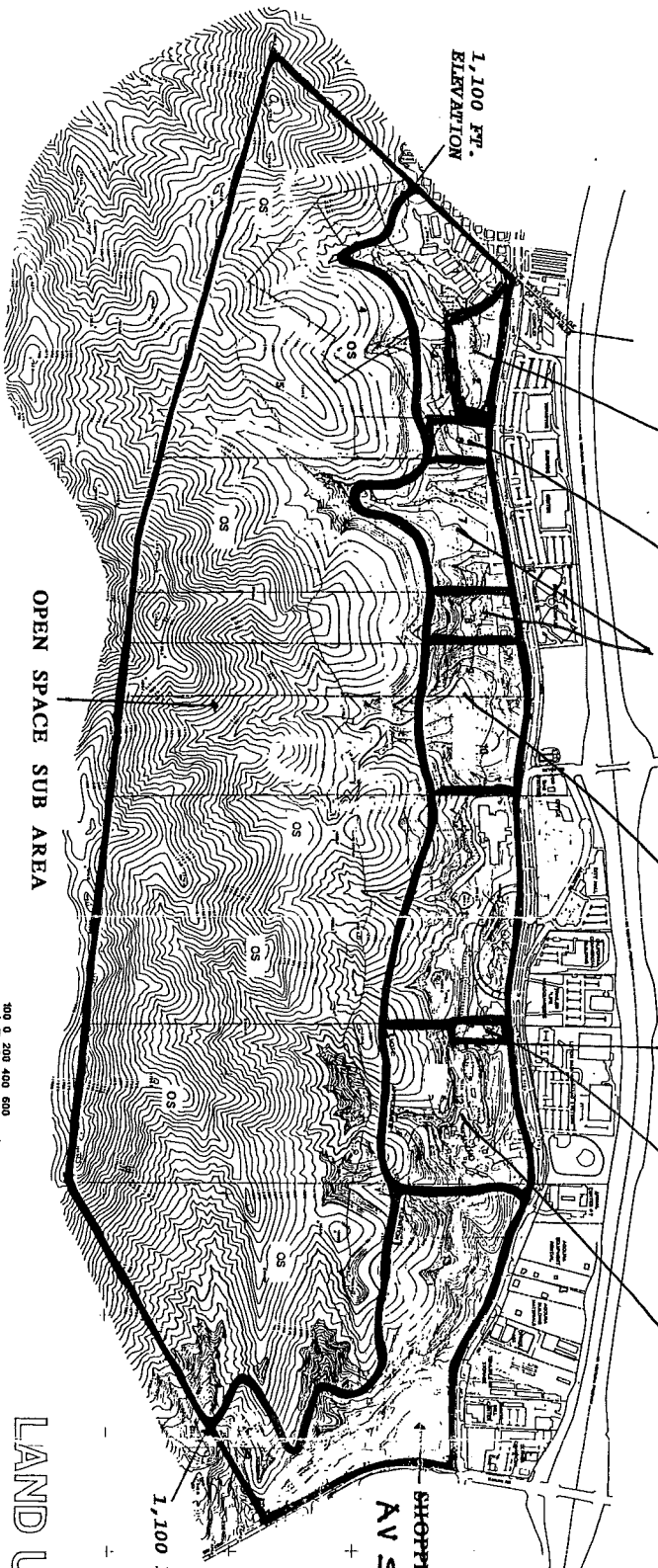
Staff seeks direction from the City Council on whether to initiate an amendment to the Ladyface Mountain Specific Plan and the timing of such amendment.

Attachments:

- Table 1 – LMSP Development Scenarios
- Exhibit A – Map of LMSP
- Exhibit B – LMSP Findings
- Exhibit C – Planning Department's FY 2007/2008 advance planning work program of special planning studies

TABLE 1

PROPERTY OWNER (Size of Parcel)	MAXIMUM PAD AREA	SCENARIO 1-A Maximum Allowable Building Area (Traffic Budget)	SCENARIO 2-A Maximum Allowable Building Area (Traffic Budget)
4-Square Church (109 acres)	4.58 acres	64,000 s.f. (135 pm trips)	75,000 s.f. (155 pm trips)
Gupta (1.6 acres)	0.74 acres	7,000 s.f. (20 pm trips)	8,000 s.f. (25 pm trips)
Scheu (87 acres)	5.23 acres	52,000 s.f. (115 pm trips)	97,300 s.f. (190 pm trips)
Hilton (28 acres)	1.79 acres	20,400 s.f. (55 pm trips)	31,500 s.f. (75 pm trips)
Hilton (74 acres)	2.76 acres	27,000 s.f. (75 pm trips)	58,800 s.f. (125 pm trips)
Buckley (7.5 acres)	0.83 acres	8,000 s.f. (20 pm trips)	14,000 s.f. (35 pm trips)
Khantzis (7 acres)	2.42 acres	24,000 s.f. (65 pm trips)	34,000 s.f. (90 pm trips)
Total land area 314.15ac.	18.35 acres	202,400 s.f. 485 pm trips	318,600 s.f 695 pm peak trips



Khantzi's
Buckley Hilton
Schen
Gupta
Four Square Church

NOTES
 1. NUMBERS CORRESPOND TO INDIVIDUAL PARCELS
 2. DENOTES TO WHICH PARCEL THE LAND IS APPLICABLE
 3. ARE DESIGNATED AS OPEN SPACE SUB-AREA

OPEN SPACE SUB AREA

SHOPPING CENTER SUB-AREA
 AV SP



PAUL T. HARRINGTON
 CIVIL ENGINEER
 LICENSE NO. 47700
 STATE OF CALIFORNIA

LAND USE PLAN
LADYFACE MOUNTAIN
SPECIFIC PLAN
 CITY OF AGOURA HILLS
 EXHIBIT II-22

VACANT LAND
 OWNERSHIP MAP

EXHIBIT B

“GENERAL REGULATIONS

The following regulations and requirements shall govern all development within the Ladyface Mountain Specific Plan Area.

1. Development and Density

The density of development provided by Scenario 1-A in Table IV-1 shall be the maximum permitted building area for each parcel specified therein. The maximum permitted density or building area may be reduced in connection with the approval of conditional use permit for a proposed development in order to meet the development standards and make the findings required by the Specific Plan. Notwithstanding the foregoing, a property owner in the Specific Plan area may request in connection with an application for a conditional use permit that the maximum building area and traffic budget for its parcel or parcels be increased by an amount not exceeding the maximum density and traffic budget provided under Scenario 2-A in Table IV-2. In making such request, the applicant shall have the burden of providing that:

1. The findings required by Section V (A) of this Specific Plan can be made for the proposed development with the increased density.
2. The increased density will not adversely affect the goals, objectives and policies of the General Plan or the Specific Plan.
3. The increased density will not reduce the traffic Level of Service (LOS) at any intersection in the City to below LOS C as determined by the General Plan. In the event that the existing LOS is below LOS C, then the increased density will not reduce the existing level of service to a lower level. Any increase in the traffic budget is offset by increases in roadway capacity or other acceptable mitigation measures.
4. The increased density will not create any potentially significant environmental effects.
5. Manufactured slopes do not exceed a ratio of 2:1.
6. The increased density will not result in an increased loss of oak trees.
7. Exposed retaining walls will be used only to enhance design or to protect oak trees.
8. Grading will be limited and innovative building techniques such as stepped massing; sculpturing the building into the hillside, underground parking, or other similar mitigating measures will be incorporated into the project.
9. Landscaping will be provided that exceeds the minimum requirements.
10. The proposed project with the increased density will comply with the maximum developable land area, maximum building pad, and minimum open space requirements provided for Scenario 1-A in Table IV-1.”

EXHIBIT C

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 2007/2008 ADVANCE PLANNING WORK PROGRAM (Updated January 2008)

SPECIAL PLANNING STUDIES

Tasks	Planner	Time Frame for Completion/Comments
Mansionization Ordinance – Equestrian Overlay Zone	JP/MK	To Planning Commission in March 2008; to Council in April 2008.
City-wide Trails Master Plan	JP	To Planning Commission or City Council in March 2008
ZOA for Alcohol Selling Businesses	AC	PSR to City Council in March 2008 to receive direction
Housing Program Amendments: <ul style="list-style-type: none">• Density Bonus Ord. Amendments• Inclusionary Housing Ord. Amendments• Redefinition of income categories	AC	To Planning Commission in March 2008; to City Council in April 2008 (per recommendations in the “Affordable Housing Implementation Report, June 2007”)
Medical Marijuana Ordinance	LC/DH	To Planning Commission in March 2008; to City Council in April 2008
Sign Ordinance Amendments	DH	To Planning Commission in May 2008; to City Council in June 2008 (follow-up from CC window sign enforcement discussion on 1/9/08)