

DRAFT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF AGOURA HILLS  
AMENDING SECTION IV.B.1.  
OF THE AGOURA HILLS LADYFACE MOUNTAIN SPECIFIC PLAN  
TO ALLOW A PRIVATE SCHOOL  
(GRADES KINDERGARTEN THROUGH SIXTH)  
AS A SECONDARY PERMITTED USE AT 29001 LADYFACE COURT

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ORDAINS AS FOLLOWS:

SECTION 1. Section IV.B.1. of the Agoura Hills Ladyface Mountain Specific Plan is amended to read:

“B. PERMITTED LAND USES

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

1. Business Park

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

- Auto rental or lease agency
- Auto service station
- Bar – tavern
- Bookstore – adult
- Business School
- Candy Store
- Church (unless it is the only use on the parcel)
- Driving School
- Hospital
- Live entertainment
- Live entertainment – adult
- Live theater
- Massage Parlor
- Motion picture theater
- Physical fitness studio
- Psychiatric facility – outpatient

- Recreation facility – indoor
- Sanitarium
- School; business
- School; charm, culture
- School; college & university
- School; private k-6 (except at 29646 Agoura Road (A.P.N. 2061-033-013) and 29001 Ladyface Court (A.P.N. 2061-005-031), as a secondary use to the existing ~~church~~ religious facility, subject to approval of a Conditional Use Permit)
- School; trade
- School; self defense
- School; gymnastics
- School; vocational
- Towing service – office only
- Utility trailer – rental, service sales

Additionally, residential uses are not permitted.

Anyone wishing a land use, other than what is specifically allowed under this subarea must file an amendment to the Specific Plan (see Chapter V. “Implementation”).”

SECTION 2. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, art, or portion thereof even in one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

SECTION 3. The proposed Specific Plan Amendment allows for the addition of school use on a developed parcel that accommodates an existing religious facility, and that can accommodate additional students and staff. The project would not result in any significant environmental impacts and the site is not a hazardous waste site or a historical resource. The project is categorically exempt from the California Environmental Quality Act, per Section 15303.

SECTION 4. The City Clerk shall publish and cause notice of this ordinance to be given according to law.

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PASSED, APPROVED, and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Denis Weber, Mayor

ATTEST:

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Kimberly Rodrigues, City Clerk