

ATTACHMENT D

Proposed RS Code Amendments

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

**Chapter 2, Residential Land Use Districts
Part 5, RS Residential Single-Family District**

Sections 9241 and 9243.9 of Chapter 2. Residential Land Use Districts, Part 5, RS Residential-Single Family District is hereby amended to read as follows:

9241. Purpose.

The RS district is intended to encourage the development of conventional single-family detached residential development, with related compatible uses and full community levels of service and public improvements.

The regulations are also intended to ensure that new homes or additions to an existing home in established residential neighborhoods are designed in a manner that blends in with the neighborhood character.

9243.9. Site plan review.

A. All uses not requiring any other discretionary approvals shall not be permitted unless a site plan review is obtained pursuant to the provisions of chapter 6.

B. The reviewing authority for all site plan review requests for new single family homes and additions shall be as set forth below:

1. The Director of Community Development shall be the reviewing authority for administrative site plan reviews for the projects listed below. The Director may refer any project to the Planning Commission.

a) One story additions greater than 30% of the original gross floor area.

b) Second story additions up to 25% of the second story but in no case shall the total square footage of the second story exceed 75% of the existing first story.

2. The Planning Commission shall be the reviewing authority for site plan reviews for the projects listed below.

a) A new single-family dwelling on a vacant lot

b) A new single-family dwelling that is proposed to replace an existing residence.

c) Any 2nd story addition to an existing 1-story single-family dwelling.

d) Any 2nd story addition greater than 25% of the total square footage of an existing 2nd story or greater than 75% of the existing first story.

C. Exemptions. The following shall be exempt from the site plan review process:

(a) First story additions to a single-family residence that are less than thirty percent of the original gross floor area.

D. Findings for Project Approval. The reviewing authority shall make the following findings, in addition to the findings listed in 9677.5, for additions to existing single family dwellings and new single family dwellings proposed in existing neighborhoods.

1. The mass and bulk of the design is reasonably compatible with the predominant adjacent structures and the surrounding neighborhood character.
2. The proposed buildings and structures are designed with quality architectural details.
3. New construction is not be disproportionately larger than, or out of scale with, the neighborhood character.
4. The project is consistent with the City's Neighborhood Compatibility Guidelines.

ATTACHMENT E

Proposed Old Agoura Amendments

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

**Chapter 5, Overlay Districts
Part 6, OA Old Agoura Design Overlay District**

Sections 9551, 9553-9553.7, and 9554-9554.5 of Part 6, OA Old Agoura Design Overlay District, Chapter 5, Overlay Districts, is hereby amended as follows:

9551. Purpose.

Old Agoura is a rural equestrian community. The residential streets meander around the natural terrain with no curb and gutters and no street lights. The visual ambiance is rural, rustic and county. The purpose of the OA overlay district shall be to preserve and enhance the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines.

9553. Special development standards area.

Within the special area described in section 9552, the following standards shall apply;

9553.1. Building coverage.

The maximum building coverage shall be as approved as a part of any discretionary review. The maximum building coverage shall not exceed fifty (50) percent of the lot unless the proposed development consists of a commercial use encompassing more than one (1) lot.
(Ord. No. 211, § 7, 5-27-92)

9553.2. Building height.

With the exception of the provisions contained in section 9233.4, the maximum building height shall be thirty-five (35) feet, or two (2) stories, whichever is less.
(Ord. No. 211, § 7, 5-27-92)

9553.3. Yards.

With the exception of the provisions contained in section 9233.2., required yards shall be as approved as a part of any discretionary review and may not be required at all.
(Ord. No. 211, § 7, 5-27-92)

9553.4. Off-street parking and loading requirements.

Off-street parking and loading shall be provided as required by chapter 6, but if approved as a part of any discretionary review, may be located off the subject lot. Joint use provisions for off-street parking and loading shall be utilized wherever feasible.

9553.5. Signs.

All signs shall be consistent with the provisions in chapter 6, and shall conform to the following criteria:

- A. Monument and/or directory signs are permitted for parcels with businesses whose signs are not visible from the street with a sign permit subject to design review. All other monument signs are permitted subject to a sign program. Monument signs may only be externally illuminated.
- B. No sign shall be internally illuminated, however; halo illuminated wall signs are permitted, subject to design review.
- C. Signs shall be made of materials such as wood, stone or materials that mimic wood or stone or non-reflective or patinated metals that enhance the rural appearance of the neighborhood. Other sign materials may be considered as part of a sign program.
- D. Signs located in the geographic area shown on the following exhibit shall be turned off at close of business or 9:30 p.m., whichever occurs later. In addition, this provision shall apply to signs oriented towards Dorothy Road on parcels located on the north side of Dorothy Road between Lewis Road and Palo Comado Canyon Road.

GRAPHIC Old Agoura Sign Lighting District
(Ord. No. 05-330, § 1, 5-11-2005)

9553.6. Required architectural style and building materials.

Project design and development shall perpetuate and reinforce the natural character of Old Agoura. Building materials such as natural rock, stucco, slate, tile, brick, and wood are encouraged.

(Ord. No. 211, § 8, 5-27-92)

9553.7. Required landscaping and walls.

Required landscaping and walls shall be limited to the amount necessary to provide for adequate open space and security. With regard to landscaping, the emphasis shall be to provide appropriate pedestrian areas to encourage retail trade, but in no event shall less than fifteen (15) percent be provided.

95543. Commercial and residential development standards.

These standards are designed to promote a natural environment that is country like while allowing architecturally sensitive developments which perpetuate Old Agoura's unique rural character. In addition to all development standards provided for in the underlying district, the following shall be applicable in the OA Overlay District.

(Ord. No. 211, § 5, 5-27-92)

9554.1 Residential Floor area ratio (FAR)

1. In the Open Space (OS), Rural Residential (RR), Residential Very Low Density (RV), Residential Low Density (RL) and Residential Single Family (RS) districts, a new or substantial remodel of a single family dwelling including the garage and any habitable accessory structures shall conform to the requirements in Table 1. Fractions of .5 or larger shall be rounded to the nearest whole number. In order to build the maximum square footage allowed, the project must conform to the Old Agoura Residential Design Guidelines.

The maximum size of any single family dwelling including any habitable accessory structures, regardless of lot size, shall not exceed 8,000 square feet.

Table 1 – Floor Area Ratio (FAR)

<u>Lot Size</u>	<u>Maximum Allowed Structure Size</u>
<u>10,000 square feet or less</u>	<u>20 percent of lot area</u>
<u>10,001 to 20,000 square feet</u>	<u>2,000 square feet plus 20 percent of lot area over 10,001 square feet</u>
<u>20,001 to 40,000 square feet</u>	<u>4,000 square feet plus .06 percent of lot area over 20,001 square feet</u>
<u>40,001 to 80,000 square feet</u>	<u>5,200 square feet plus .02 percent of lot area over 40,001 square feet</u>
<u>80,001 to 90,000 square feet</u>	<u>6,000 square feet plus .03 percent of lot area over 80,001</u>
<u>90,001 to 130,000 square feet</u>	<u>6,300 square feet plus .009 percent of lot area over 90,001 square feet</u>
<u>130,001 and above</u>	<u>6,660 square feet plus .012 percent of lot area over 130,001 square feet</u>

2. Exemptions from FAR calculations:

- a. Space for a two car garage (230 square feet per space up to a maximum of 460 square feet for a single-family residence).
- b. Attic space under six feet in height.
- c. A basement with no exposed sides in which the finished floor of the level above the basement level, at any point, is not more than three feet above adjacent natural or finished grade, whichever is lower. Such floor area may abut lightwells which may occupy not more than forty percent (40%) of the lineal perimeter of that level of the building.
- d. Roofed porches attached to the primary residence, and facing the street, with no enclosure between the height of three feet and seven feet except for the building face to which it is attached.
- e. As an incentive for building horse keeping areas, unenclosed roofed structures for the keeping or maintaining of horses up to three hundred (300) square feet in area and one detached one story barn for the keeping or maintaining of horses up to five hundred (500) square feet in area shall be excluded from the calculation of lot coverage for properties.

9554.2. Slope factor

The slope factor is a development standard for floor area restrictions. As average lot slope increases, allowable floor area shall be lowered per Table 2 below. Fractions of .5 or over shall be rounded to the nearest whole number.

Table 2. Slope Factor as Related to Average Slope

<u>% Slope</u>	<u>Slope Factor</u>	<u>% Slope</u>	<u>Slope Factor</u>
<u>15 or less</u>	<u>1.00</u>	<u>31</u>	<u>0.78</u>
<u>16</u>	<u>0.99</u>	<u>32</u>	<u>0.76</u>
<u>17</u>	<u>0.98</u>	<u>33</u>	<u>0.73</u>
<u>18</u>	<u>0.97</u>	<u>34</u>	<u>0.70</u>
<u>19</u>	<u>0.96</u>	<u>35</u>	<u>0.67</u>
<u>20</u>	<u>0.95</u>	<u>36</u>	<u>0.64</u>
<u>21</u>	<u>0.94</u>	<u>37</u>	<u>0.60</u>
<u>22</u>	<u>0.93</u>	<u>38</u>	<u>0.57</u>
<u>23</u>	<u>0.92</u>	<u>39</u>	<u>0.54</u>
<u>24</u>	<u>0.91</u>	<u>40</u>	<u>0.50</u>

<u>25</u>	<u>0.90</u>	<u>41</u>	<u>0.45</u>
<u>26</u>	<u>0.88</u>	<u>42</u>	<u>0.40</u>
<u>27</u>	<u>0.86</u>	<u>43</u>	<u>0.35</u>
<u>28</u>	<u>0.84</u>	<u>44</u>	<u>0.30</u>
<u>29</u>	<u>0.82</u>	<u>45+</u>	<u>0.20</u>
<u>30</u>	<u>0.80</u>		

9554.3. Applicability

Applications submitted prior to the effective date of this Ordinance, shall be exempt from the floor area ratio and slope density factor provisions.

9553.14.4. General design standards, commercial/residential.

While encouraging the broadest possible range of individual and creative design, the planning commission or the director, where authorized, may grant site plan approval if the proposed development substantially conforms to all of the following standards:

A. *Commercial.*

1. Proposed signage is an integral architectural feature which does not overwhelm or dominate the structure or object to which it is attached.
2. Mechanical equipment, storage and trash areas, and utilities are architecturally screened from public view.
3. The proposed plans provide for adequate and safe on-site vehicular and pedestrian circulation.
4. The main entrance to any commercial or business building provides for independent access for the physically impaired.
5. All fences and walls shall be finished on both sides.
6. No outdoor display or storage shall be permitted except for nurseries.

B. *Residential.*

1. Six-foot-high fences shall be permitted in any required front or street side yard when it can be demonstrated that it will be sufficiently open to preserve adequate visibility of vehicles entering and leaving said property. Solid walls are prohibited in the front yard setback areas.

2. Residential development in Old Agoura shall embrace an eclectic, rural style that preserves the equestrian nature of the area and shall be consistent with the City's Architectural Standards, Design Guidelines for Old Agoura and the Equestrian Overlay.

3. Residential development shall not render property untenable for horses and other farm animals.

~~3. The total area of lot coverage of main buildings, accessory buildings or structures, sports courts (such as tennis courts, basketball courts, and racquet ball courts), pools, and spas on residential lots shall not be so extensive that such lots are rendered untenable for horses and other farm animals.~~

C. *Commercial/Residential.*

1. The proposed design is in character with existing development in the Old Agoura District, in terms of height, materials, colors, roof pitch, roof eaves, and the preservation of privacy.

2. The proposed plans indicate proper consideration for the relationship between the existing and finished grades of the site to be improved and adjacent properties.

3. Lighting is stationary and is deflected away from adjacent properties.

4. All building elevations have been architecturally treated in a compatible manner including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary facades.

5. Fences or walls constructed of grape stake, plywood, sheet metal, corrugated aluminum, corrugated fiberglass, barbed wire, rubber, PVC (excluding plastic corrals designed for equestrian use), or razor ribbon are prohibited, except where allowed by a temporary use permit for an approved construction project. Rural ranching and farm materials designed consistent with the architecture of the house will be considered as part of a site plan review.

6. Exterior materials and colors shall harmonize with, and complement the surrounding natural and man-made environment. Where appropriate, dominant exterior colors shall reflect a natural earthtone theme using warm and rich colors. Exterior treatments characterized by an overly bright, shiny, reflective or artificial appearance shall not be permitted.

7. Exterior building materials shall ~~conform to~~ reflect the natural character of Old Agoura. ~~Materials such as natural rock, stucco, slate, tile, brick, and wood are encouraged.~~
8. To the greatest extent possible, the architectural design and location of the building shall discourage grading on a hillside. If grading is required, building shall be integrated into existing terrain such that grading is minimized, taking care to preserve the viewshed, natural ridgelines, and oak trees.
9. Native, drought resistant plants are recommended for project landscaping. Such plants are required and shall be used extensively on manufactured slopes. Refer to the City of Agoura Hills Plant Guide for lists of appropriate vegetation.

(Ord. No. 211, § 6, 5-27-92)

9554.5 Required findings

The director or planning commission, through the approval of a site plan review permit, may approve an adjustment to the floor area ratio or slope factor if all of the following findings can be met:

1. The project, through elements of architectural and landscape design, will uphold the policies of this chapter, and will be harmonious with the better aspects of the built and natural setting;
2. The project will maximize potential for sensitive use and effective preservation of open space;
3. The project will not be detrimental to the public health, safety, or general welfare;
4. There are special conditions or unique characteristics of the subject property and its location or surroundings, such as minimal views or the potential for reducing effectively viewed bulk, which justify exceeding the provisions of one or more of the provisions set forth in this chapter to permit project development;
5. Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by permanent screening or siting characteristics. Landscaping can not be utilized for permanent screening; and
6. The project does not create an avoidable or unreasonable impairment of the view from any other property in the vicinity.

~~9554. Special development standards area.~~

~~Within the special area described in section 9552, the following standards shall apply.~~

~~9554.1. Building coverage.~~

~~The maximum building coverage shall be as approved as a part of any discretionary review. With the exception of the provisions contained in section 9233.3, it is intended that the maximum building coverage shall not exceed fifty (50) percent unless the proposed development consist of a commercial use encompassing more than one (1) lot.~~

~~(Ord. No. 211, § 7, 5-27-92)~~

~~9554.2. Building height.~~

~~With the exception of the provisions contained in section 9233.4, the maximum building height shall be thirty five (35) feet, or two (2) stories, whichever is less.~~

~~(Ord. No. 211, § 7, 5-27-92)~~

~~9554.3. Yards.~~

~~With the exception of the provisions contained in section 9233.2., required yards shall be as approved as a part of any discretionary review and may not be required at all.~~

~~(Ord. No. 211, § 7, 5-27-92)~~

~~9554.4. Off-street parking and loading requirements.~~

~~Off-street parking and loading shall be provided as required by chapter 6, but if approved as a part of any discretionary review, may be located off the subject lot. Joint use provisions for off-street parking and loading shall be utilized wherever feasible.~~

~~9554.5. Signs.~~

~~All signs shall be as required by chapter 6, except any sign shall conform to the following criteria:~~

~~A. Monument and/or directory signs are permitted for parcels with businesses whose signs are not visible from the street with a sign permit subject to design review. All other monument signs are permitted subject to a sign program. Monument signs may only be externally illuminated.~~

~~B. No sign shall be internally illuminated, however; halo illuminated wall signs are permitted, subject to design review.~~

~~C. Signs shall be made of materials such as wood, stone or materials that mimic wood or stone or non-reflective or patinated metals that~~

~~enhance the rural appearance of the neighborhood. Other sign materials may be considered as part of a sign program.~~

~~D. Signs located in the geographic area shown on the following exhibit shall be turned off at close of business or 9:30 p.m., whichever occurs last. In addition, this provision shall apply to signs oriented towards Dorothy Road on parcels located on the north side of Dorothy Road between Lewis Road and Palo Comado Canyon Road.~~

~~GRAPHIC — Old Agoura Sign Lighting District
(Ord. No. 05-330, § 1, 5-11-2005)~~

~~9554.6. Required architectural style and building materials.~~

~~Project design and development shall perpetuate and reinforce the natural character of Old Agoura. Building materials such as natural rock, stucco, slate, tile, brick, and wood are encouraged.
(Ord. No. 211, § 8, 5-27-92)~~

~~9554.7. Required landscaping and walls.~~

~~Required landscaping and walls shall be limited to the amount necessary to provide for adequate open space and security. With regard to landscaping, the emphasis shall be to provide appropriate pedestrian areas to encourage retail trade, but in no event shall less than fifteen (15) percent be provided.~~

~~9555-9560. Reserved.~~

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

Chapter 5, Overlay Districts Part 10, Equestrian Overlay District

Chapter 5, Overlay Districts, is hereby amended by adding the following new Part 10 – Equestrian Overlay District.

Part 10 – EQUESTRIAN OVERLAY DISTRICT

9590. Purpose.

The purpose of the EQ - Equestrian Overlay District is to create, enhance, and protect the equestrian and rural atmosphere within the overlay area.

9591. Permitted uses

All uses permitted and conditionally permitted in the underlying district shall be permitted in this district.

9592. Development standards.

In addition to the development standards governing development in the underlying district, the following development standards shall apply:

- A. Minimum Horse Keeping Area. Each residential lot within the "EQ" Overlay District shall provide a minimum horse keeping area for the stabling and servicing of horses consisting of one thousand five hundred (1,500) square feet of useable area. A site plan identifying the location, dimensions and slope of the one thousand five hundred (1,500) square foot area shall be provided to the city and retained in the city's files. The minimum horse keeping area shall be optional for lots under 10,890 square feet ($\frac{1}{4}$ acre) or lots with an average slope over thirty-five (35) percent.
- B. Useable Area for Horse Keeping. Useable area for horse keeping areas shall be defined as an area with an average slope no greater than 10%. Proposed development projects shall demonstrate that the horse keeping area is able to site, at a minimum, the following horse facilities:
 - 1) Stall: 12 feet by 12 feet or a minimum 144 square feet per horse with a minimum 10 foot interior clearance.
 - 2) Paddock (corral): A 24 feet x 48 feet (1,152 square feet) paddock area with length for running should be provided for each horse.

Paddocks refer to small, non-grazable holding pens or exercise areas, often adjacent to horse stall

- 3) Access for feed delivery and manure management
- 4) A minimum area of 150 square feet for hay and tack storage.

- C. Uses Permitted in Horse Keeping Area. Site improvements consisting of landscaping and irrigation; detached trellises, patio covers or gazebos; above-grade/portable spas; barbeques and firepits; temporary (as defined by the building code) non-habitable accessory structures that are no more than one hundred twenty (120) square feet in size and private sewage disposal systems shall be permitted within the 1,500-square-foot area.
- D. Setbacks for Horse Facilities. Barns and other similar roofed structures for stabling or servicing horses shall be permitted to encroach up to 30% into the required front yard setback of the underlying district.
- E. Equestrian Trails. All lots adjacent to a proposed equestrian trail shall provide public equestrian trails in accordance with the City Equestrian Trails Design Manual.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

**Chapter 4, Special Districts
Part 8, OS Open Space District**

Section 9488.4 Building Height of Chapter 4, Part 8, OS Open Space District, is hereby amended as follows:

9488.4. Building height.

Subject to the provisions of section 9652 et seq., the maximum building height shall be thirty-five (305) feet.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

**Chapter 2, Residential Land Use Districts
Part 2, RR Residential-Rural District**

Section 9213.4. of Section 9213, Development Standards, Part 3 – RR Residential-Rural District is hereby amended as follows:

9213.4. Building height.

Subject to the provisions of section 9652 et seq., the maximum building height shall be two (2) stories or thirty-five (305) feet, whichever is less.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

Chapter 2, Residential Land use Districts Part 3, RV Residential-Very Low Density District

Section 9223.2, 9223.3 and 9223.4 Development Standards of Part 3 – RV Residential-Very Low Density District is hereby amended as follows:

9223.2. Yards.

The minimum yards shall be as follows:

- A. The minimum front yard setback shall be one and one-quarter (1 ¼) feet per every vertical foot in building height with a minimum front yard setback of thirty (30) ~~twenty-five (25)~~ feet;
- B. The minimum side yard setback shall be twelve (12) feet or one-half (1/2) foot setback per every one (1) foot vertical building height, whichever is greater;
- C. The minimum rear yard setback shall be twenty-five (25) feet.

Note: Reference section 9605.1, relating to yard requirements and exceptions.
(Ord. No. 196, § 2, 7-24-91)

9223.3. Main building, accessory building or structure.

Main buildings, accessory buildings or structures, and all impermeable surfaces including but not limited to driveways, patios, sports courts (such as tennis courts, basketball courts, racquetball courts), pools, spas, and gazebos shall conform to the following requirement: The combined maximum site coverage of main and all accessory buildings or structures shall not exceed twenty-five (25) percent.

(Ord. No. 94-247, § 1, 7-13-94)

9223.4. Building height.

The maximum building height shall be two (2) stories or thirty-~~five (305)~~ feet, whichever is less. Vertical design projections may not exceed a height of thirty-five (35) feet as measured vertically from the finished grade to the top of said projection.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

Chapter 2, Residential Land use Districts Part 4, RL Residential-Low Density District

Sections 9233.2, 9233.3 and 9233.4 of Section 9233. Development Standards, Part 4 – RL Residential-Low Density District, is hereby amended as follows:

9233.2. Yards.

The minimum yards shall be as follows:

- A. The minimum front yard setback shall be one and one-quarter (1 1/4) feet per every vertical foot in building height with a minimum front yard setback of ~~thirty twenty-five (25)~~ (30) feet. Parcels subdivided into three (3) or more parcels must have varied front yard setbacks as determined by the planning commission. In calculating yard setback requirements, any fraction shall be rounded up to the nearest whole number;
- B. The minimum side yard setbacks shall have a minimum twelve (12) feet per each side or one-half-foot setback per every one (1) foot in vertical building height, whichever is greater;
- C. The minimum rear yard setback shall be twenty-five (25) feet.

Note: Reference section 9605.1, relating to yard requirements and exceptions. (Ord. No. 196, § 2, 7-24-91; Ord. No. 211, § 1, 3-25-92)

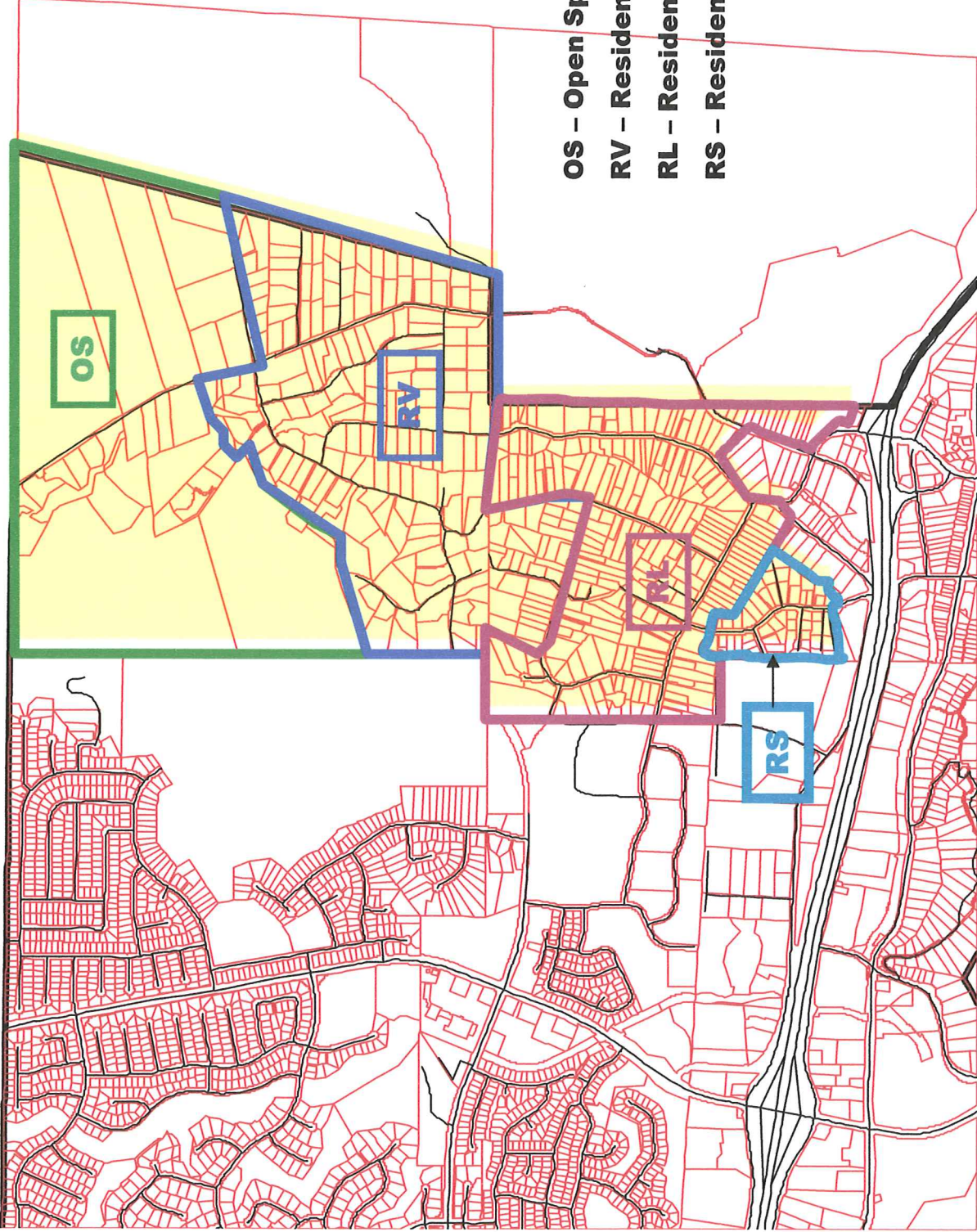
9233.3. Main building, accessory building or structure.

Main buildings, accessory buildings or structures, and all impermeable surfaces including but not limited to driveways, patios, sports courts (such as tennis courts, basketball courts, racquetball courts), pools, spas, and gazebos shall conform to the following requirement: The combined maximum site coverage of main and all accessory structures shall not exceed thirty-five (35) percent. (Ord. No. 211, § 2, 5-27-92)

9233.4. Building height.

The maximum building height shall be thirty (30) feet, or two (2) stories, whichever is less. Turrets, widows walks, cupolas, finials, and other vertical design projections may not exceed a height of ~~thirty thirty-five (305)~~ feet as measured vertically from the finished grade to the top of said projection. (Ord. No. 211, § 3, 5-27-92)

OLD AGOURA RESIDENTIAL DISTRICTS WITH PROPOSED EQUESTRIAN OVERLAY DISTRICT



ATTACHMENT F

General Code Amendments

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

Chapter 6, General Provisions Part 3, Division 7. Site Plans/Architectural Review

Sections 9677.1. Application, 9677.2. Reviewing authority, and 9677.7.A. Architectural review procedure, of Chapter 6 General Provisions, Part 3, Division 7. Site Plans/Architectural Review is hereby amended as follows:

9677.1. Application.

All uses involving new construction that require building permits but not any discretionary approvals under this article shall not be permitted unless a site plan is approved pursuant to the provisions of this section. ~~Notwithstanding the foregoing, such section shall not be applicable to addition to existing single family residences.~~

9677.2. Reviewing authority.

A. The director of planning and community development shall be the reviewing authority for all administrative site plan requests ~~for new construction of one (1) dwelling unit on one (1) lot in all residential (RR, RL, RVL, and RS) land use districts and all additions to existing structures, if less than three thousand five hundred (3,500) square feet. All other new construction shall be subject to the approval of the planning commission.~~

B. The planning commission shall be the reviewing authority for all other site plan review requests. Any determination by the director or the planning commission is subject to appeal pursuant to the provisions of this article.

9677.7. Architectural review procedure.

Except as otherwise provided in this article, no building permit shall be issued with respect to any new construction or sign on property located in any district unless an architectural review application is approved for the proposed construction in accordance with the provisions of this section. In those cases where a site plan review application is also required by this chapter, architectural review shall be combined with said application. Notwithstanding the foregoing, architectural review shall not be required for the alteration or repair of the interior only of an existing building or structure.

A. *Director's duties.* The director shall review all architectural review applications and, where subject to approval of the planning commission, shall make recommendations thereon to the planning commission. The purpose of such review is to ensure that all proposed developments shall preserve or enhance the physical environment and aesthetic characteristics of the city. The director's architectural review of the following applications shall be final:

~~1. Single dwelling units on single lots;~~

~~2.1. Exterior additions, alterations and repairs to existing buildings, structures or other improvements; and~~

~~3.2. New signs related to existing buildings.~~

All other applications for architectural review shall be subject to the approval of the planning commission.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

Chapter 6, Regulatory Provisions Part 1, Division 5, Yard Standards

Section 9605.1.D Side and rear yards; requirements and exceptions of Chapter 6, Regulatory Provisions, Part 1, Division 5. Yard Standards, is hereby amended as follows:

D. On any lot located in the RR, RV, RL, RS, and RM zones, the minimum side yard requirement for second-story development additions shall be the existing distance of the first-story structure. The total combined side yard setback prescribed for the district shall be maintained. The combined side yard setback may be situated on any one side of the property, or any combination of distances. ~~Second-stories, in excess of fifty (50) percent of the total square footage of the first-story of the residence, shall be subject to approval by the director of planning and community development. In considering the request, the director shall consider architectural compatibility with the surrounding residences and properties relative to preserving light, air, and privacy.~~ No second-story cantilever is permitted into required side yards and all second-story development additions shall not encroach into the front and rear yards prescribed for the district. An application for site plan review shall be required for all second-story additions which do not conform with the required yards prescribed for the district and shall be subject to the provisions this Chapter. ~~approval by the director of planning and community development.~~ This provision shall not apply to new construction or substantial remodels which include the removal and reconstruction of square footage, as determined by the director of planning and community development.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

Chapter 8, Administration Part 1, Division 4, Public Hearing Procedures

Section 9804.4.D of Chapter 8, Administration, Part 1, Division 4. Public Hearing Procedures is hereby amended as follows:

D. [For] all other requests requiring a public hearing, [notice] shall be given by the city not less than ten (10) days nor more than thirty (30) days prior to the date of the hearing in at least three (3) public places within the city, including the location of the subject property. Notices shall be given by publication in a newspaper circulated in the city, and by mailing notices to the owner of the subject real property, the project applicant, all affected public agencies, known official homeowners' associations' representatives in the city, and any individual who has requested notice in writing. Notice shall also be given for all public hearing requests, except modification requests, to all persons whose names appear on the latest equalized assessment roll of Los Angeles County as owning property within seven hundred fifty (750) feet of the exterior boundaries of the property that is the subject of the hearing. Notices of requests for modifications shall be given to all persons whose names appear on the latest equalized assessment roll of Los Angeles County as owning property within three hundred (300) feet of the exterior boundaries of the property that is the subject of the hearing. Hearings may be continued from time to time even though the continued hearing may extend beyond the time limits described in this section.

Notices for all site plan/architectural review requests that are reviewed by the planning commission and/or city council, and requests for single-family residences reviewed by the director of planning and community development, shall be given by the city not less than ten (10) days, nor more than thirty (30) days, prior to the date of the hearing, in at least three (3) public places within the city, including the location of the subject property. Notices shall be given to the owner of the subject real property, the project applicant, all affected public agencies, known official homeowners' associations' representatives in the city, and any individual who has requested notice in writing. Notice shall also be given to all persons whose names appear on the latest equalized assessment roll of Los Angeles County as owning property ~~abutting the~~ within three hundred (300) feet of the exterior boundaries of the subject real property.