

**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 2<sup>nd</sup> story addition to an existing 1-story single-family dwelling.

d) Any 2<sup>nd</sup> story addition greater than 25% of the total square footage of an existing 2<sup>nd</sup> 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.

9554.3. 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)**

<b><u>Lot Size</u></b>	<b><u>Maximum Allowed Structure Size</u></b>
<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, 5-27-02)~~

~~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 (¼ 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 (30~~5~~) 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)

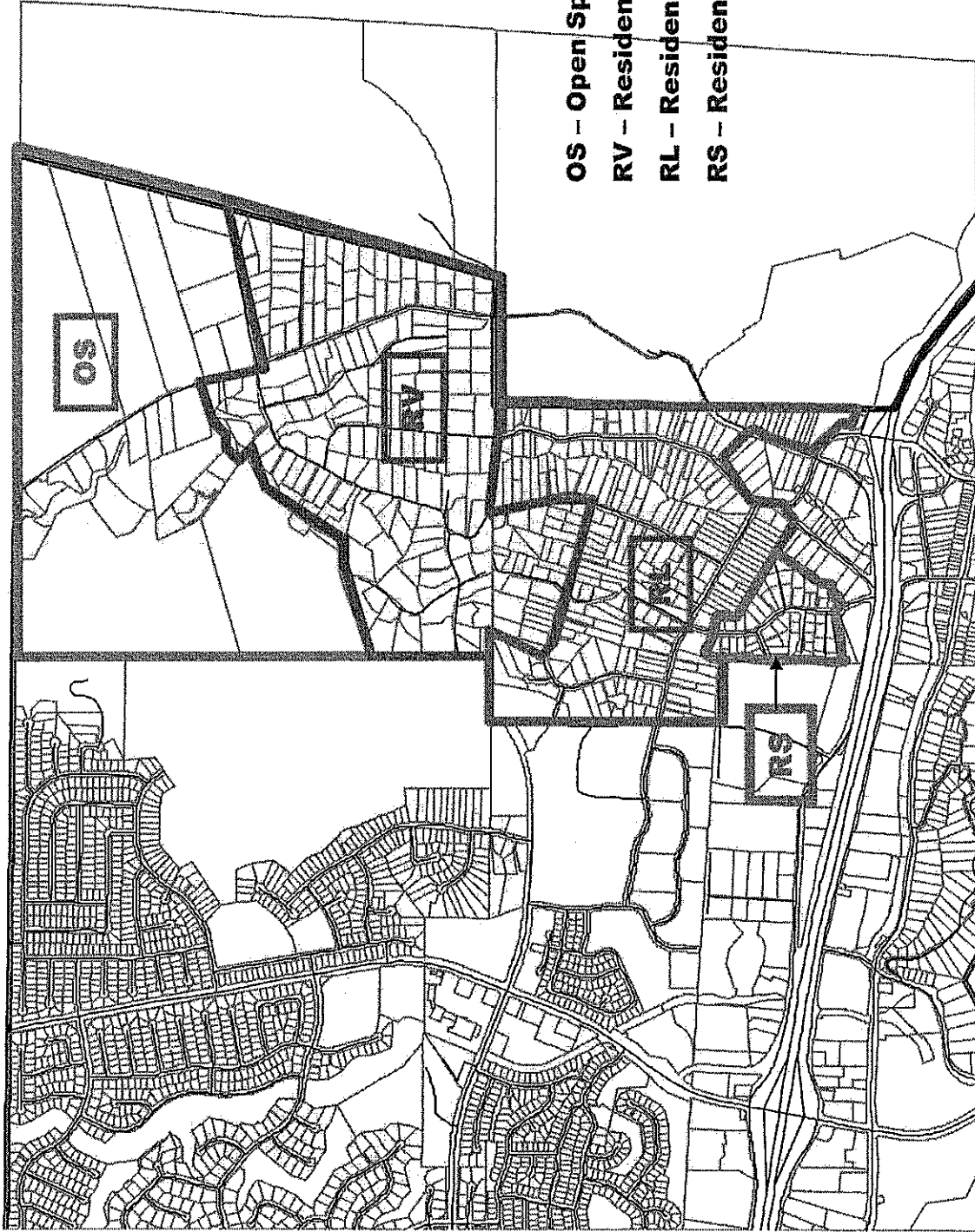
**9233.3. Main building, accessory building or structure.**

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**



- OS – Open Space**
- RV – Residential Very Low**
- RL – Residential Low**
- RS – Residential Single Family**

**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, -a~~ 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.

ATTACHMENT B:

Discussion Areas



## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

---

---

---

---

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

---

---

---

---

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

---

---

---

---

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

---

---

---

---

---

---

---

***EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES***

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

---

---

---

---

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

---

---

---

---

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

---

---

---

---

**EXISTING ZONING CODE PROVISIONS**

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

---

---

---

---

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

---

---

---

---

- Should the required front yard setback be increased from 25 feet to 30 feet?

---

---

---

- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

---

---

---

---

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

---

---

---

---

Name and Address (Optional)

---

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

ATTACHMENT C:

Summary Notes from June 4<sup>th</sup> Workshop



**JUNE 4, 2008 WORKSHOP  
FOR RESIDENTIAL NEIGHBORHOOD COMPATIBILITY ORDINANCE**

34 PEOPLE IN ATTENDANCE (25 people signed in)

**COMMENTS:** Please note the following list includes comments received at the workshop and are not intended to indicate consensus on each of the items.

**ADMINISTRATIVE CHANGES**

1. Public hearing signs for flag lots should be placed on the driveway and on the lot.
2. General consensus for the City to provide for early notification of an application submittal.
3. Opinions were split on whether to notice more neighbors of an application.
4. Opinions were split on whether to require story poles. Some stated they were expensive and not necessary. Others found them useful. Those who wanted the story poles recommended they be up for a specified time and that the materials be recycled.
5. Clarify the applicability of the proposed changes to room additions.

**OLD AGOURA OVERLAY**

Should Remodels have different standards?

1. Define what a remodel is.
2. Should have different standards, including topography. There are only a few flat lots in Old Agoura.
3. Provide guidelines. Circumstances vary too much on properties.
4. More City requirements result in more money being spent by the property owners. If more money is spent, the property owners will want larger additions/remodels.

Should the FAR be in the Zoning Ordinance or O.A. Design Guidelines?

1. Guidelines are better because there's too much diversity in Old Agoura. Codes are difficult to change.
2. Guidelines are too soft.
3. Can't have both guidelines and ordinance.
4. Old Agoura is a non-conforming neighborhood.
5. Distinguish driveways from the rest of the lot.
6. Distinguish flag lots from frontage lots in applicability of FAR.
7. FARs answer questions early on and allow for rural character to be maintained through required horse keeping areas, etc.
8. FAR maintains space between buildings and preserves sense of place.

### What should be included in the FAR?

1. Include the house only.
2. Not sure if accessory structures should be included.
3. Clarify how a covered patio is defined.
4. Include everything with a foundation.
5. Do not include barns and other horse keeping facilities.
6. What assurance does the City have that a barn structure will be used as a barn?
7. Can accessory structures be converted to a barn?

### Maximum size of structures shown in table

1. Maximum sizes should be raised.
2. View impacts should be considered.
3. Old Agoura will experience more remodels than new houses.
4. Need to ask if the proposed architecture and building size makes sense for the area.

### EQUESTRIAN OVERLAY

1. 1,500 sq. ft. for an equestrian area is appropriate.
2. Access to the horse area is important. Distinguish requirements for vehicle access vs. pedestrian access.
3. Required horse areas keep options open for homeowners on when or if they decide to provide horse keeping structures or arenas.
4. Horses are the identity of Old Agoura. The horse character keeps OA unique.
5. Steep lots should be exempt.
7. Prohibit hardscape surfaces.
8. HOA & City are more interested in horses than people.
9. Why require horse keeping area when people don't own horses?

### EXISTING ZONING ORDINANCE PROVISIONS

1. Required access/driveways should not be included in lot coverage calculations and should be exempt.
2. How would the proposed ordinance affect existing non-conforming sites.

END

TO: MIKE KAMINO

FROM: ILLECE BUCKLEY WEBER

DATE: AUGUST 6, 2008

RE: RESIDENTIAL NEIGHBORHOOD COMPATIBILITY ORDINANCE

On June 4, 2008, I attended the workshop regarding the proposed residential neighborhood compatibility ordinance. The following are my notes and observations from the workshop. Since I will not be able to attend the August 21, 2008 Planning Commission meeting, I would like to request that you include this memo in the staff packet.

First, let me point out that some participants of the workshop wanted little to no regulations and/or guidelines. They feel strongly that they should be able to build what they want on their property and that the permit process is too burdensome. However, there was a consensus that people did not want Old Agoura to become "Calabasas" and they cherish the rural feeling of Old Agoura.

Second, although a couple of people don't want to be required to include a horse keeping area, there was a consensus that horse keeping gives Old Agoura its identity and they want it preserved.

Third, the workshop demonstrated that the age old problem still exists. People want the ability to build what they want on their property but when it comes to their neighbor building whatever s/he wants on his/her property, they want regulations and guidelines.

Some of the specific comments were as follows:

I. Notices.

Want expanded notice of hearing requirements.

Want notice of application sign to be posted early in the review process.

II. Story Poles.

Want the story poles/materials to be recycled.

Want limitations on the amount of time that the story poles would be present.

Want story poles to only be required when the % of the remodel reaches a certain threshold.

Some members of workshop voiced concern about the cost of the story poles.

### III. Floor Area Ratio.

Remodels should be treated differently than new homes.  
The definition of remodel should be stricter.  
Most members want fewer rules when it is a remodel.  
Guidelines should be the same for everyone.  
FAR guidelines should only include the house.  
Two car garages should be exempt from FAR but not three + car garages.  
The "process," particularly with regards to remodels, is too cumbersome.

### IV. Horse keeping.

Horse keeping standards should be in the Code.  
1,500 square feet should be the minimum set aside for horse keeping.  
Access and usability conditions should be included.  
30% slope properties should be exempt from horse keeping.

To summarize, 1) nobody wants *their* neighbor to build a large looming home, 2) they want to preserve oak trees and the rural nature of Old Agoura, and, 3) they want horse keeping requirements maintained.

ATTACHMENT D:  
Correspondence Received

DATE: August 7, 2008  
FROM: Old Agoura Homeowners Association  
TO: Members of the Planning Commission  
City of Agoura Hills  
SUBJECT: Proposed Zoning Ordinance Amendment

On receiving the first Pulitzer Prize for journalism in 1917, Henry B. Swope of the *New York World*, said: "I cannot give you the formula for success, but I can give you the formula for failure – which is try to please everybody."

As you approach the difficult task of deciding ordinance versus guidelines and all the details therein (and didn't someone else say the devil was in the details), the Old Agoura Homeowners Association would like to offer the following –

We ask that you remember that Old Agoura has been designated an equestrian community since before the City of Agoura Hills was incorporated. Maintaining horse-keeping rights was the reason the Old Agoura Homeowners Association was incorporated in the late 1960s.

We ask that you read the letters from, and listen to the voices of, the long time residents of Old Agoura, who are trying to protect the rural nature and open, spacious feeling of their community. All of us will all be gone from this earth in the not-very-distant future, but the land will remain. The decisions you make can help preserve what one new resident called "the small miracle" that is Old Agoura.

We ask you to reflect on the fact that change comes to any neighborhood, but residents can work together to protect what is most important, and government, in its best moments, can assist them.

We respectfully ask that you consider the following:

Adopt the Equestrian Overlay to formalize the designation Old Agoura has had since the City of Agoura Hills was incorporated.

Adopt specific ordinances regarding the setting aside and preservation of horse-keeping areas. Horses are the keystone of the ambiance in Old Agoura. Paving and hardscape should not be allowed within the set aside area. The planting of specimen trees around the perimeter of a dedicated horse-keeping area could be encouraged but should not be permitted in the horse-keeping area itself.

Adopt a maximum house structure size, with clear findings that must be met before that maximum is exceeded. If those findings are met, the owner of a very large piece of land should be able to build a larger home.

Expand the review authority of the Planning Commission to include all new single family homes, teardowns, and very large remodels and additions, including single and 2nd story. Clearly define 'remodel', as a one-wall-standing remodel is very different than adding a bedroom and bath to a very small older home.

Expand the noticing requirements for Conditional Use Permits, including major remodels, due to the large and irregular properties in Old Agoura. Two possibilities proposed by residents - an increase to 1500 feet; or 3 properties in all directions from the subject property.

There has been much discussion about whether the FAR and Lot Coverage charts should be part of an ordinance or guidelines. There is real concern that, because properties in Old Agoura vary so greatly, an ordinance could not be written that would even come close to addressing every scenario. Remodels of existing homes, and long flag lot or access driveways are especially problematic.

Old Agoura has very few empty lots left, and the majority of applications in the coming years will be teardowns and remodels. We would not like to see homeowners unreasonably limited in their plans. At the same time, we do not want to see the negative effects of mansionization visited upon Old Agoura. If the Planning Commission chooses to adopt the FAR and Lot Coverage charts as guidelines, we would ask that the Commission and the City commit to revisiting the issue in two years to assess whether these guidelines have been helpful to applicants and sufficient for the Planning Commission.

Discuss exempting from lot coverage calculations, true barns (not, for example, garages that could be converted to barns) if the finding can be made that the property is being developed as an true equestrian property. This would necessitate establishing a reasonable maximum size for any true barn based on lot size. Or consider, when a barn has a natural dirt or other permeable surface floor, only using the true hardscape of a concrete tackroom or office floor when calculating hardscape.

Discuss exempting a three car, rather than a two car, garage from lot coverage calculations to reflect the design of most modern homes.

Exempt from lot coverage flag lot and other long access driveways necessitated by remote building pad locations. Discuss exempting from lot coverage calculations driveways where over half the driveway area is permeable, for example concrete strips with grass, d.g. or gravel in the center and on the sides.

Include in the discussion of driveways a type of driveway being used more and more in Old Agoura. Called chip seal, it looks like a permeable surface, decomposed granite drive, yet is considered impermeable because it has an asphalt base. It is much easier to maintain than d.g. and, with its rustic rural look, is esthetically pleasing. It should not, however, be used on a slope or when drainage is an issue.

Adopt Design Guidelines with language that reflects the nature of Old Agoura. There is no one "Old Agoura style". Old Agoura has a history of eclectic and, on rare occasion, eccentric architecture. The notion of western and rural can encompass everything from California ranch houses to Spanish Colonial revival to modernist architecture intended for rural or more spacious settings. It is not suburban, tract or urban architecture. The architecture should respond to the landscape and setting, not just in form (working with the land, not against it), but also in the vocabulary of architectural details.

Finally, in the language of the design guidelines, we would also add incorporating other native California heritage trees as well as oaks into design plans; encouraging eco-friendly home design; and, rather than dictating a specific color palette, applicants be encouraged to take into consideration the colors of the open space around them when choosing a color scheme.

~ ~ ~ ~

What keeps a city and its neighborhoods liveable, harmonious, respectful of neighbors and of the planet? What stops hundreds of residents from losing what their neighborhood IS, while still attempting to give a single individual what he or she wants? It is the ordinances and guidelines that you are being asked to consider.

In his book, "Who's Your City", Richard Florida writes that what makes a city special is living close to people with similar interests and *creating solid neighborhoods with specific personalities*. Old Agoura is one of those neighborhoods. And the proposals you are considering can help keep it that way.

Thank you for all your hard work.

On behalf of the Old Agoura Homeowners Association,

Robyn Britton  
Chairperson, Planning & Zoning Committee



August 5, 2008

Re: Residential Neighborhood Compatibility Ordinance  
Old Agoura and Community Input

Attention Mike Kamino

Dear Mr. Kamino,

I have enclosed the responses to the proposal of a possible Residential Neighborhood Compatibility Ordinance that pertains to the Old Agoura area. For your convenience, I am also typewriting my responses so my messages come through loud and clear.

First of all, this is not a reflection of the community's input. The Old Agoura Homeowner's Meeting held on July 27<sup>th</sup> 2008 was not announced and opened to paid members of the OAHA only. I have been a resident of Agoura since 1981 prior to city hood and have been a member of the OAHA, the fact that some members of the community were not advised that the dues were overdue (voluntary dues) is not a reason to exclude these residents. In addition, all households of Old Agoura whether they pay their voluntary dues or not should be included. We are all affected by this proposal and all taxpayers. This is totally a nondemocratic process and if it goes through without including all households may need to be brought up as an unfair proposal. The city should be responsible and send mailings if necessary to all households that are affected by this proposal. Enclosed is a copy of the announcement that I found on the OAHA homeowners site after the meeting was held on July 27<sup>th</sup> 2008.

My responses are as follows;

Remodels should be exempt from noticing requirements for Conditional Use Permits. No, the city should not increase the review authority of the Planning Commission. They have too much power now.

Storey poles are not needed and a waste of precious resources (lumber) that is not recycled but thrown away after the use of mapping the home site. They are also an eyesore. Use the plans determined by the builder and architectural planner.

Yes. For new construction the property owner should be required to place a notice of application sign on the property early in the review process. This will prevent the owner from insurmountable expenses and fights later in the construction if they do not meet requirements and or satisfaction of the planning department.

## Old Agoura Overlay Proposed Changes

No FAR chart, if someone wants to remodel and meets the setbacks, height etc requirements do not create more problems and animosity in this community.

No the FAR chart should not be placed in the Zoning Ordinance. We already have provisions within the ordinances already established under the General Plan.

No FAR chart. Setbacks from property lines and streets already exist. If you follow the present standards, there will be no problems. We do not need more ordinances and restrictions.

Follow the present guidelines and setbacks. We do not need FAR charts. If someone has 10 acres of property and wants to build a two story home stretching over their property and provides horse facilities, so be it, do not push more ordinances on our unique community. This ordinance will push homeowners that love this community to move out and will create a tract house community.

## Equestrian Overlay District.

Should a minimum 1,500 square feet be set aside for horse keeping?  
It depends on one's property. Some existing properties are on steep hillsides and nonusable land, keeping horses on this type of property is dangerous. Also, it is not fair to those who live on steep hillsides taking away their useable living space.

What types of improvements should be allowed within 1,500 square feet.

Anything but a building (permanent) that would prevent future horse owners.

Small lots should be exempt from horse keeping standards. Horses would be in danger on steep property. The city should not deprive a home owner with a small lot his or her ability to enjoy their property. This is an infringement of the homeowner's quality of life.

## Existing Zoning Code Provisions

Yes lot coverage is utilized to regulate size of homes not FAR chart. No need for a FAR chart this is ridiculous.

No need to reduce the height of a building from 35 feet to 30 feet. It is interesting that you allow higher structures with businesses i.e. the New Agoura Village.

No need to change the front yard setbacks from 25 feet to 30 feet again more restrictions on our unique community. It has worked so far over 25 years since the city's inception.

Provisions for flag lots and turn about for the Fire department.

Again it depends on the size of the lot width etc. If it is a fire trap and a new construction is going to be built and it protects the citizens then it is needed. Use common sense.

Design guidelines should be utilized.

Yes, No FAR charts let the planning commissioners use the present guidelines. Do not place more unnecessary ordinances; we have enough ordinances on our unique sector of Agoura Hills.

We do not need more ordinances and restrictions. If this somehow passes, I will not be surprised if civil suits will be filed against the city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Meril S. Platzer', written in a cursive style.

Meril S. Platzer MD.  
28404 Foothill Drive  
Agoura Hills California  
91303



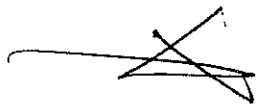
## Howdy Partners!

200

We are in the process of updating our website and email distribution process. Sorry for the inconvenience. Please check back soon. In the meantime please make note of the following:

**Special ZOA Meeting of the OAHA**  
Sunday, July 27, 2008  
5:30pm - Agoura Bible Fellowship

All current members of the Old Agoura Homeowners Association are urged to attend this special meeting regarding the City's proposed Zoning Ordinance Amendment. Please read this letter from President Jess Thomas, check out the proposed ZUA if you haven't already, and plan to attend. If you have specific concerns about building, renovating or adding on to your property, bring the information with you (size of lot, current home size and lot coverage, slope, etc) and the City's consultant can try and address those concerns.



*Please note, this meeting is for Old Agoura Homeowner Association members.  
RSVP/Questions may be addressed to: [K2@oldagoura.org](mailto:K2@oldagoura.org)*

### A Letter From President Jess Thomas, OAHA

We have arrived at a turning point in Old Agoura.

#### Proposed Zoning Ordinance Amendments:

For some years now, your Board of Directors has been diligently attempting to define what it is about our neighborhood that makes it so specially unique. The descriptive passages in the "BUILDING IN OLD AGOURA?" section of the web site are a years-old attempt at an analysis. But, every year it seems as if more and more newcomers, and sometimes even local developers, are intent upon ignoring the features of existing Old Agoura. The trend is to build much larger and more ostentatious homes, which cover more of the lot area, and are out of proportion with the existing homes in the immediate neighborhood. This tendency exists throughout the country and has caused the coining of a new word in our language. Google "mansionsization" and you will be astounded at the number of organizations created to study and oppose it.

Before we got completely sidetracked, and absorbed by the Heschel School Issue, the OAHA had asked our City to do something to assist us in limiting the changes in the nature of the neighborhood. Lately, an effort has finally been initiated in that respect. Joyce Parker was a City planning staff member for years and is now working as a freelance planner. The City has hired her to develop a Zoning Ordinance Amendment, (ZOA), which would limit mansionsization in Old Agoura. To date, there have been two public meetings held by the City to examine and explain the draft ordinance. While the main objections to the proposed ordinance have come from developers and realtors, some issues have developed which would unreasonably limit existing homeowners' remodel and add-on plans. An example is the way the driveway area is counted in the lot coverage total. The first draft of the new ZOA included all of driveway area to be counted as part of the total lot coverage allowed. However, at the City workshops, it was pointed out that this blanket treatment was particularly not fair to folks with steep lots which require a really long driveway to access the buildable house pad. This is the type of issue we will be looking at during the meeting.

The prevalent attitude among speculative builders, who are the majority of those building the huge new homes lately, is that they should not be restrained in any way in maximizing their profit. Our Association has had the goal of preserving the nature and style of the neighborhood for many years. Your Board of Directors feels that the proposed Zoning Ordinance Amendment

**Areas for Discussion**  
**Residential Neighborhood Compatibility Ordinance**

**ADMINISTRATIVE CHANGES (Increased public participation/notification)**

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2<sup>nd</sup> story additions?
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

REMODELERS should be exempt from  
noticing requirements

No - the city should not increase  
the review authority of the Planning  
Commission

Story poles are not needed and a  
waste of resources (wood)  
use the plans determined by the  
builder and architect

Yes for new construction - so the  
property owner is not faced with  
insurmountable expenses and rights  
later in the construction.

addendum

\* The Old Agoura Homeowners Assoc  
did not include all members  
of the Old Agoura community  
the city needs to notify all  
citizens in this community that  
will be effected.

## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

NO FAR CHART — IF SOMEONE  
wants to remodel and meets  
the setback, height etc requirements  
DO NOT create more problems  
and animosity in this community

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

NO — we already have provisions within  
the ordinances already established

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

NO FAR square footage — SETBACKS

From property lines and streets  
already exist. IF you follow  
the present standards — there will  
be no problem — we do not need  
more ordinances and restrictions

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

Follow the present guidelines and setbacks we do not need FAR charts. If someone has 10 Acres and wants to build a 2 story home stretching over his property and provides horse facilities, so be it do not push more ordinances on our unique community

#### **EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES**

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

It depends on one's property. Some existing property are on steep hillsides keeping horses is dangerous

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Anything but a building that would prevent future horse owners.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

Yes — Horses would be in danger  
on steep property and the city  
should not deprive an owner  
with a small lot his/her ability  
to enjoy their property

#### EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR?

Yes — no need for a  
FAR chart

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

No — no more restrictions  
It is interesting you allow  
higher structures with the businesses  
i.e. New Square Village

- Should the required front yard setback be increased from 25 feet to 30 feet?

No — no more restrictions  
It has worked



- 
- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Again it depends on size of lot  
width etc - IF IT IS A FIRE TRAP  
and a new construction is going on IN  
and it protects the citizens then  
it is needed

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

YES NO FAR - LET THE  
PLANNING COMMISSIONERS USE THE  
PRESENT GUIDELINES AND DECISIONS  
DO NOT PLACE MORE ORDINANCES  
ON OUR UNIQUE SECTOR OF AGOURA HILLS

Name and Address (Optional)

DR MERIN S. PLATZER

28404 FOOTHILL DR  
AGOURA HILLS CA 91301

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court

Areas for Discussion  
Residential Neighborhood Compatibility Ordinance  
June 4, 2008 Workshop

2008 JUL 10 PM 4:06

CITY CLERK

**ADMINISTRATIVE CHANGES (Increased public participation/notification)**

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2<sup>nd</sup> story additions?
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

- Bullet Point #1 - No -

- Bullet Point #2 - Yes, but city must increase  
review time - no lengthy process

- Bullet Point #3 - NO

- Yes - but time limit of 1-2 months

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

Yes - 25-30% would be a good number

---

---

---

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Old Agoura Design Guidelines

---

---

---

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

FAR - should be house only - possibly only to footprint of the home

---

---

---

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

Modified - possibly to lot size - Area of old Agoura between Driver Ave and freeway needs to be excluded - lots tend to be smaller

#### EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

1500 sq feet is adequate per horse up to 1-2 horses - if zoned for 3 or more a turn out of 3000 sq feet if it is fine w/ adequate barns

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

No paving or cement - would like gardens grass, gazebos, fountains and covered patio/BBQ (no gas lines) - something 1-2 people could remove in a day or two

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

Yes lots in size of @ 24,000 or less sq ft  
- lot between Drive and freeway is what I am thinking of

**EXISTING ZONING CODE PROVISIONS**

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

lot coverage

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

No

- Should the required front yard setback be increased from 25 feet to 30 feet?

No

- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Yes, exemptions for Flag lots and any requirements by other governmental agencies

---

---

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

No problem with guidelines - too much room for variance.

---

---

Name and Address (Optional)

Duane Griffin 5316 Lewis Rd, Agoura, CA 91301

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Areas for Discussion  
Residential Neighborhood Compatibility Ordinance  
June 4, 2008 Workshop

**ADMINISTRATIVE CHANGES (Increased public participation/notification)**

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt? *No!*
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2<sup>nd</sup> story additions? *No!*
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission? *No!*
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process? *No!*

Most of the neighborhood have been built out. It would seem biased & discriminatory to force those who have not yet remodelled to comply with additional & expensive requirements that many in the community & their neighbors have not had to comply with to date.

## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

Yes; however, standards should all be guidelines. There is a vast degree of difference among lots, so a case by case analysis is most equitable.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Guidelines!

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Just the home. Again, only as guidelines



- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

No, do not establish a maximum size. The size & character of the lot & its neighboring properties should determine structure size.

#### EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Yes, as property dictates to determine "horse-usefulness"

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

No hardscape in "horse-keeping" area.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

Determine on a case by case basis.

#### EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

Yes, again as a guideline!

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

No! Many existing homes are already 35', why reduce it for others yet to build or remodel?

- Should the required front yard setback be increased from 25 feet to 30 feet?

No!

- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

*Yes, that would be fair & reasonable.*

---

---

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?
- 
- 
- 

Name and Address (Optional)

---

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Areas for Discussion      CITY OF AGOURA HILLS  
Residential Neighborhood Compatibility Ordinance      AM 8:04  
June 4, 2008 Workshop      CITY CLERK

**ADMINISTRATIVE CHANGES (Increased public participation/notification)**

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2<sup>nd</sup> story additions?
- yes* • Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

750 feet is not a large enough of a radius.  
minimum: 1500 ft.

★★ Story Poles are an absolute MUST! It  
is impossible to visualize the size of  
the proposed house.

Early notice of application is a good  
idea. However, if there are ordinances  
in place, hopefully this will help  
eliminate so much involvement from  
the neighborhood. Right now, the  
community does not feel that the Planning  
Commission has any control over what  
is being approved.

## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

This would depend. If the FAR  
exempts driveways, patios etc., then  
additions should not be exempt.

---

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

yes! Guidelines are not adequate.  
Builders feel they can dismiss guidelines.  
There must be an ordinance!

---

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Include accessory buildings and 2nd  
units, ~~to~~ and covered patios  
Exempt 3 car garage (not just 2 car)  
Exempt the driveway ~~and patios~~  
Exempt horsekeeping structures - structures  
that are really being used by horses.

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

The maximum structure size should be dictated by the size and slope of the lot. I am fed up with people building huge homes on the edge of the street or next to the adjacent property lines. New homes should not ruin other peoples views or privacy.

#### EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

at least 1500 sq. ft. ! Horses are the heart and soul of Old Agoura. They keep our community rural and unique. Although I do not own a horse, I believe we must preserve the equestrian flavor of our community.

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Absolutely no paving or hardscape! We want to attract people to our community who value its rural nature - a tennis court or pool in the area set aside for horses ruins the ambiance and attracts a different type of person when the house is resold.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

No

### EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

Use the FAR

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

Yes!

- Should the required front yard setback be increased from 25 feet to 30 feet?

Yes! Also increase the setback from the sides of a house next to adjacent property lines.

- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

*only if the driveway is included  
as part of the equation.*

---

---

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

*Guidelines are fine for the color  
and house style. An ordinance is  
required to regulate the size of  
the house.*

---

---

Name and Address (Optional)

*Laurie Turner*  
*Old Agoura*

---

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301



**Areas for Discussion**  
**Residential Neighborhood Compatibility Ordinance**

2008 JUN -9 PM 4: 11

**June 4, 2008 Workshop**

CITY CLERK

**ADMINISTRATIVE CHANGES (Increased public participation/notification)**

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2<sup>nd</sup> story additions?
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

*The above suggestions are great! It gives a citizen time to be responsible and as well as inclusiveness in the proposals of land use and construction near ones house and property. Thank you!*

## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

I believe small remodels should be exempt - perhaps of the footprint or roof line stays the same.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Yes, some sort of guide lines would be helpful because because of density.

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Anything with a water proof covering / roof and a floor like a barn but not a horse shed.

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

Yes! A chart should state  
a maximum according to lot  
size & shape.

#### **EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES**

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Yes!

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Landscape, not hardscape.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

No! We don't need to build on every inch.

#### EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR?

Yes! In the Hollywood Hills some lots are built on every square inch of the property. It's too close to the neighbors and the feeling is too dense.

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

Yes! Again, if the houses are allowed to build within 10 feet even if it is a retaining wall from the road the feeling from the road is that it is a skyscraper and won't let in the sun of the neighborhood.

- Should the required front yard setback be increased from 25 feet to 30 feet?

Yes! This would prevent blind corners as well as eliminate the feeling of skyscrapers one after another along a road. Again this height and density is wrong for Old Asara. Is this rural?

- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

*I think lot coverage is 35% which is fine. Also, the fire department turn around should be observed because we live in a fire hazardous zone. A life could be at stake!*

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?
- 
- 
- 
- 

Name and Address (Optional)

*Pamela Chandler*  
*5800 Lapworth Dr.*  
*Agoura Hills, CA 91301*

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Areas for Discussion  
Residential Neighborhood Compatibility Ordinance

2008 JUN -9 PM 4:12

June 4, 2008 Workshop

CITY CLERK

**ADMINISTRATIVE CHANGES (Increased public participation/notification)**

- 1 • Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- 2 • Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2<sup>nd</sup> story additions?
- 3 • Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- 4 • Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

1. The neighborhood is affected beyond 70750 feet  
1500 feet is more reasonable - What is there  
to hide?
2. Clearly additions and tear downs are as important  
as new building in determining how a home  
fits the land scape and neighborhood, so yes
3. Story poles - Yes! while they are an extra  
for the builder they will help or hurt passage  
of the plan, the city must verify accuracy  
or builders may cheat.
4. Current notifications are too short.  
A family could be on vacation while a  
sign goes up and down. With the  
current process the public is involved too  
late. Too much is already invested. Deals  
with the city seem to be already made.

## OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

Small remodels should be exempt - perhaps if the footprint or roof line stay the same.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Yes, this will be helpful as guidance for the builders and the neighbors.

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Anything with a water proof covering (roof) and a floor. So barns, yes but horse shaded, no.

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

The chart is a compromise. Currently new homes are too large. In the future the trend will be ~~to~~ more energy efficient, smaller and eco friendly homes.

#### EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Yes, and it should be practical.

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Landscaping, not hardscape. Natural would be best - Native trees & plants.



- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

No - we don't need to build on every inch. Some lots can be mostly open. The home should be comfortable with the land, not conquer the space.

#### EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR?

No. Slope needs consideration

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

Generally yes but, it depends on the lot. / Compatibility is key

- Should the required front yard setback be increased from 25 feet to 30 feet?

Yes. Old Agoura homes are set back. We are not Hollywood

- 
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Yes, considerations should be made. Avoid big concessions.

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

Old Agoura is Eclectic. The main issue is people building for impact & sale, not live-ability.

Name and Address (Optional)

Walt Chandler  
5800 Lapworth Dr  
Agoura Hills, CA 91301  
818 991 8465

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of  
Planning and Community Development  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

CITY OF AGOURA HILLS

2008 JUL 28 AM 11:19

CITY CLERK

July 27, 2008

Planning Commission  
City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

Case No. 08-ZOA-03- Neighborhood Compatibility Ordinance

To Whom It May Concern,

We are long-time (22 years) residents of Old Agoura. We are writing to comment on the proposed amendments to the Municipal Code placing limitations on the size of Old Agoura homes.

We are firmly opposed to the on-going mansionization of our community, as well as residential construction which materially impedes horse ownership and maintenance. We believe that the semi-rural, and specifically equestrian, nature of the neighborhood needs to be preserved. Current builders should not burden future property owners with the expense of removing structures which would unreasonably interfere with horse ownership.

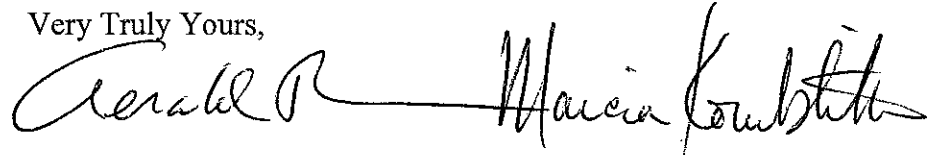
Further, we believe that the maximum house size should be 8,000 square feet or less, regardless of lot size, with an additional allowance for a standard three car garage. It would be an undue burden on horse owners to count any livestock facilities (including barns, tack rooms, or other out buildings) towards the maximum buildable size. If the City wishes to support horse ownership, then horse facilities should not be included in the square footage calculation. If horse facilities are counted, then, on identical properties, a homeowner whose property does not have horse facilities would be allowed to build a larger house than his neighbor. That would be an undesirable penalty against horse owners.

Whereas, the requirement that 1,500 square feet be dedicated to horse facilities for new single family homes is reasonable, allowances should be made for remodels on existing structures where horse facilities are in place and such a requirement may be onerous.

Last, an equally important issue, which the proposed amendments do not address, is vehicular access to horse facilities. Easy access is required for feed trucks, veterinarians and "knackers." It is very hard to remove a dead or disabled horse if you can't reach it with a truck.

Planning Commission  
City of Agoura Hills  
July 27, 2008  
Page 2

Very Truly Yours,

Handwritten signatures of Gerald Peters and Marcia Kornblith. The signature of Gerald Peters is on the left, and the signature of Marcia Kornblith is on the right, connected by a horizontal line.

Gerald Peters & Marcia Kornblith  
5338 Lewis Road  
Agoura Hills, CA 91301

**Residential Neighborhood Compatibility Ordinance**  
**Areas for Discussion**  
**June 4, 2008 Workshop**

**RESPONSES SUBMITTED BY RON WATERS**  
**6 JUNE, 2008**

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- 1 Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- 2 Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- 3 Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- 4 Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

RESPONSE:

1. Rather than making a radius I would suggest that you make the notice extend three properties in all directions from the subject property. That would account for large, or irregular properties. Interior remodels, including window and door replacements should be excluded as they have no bearing on the neighbor's properties. Any second story addition should be reviewed first by the planners. If in their opinion, the addition does not substantially impact the neighbors, it should be exempted. (example, the neighbors are more than 75 feet away, or no windows face into the neighbors yard, or it is a relatively small addition). Any single story addition in excess of 50% of the existing square footage should be included. Any tear down of more than 50% of the existing walls should be included. Certain circumstances should be excluded altogether if the home essentially can not be seen from surrounding properties.
2. Since most of the work that will occur in Old Agoura in the future will be remodels, and they are currently exempted from Planning Commission review, new homes should be treated equally. I do not believe that just because a house sits, or will sit, on a sloped lot, it should be scrutinized any differently than one on a flat lot. I do not believe that a neighbor should have the right to determine what your house should look like, or where it

should be sited on the lot, or how big it will be, as long as it meets the setback requirements, the coverage requirements, and if adopted the FAR requirements, and horse facilities requirements if space allows. The City has opened a huge bag of worms by allowing this type of neighbor criticism and it should be abolished. It sets neighbor against neighbor and makes the process of building an adversarial contest.

I propose that you let the planning department do their job by giving them a set of reasonable guidelines, acceptable to the residents of Old Agoura, and once the house has met these guidelines, and the other code requirements, it should be allowed to be built. The Planning Commission should not be involved in single family residences; they should only be involved with the approval of all other types of development that impacts the City and the general population. Homes should not be designed by committee, and certainly not by what the neighbors feel is appropriate, or by the size of the existing homes on the street. A presentation by the owner and their representatives should be made to the city planning department in a televised private meeting allowing a significant amount of time for each planner to ask questions of the applicant, and his representatives. The representatives should be allowed to explain in detail the house, grading plan, geology (if it is an issue), siteing, setbacks, and any other significant features. The designer and other representatives of the owner are far more qualified to answer questions than the planners. If necessary, the City should have their experts at that meeting to address any of their concerns. No landscaping plan should be required except for erosion control on cut or fill slopes. Restrictions can be placed to prevent landscaping under oak trees. Plant palates can be suggested, but once the certificate of occupancy is given they can not be enforced, so why incur the significant cost of a landscape plan. Once all questions are addressed with satisfactory answers, the house should be approved and sent on to the Department of building and safety. This process would make building a less subjective process and not leave it to the whims of the neighbors as to what can be built. The planners are supposed to be the professionals, not the neighbors. If neighbors have issues after reviewing the televised hearing, they should submit their issues in writing stating specific areas within the code, or guidelines that do not conform to these codes and guidelines. If the planners feel that they have missed something, the applicant should have sufficient time to answer the concerns in writing to the planners.

3. Story poles are an absolute waste of money. They are very expensive to install and deceptively represent the project unless the lot has been graded to accept the finished home. On that subject, the City should allow lots to be graded without the necessity of designing a home. That would allow an owner to prepare the lot for a home that a future buyer could design. I have seen this done many many times and it is an effective way to sell a lot. Certainly it would have to be protected from drainage issues, but that is not a significant problem.

4. Early notification will clutter the area with signs that stay up forever as the process to get approval, as it is currently structured, can be very lengthy. Once I got past the geology issues on our property, it has been over a year and a half for our project, and that is not the longest time that I have heard. Using the idea in item one above would handle the notification issue without involving the city.

## OLD AGOURA OVERLAY PROPOSED CHANGES

1. Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.
2. Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?
3. What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?
4. Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

### RESPONSES:

1. The consensus was that the Floor Area Ratio idea was not acceptable. However, as Robin pointed out, it does give the buyer, or owner of a property a good idea of what might be built on the property prior to expending large amounts of money. So, as a GUIDELINE, it probably has some use. There would be certain circumstances where it could be exceeded, with justification. If the applicant can justify the exception to the planning department, it should be approved. Item three needs to be answered before the issue of remodels can be addressed.
2. If the FAR is to be adopted, it should be a guideline, not an ordinance. The guidelines should have a mandatory review every five years.
3. If the FAR is adopted, it should only include the house. It should not include patio roof covers, three car garages attached to the house, basements, second units ( as they come under a different rule), and movable horse facilities including shed row barns. Free standing barns should be allowed, up to some reasonable limit, providing the property meets the coverage requirements, and they look like barns (not necessarily like the house). Second units should be allowed, and an additional coverage allowance should be provided to them, if the property meets the minimum horse keeping requirements as discussed below.

4. If the FAR provisions are to be used, they should allow a minimum of 5,800 square feet to be built on a 40,000 square foot site, and the reductions for slope should be reduced, especially for down slope lots where the mass is diminished with the down slope. Up slope lots might suffer a greater reduction than down slope lots because their mass is increased in appearance. Lots in excess of one acre should be granted a larger minimum by increasing the minimum by .03 for each square foot over 40,000 square feet. Lots over 5 acres should be exempt from maximum home size limitations. The criteria for lots smaller than 40,000 square feet seemed acceptable. Some provision should be made for building on lots that are very steep. There are many places in Southern California where near vertical lots have houses built upon them. A lot should not be made unbuildable because it is very steep. That is a form of taking of property that is unacceptable in my mind. This will not affect many lots, but the ones it does affect are important to the owners of those lots. Beautiful homes can be designed for steep lots. This may mean relaxing the height limitations, or allowing three stories, or tri levels. Horse facility requirements should be waived for these lots. The restrictions on ridge line construction should be removed, as there are many many homes that already exist on ridge lines, and a few more will not substantially change what already exists.

The size of a home should not be affected by the size of the neighboring homes. We are in a changing phase of growth in Old Agoura. There are many older homes that desperately need to be remodeled, they generally are located near other homes of the same size and age. To limit the size of a new home, or a tear down, or substantial remodeled home, because it sits next to other older smaller homes, will only prolong the procedure. As larger homes are built that replace the older homes, the average will increase over time, eventually getting to the allowable sizes in the guidelines, but in the meantime, many owners will not have realized the proper values of their properties upon sale. Owners need to realize that a large new home in the neighborhood increases their home values, and if done within the limitations proposed in these changes, will still provide for horses and maintain a rural setting.

#### EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

1. Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?
2. What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?
3. Should small lots or extremely steep parcels be exempt from the horse keeping standards.

RESPONSES:



1. 1,500 square feet is sufficient, and under certain circumstances should be reduced or eliminated if the lot configuration requires large or imposing retaining walls, or the horse facilities would negatively impact the home size. Is horse keeping allowed under oak trees? If not this could seriously impact the usable area of the lot for horses in some cases. Provisions should be in place to reduce the required horse keeping facilities if they otherwise could be met, except oak trees impede the use of that land.

2. Any type of landscaping or gardening should be allowed including garden walls 2 feet or less in height. Loose stone walkways such as flag stone should be allowed. Any type of children's play equipment should be allowed. Non permanent or movable storage sheds should be allowed. Other animal facilities should be allowed. Porous surface hardscape should be allowed as it is easily removed. Permanent barns should be allowed. I suspect that the City will be unable to control what is done in the horse designated area once the certificate of occupancy is issued, so there is really no reason to get too specific on this issue. If somebody wants to use the designated area for horses, they will remove whatever is unwanted in that space.

3. Absolutely, small lots should be exempt. Horses should not be placed close to living structures. There is always a certain amount of dust, and flies, and noise generated by any horse. Steep lots are not suitable for horses. Exactly what constitutes steep is up for some conjecture. Some lots have a steep portion and a usable portion. If the house takes up the usable portion, and there is no suitable portion for the horses, they should be exempted.

This proposed change allow for a maximum provision for the house, if that is met or less, and there is room for the horse facilities, then they should be required to be set aside. There should be a minimum square footage set aside for the house, garage, pool, and patios before the horse keeping requirement is imposed. This minimum size should be determined by the lot size. It is possible that a one acre sloped lot would not have suitable space for horses. Consideration must be given in remodels that are not tear downs to the existing home site. If the existing home including, the modifications proposed, eliminates the prospect for horses, they should be exempted.

### **EXISTING ZONING CODE PROVISIONS**

1. Should lot coverage be utilized to regulate the size of homes instead of FAR?
2. Should the maximum allowed height be reduced from 35 feet to 30 feet?
3. Should the required front yard setback be increased from 25 to 30 feet?

### **RESPONSES:**

1. Either system can be made to work given the parameters set with each system. Lot coverage may be a more flexible system as it allows the owner to choose how they will

spend their coverage allowance. I believe that the FAR was to be used in conjunction with the lot coverage provisions, so this is not an either or situation.

2. How often has the issue of height become an issue. Personally I do not feel that the current height limitations of 35 feet has generated homes that look excessively high. Thus I do not see any need to change this provision.

3. I see no need to change the front yard set back requirements. Most owners, given the opportunity will site their homes away from the street more than the minimum. The minimum only comes into play on sloped lots where there is no choice but to site the house close to the street. Imposing a larger set back will unfairly discriminate against the existing sloped lots that have not been built upon, thus hurting their value.

I know that some of the ideas in this proposal are unique, but if implemented, the process of bringing a home into compliance with the rules and guidelines would not be as contentious as they are currently. A great deal of money would be saved by the applicant and the planning department would in fact live up to its name in fact rather than just an ineffective assembly of information department. It would reduce the work load on the Planning Commissioners allowing them to concentrate on the large developments that significantly impact the future of the City.

Respectfully Submitted by:

Ron Waters

CITY OF AGOURA HILLS

2008 JUN 10 PM 5: 05

CITY CLERK

June 9, 2008

Areas for Discussion Residential Neighborhood Compatibility Ordinance  
June 4<sup>th</sup> 2008 Workshop

Attention Mike Kamino-Doug Hooper and Planning Committee and Commission

Dear Sirs,

I attended the workshop on June 4<sup>th</sup>, 2008. I was amazed how the workshop was portrayed as an input of ideas from the community turned into an attempt by the planning committee to convince the community to accept this proposed ordinance.

I attended the city planning meeting end of April early May 2008. Prior to this meeting, I did not know such an ordinance was considered to change the character of Old Agoura.

I am a resident prior to establishment of Agoura as a city. My husband and I moved to Agoura because of its beauty and distinct character and uniqueness in the Los Angeles County area. We wanted to break away from Los Angeles County to preserve our character and now we are faced 25 years later with the same beast trying to pass more ordinances and squash our lifestyle.

The majority of the members do not reside in Old Agoura and probably do not reside in Agoura Hills. Even members of your planning commission are not representative of Old Agoura. Even one of your members who reside in Old Agoura is a relative newcomer who seems to have drawn up these ideas many months prior to it reaching the planning commission/city council level.

Where is the community input? Why can't we Old Agourans vote on this issue? We live here and enjoy the community as it is.

As far as the issues presented at the workshop, I will go by each issue one by one.

1. Remodels should have different standards. We should determine what a remodel is. The city should make that distinction. For example, if one wall is left up and mysteriously disappears than this is a deliberate act to go under the Remodel Status rather than a new building? The city should step in and change the classification because they have been defrauded.

You should not jeopardize citizens who have bought small homes and their family grows and they have the resources to rebuild or add on to meet their needs. This is their property

and if it meets the guidelines of the City Ordinances i.e. 12 foot side yards, and appropriate set backs and heights then it is up to the owner. This is an infringement on the rights of the citizens and not democratic but autocratic.

2. The FAR chart should not be placed in the Zoning Ordinance. Again if the homeowner is within the building code of the city height, side yards, set backs than it is their right. If an owner has 5 acres of land then if they want to build a large home how does this interfere with the neighbors or the nature of the unique community of Agoura? There should not be an ordinance another law but a guideline. We have too many ordinances laws making us enemies with our neighbors and the City of Agoura Hills.

3. Accessory buildings, patios, garages. Again if the home and accessory structures are in compliance within the building code it is the right of the owner to do what he or she wants with her property.

4. FAR chart should be removed. No ordinance, guideline is more reasonable and no restrictions if a small piece of property is being built on and they are asking for an exemption regarding side yards and set backs then that should be denied.

#### Equestrian Overlay District

1. Old Agoura has always been an animal keeping community. That is why people have moved here. 1500 sq feet seems reasonable if it does not compromise the home. For example across the street from me on Foothill Drive, there are three homes that are on steep hills. If the horses were placed on the hill they would be endangered. In fact, there was one fatality of a horse last year that fell down the hill. The planning committee should use their common sense that is why they are on the payroll.

2. The owner again if they want to pave or hardscape it is their right as long as they allow space for the next owner who may want to keep horses.

3. Small lots or extremely steep parcels should not keep horses, it will endanger the animal.

#### Exiting Zoning Code Provisions

1. Lot coverage should be utilized and maintain the exiting zoning ordinance

2. The maximum allowed height should remain the same 35 ft

3. Front set back should remain the same 25 feet

4. There should be special provisions for flag lots as a safety route for the Fire Department and the citizens who live on that flag lot.

5. Design Guidelines should remain the same.

Also earth tones versus the other colors to paint one's house are again up to the discretion and the liking of the owners. If someone wants to paint a red barn with white trim or a white or yellow house it is the right of the owner of the home.

I am appalled at the Planning and Community Development especially at certain members who came up with this idea and your newest commissioner. It seems that this

idea was behind closed doors. The community of Old Agoura was left out. I also was surprised that Cyrena who was instrumental in getting this idea out there was not at the workshop. She seemed to state at the meetings that she was going to be there.

No ordinance, guidelines, and if you want to force an Ordinance than the vote should go to the Community. This idea is creating animosity between the Old Agourans and the City of Agoura.

Sincerely,



Meril Sue Platzer MD,

28404 Foothill Dr

Agoura Hills CA

91301

**Residential Neighborhood Compatibility Ordinance**  
**Areas for Discussion**  
**June 4, 2008 Workshop**

**RESPONSES SUBMITTED BY RON WATERS**  
**6 JUNE, 2008**

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- 1 Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- 2 Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- 3 Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- 4 Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

RESPONSE:

1. Rather than making a radius I would suggest that you make the notice extend three properties in all directions from the subject property. That would account for large, or irregular properties. Interior remodels, including window and door replacements should be excluded as they have no bearing on the neighbor's properties. Any second story addition should be reviewed first by the planners. If in their opinion, the addition does not substantially impact the neighbors, it should be exempted. (example, the neighbors are more than 75 feet away, or no windows face into the neighbors yard, or it is a relatively small addition). Any single story addition in excess of 50% of the existing square footage should be included. Any tear down of more than 50% of the existing walls should be included. Certain circumstances should be excluded altogether if the home essentially can not be seen from surrounding properties.
2. Since most of the work that will occur in Old Agoura in the future will be remodels, and they are currently exempted from Planning Commission review, new homes should be treated equally. I do not believe that just because a house sits, or will sit, on a sloped lot, it should be scrutinized any differently than one on a flat lot. I do not believe that a neighbor should have the right to determine what your house should look like, or where it

should be sited on the lot, or how big it will be, as long as it meets the setback requirements, the coverage requirements, and if adopted the FAR requirements, and horse facilities requirements if space allows. The City has opened a huge bag of worms by allowing this type of neighbor criticism and it should be abolished. It sets neighbor against neighbor and makes the process of building an adversarial contest.

I propose that you let the planning department do their job by giving them a set of reasonable guidelines, acceptable to the residents of Old Agoura, and once the house has met these guidelines, and the other code requirements, it should be allowed to be built. The Planning Commission should not be involved in single family residences; they should only be involved with the approval of all other types of development that impacts the City and the general population. Homes should not be designed by committee, and certainly not by what the neighbors feel is appropriate, or by the size of the existing homes on the street. A presentation by the owner and their representatives should be made to the city planning department in a televised private meeting allowing a significant amount of time for each planner to ask questions of the applicant, and his representatives. The representatives should be allowed to explain in detail the house, grading plan, geology (if it is an issue), siting, setbacks, and any other significant features. The designer and other representatives of the owner are far more qualified to answer questions than the planners. If necessary, the City should have their experts at that meeting to address any of their concerns. No landscaping plan should be required except for erosion control on cut or fill slopes. Restrictions can be placed to prevent landscaping under oak trees. Plant palates can be suggested, but once the certificate of occupancy is given they can not be enforced, so why incur the significant cost of a landscape plan. Once all questions are addressed with satisfactory answers, the house should be approved and sent on to the Department of building and safety. This process would make building a less subjective process and not leave it to the whims of the neighbors as to what can be built. The planners are supposed to be the professionals, not the neighbors. If neighbors have issues after reviewing the televised hearing, they should submit their issues in writing stating specific areas within the code, or guidelines that do not conform to these codes and guidelines. If the planners feel that they have missed something, the applicant should have sufficient time to answer the concerns in writing to the planners.

3. Story poles are an absolute waste of money. They are very expensive to install and deceptively represent the project unless the lot has been graded to accept the finished home. On that subject, the City should allow lots to be graded without the necessity of designing a home. That would allow an owner to prepare the lot for a home that a future buyer could design. I have seen this done many many times and it is an effective way to sell a lot. Certainly it would have to be protected from drainage issues, but that is not a significant problem.

4. Early notification will clutter the area with signs that stay up forever as the process to get approval, as it is currently structured, can be very lengthy. Once I got past the geology issues on our property, it has been over a year and a half for our project, and that is not the longest time that I have heard. Using the idea in item one above would handle the notification issue without involving the city.

## OLD AGOURA OVERLAY PROPOSED CHANGES

1. Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.
2. Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?
3. What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?
4. Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

### RESPONSES:

1. The consensus was that the Floor Area Ratio idea was not acceptable. However, as Robin pointed out, it does give the buyer, or owner of a property a good idea of what might be built on the property prior to expending large amounts of money. So, as a GUIDELINE, it probably has some use. There would be certain circumstances where it could be exceeded, with justification. If the applicant can justify the exception to the planning department, it should be approved. Item three needs to be answered before the issue of remodels can be addressed.
2. If the FAR is to be adopted, it should be a guideline, not an ordinance. The guidelines should have a mandatory review every five years.
3. If the FAR is adopted, it should only include the house. It should not include patio roof covers, three car garages attached to the house, basements, second units ( as they come under a different rule), and movable horse facilities including shed row barns. Free standing barns should be allowed, up to some reasonable limit, providing the property meets the coverage requirements, and they look like barns (not necessarily like the house). Second units should be allowed, and an additional coverage allowance should be provided to them, if the property meets the minimum horse keeping requirements as discussed below.



4. If the FAR provisions are to be used, they should allow a minimum of 5,800 square feet to be built on a 40,000 square foot site, and the reductions for slope should be reduced, especially for down slope lots where the mass is diminished with the down slope. Up slope lots might suffer a greater reduction than down slope lots because their mass is increased in appearance. Lots in excess of one acre should be granted a larger minimum by increasing the minimum by .03 for each square foot over 40,000 square feet. Lots over 5 acres should be exempt from maximum home size limitations. The criteria for lots smaller than 40,000 square feet seemed acceptable. Some provision should be made for building on lots that are very steep. There are many places in Southern California where near vertical lots have houses built upon them. A lot should not be made unbuildable because it is very steep. That is a form of taking of property that is unacceptable in my mind. This will not affect many lots, but the ones it does affect are important to the owners of those lots. Beautiful homes can be designed for steep lots. This may mean relaxing the height limitations, or allowing three stories, or tri levels. Horse facility requirements should be waived for these lots. The restrictions on ridge line construction should be removed, as there are many many homes that already exist on ridge lines, and a few more will not substantially change what already exists.

The size of a home should not be affected by the size of the neighboring homes. We are in a changing phase of growth in Old Agoura. There are many older homes that desperately need to be remodeled, they generally are located near other homes of the same size and age. To limit the size of a new home, or a tear down, or substantial remodeled home, because it sits next to other older smaller homes, will only prolong the procedure. As larger homes are built that replace the older homes, the average will increase over time, eventually getting to the allowable sizes in the guidelines, but in the meantime, many owners will not have realized the proper values of their properties upon sale. Owners need to realize that a large new home in the neighborhood increases their home values, and if done within the limitations proposed in these changes, will still provide for horses and maintain a rural setting.

#### EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

1. Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?
2. What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?
3. Should small lots or extremely steep parcels be exempt from the horse keeping standards.

RESPONSES:

1. 1,500 square feet is sufficient, and under certain circumstances should be reduced or eliminated if the lot configuration requires large or imposing retaining walls, or the horse facilities would negatively impact the home size. Is horse keeping allowed under oak trees? If not this could seriously impact the usable area of the lot for horses in some cases. Provisions should be in place to reduce the required horse keeping facilities if they otherwise could be met, except oak trees impede the use of that land.

2. Any type of landscaping or gardening should be allowed including garden walls 2 feet or less in height. Loose stone walkways such as flag stone should be allowed. Any type of children's play equipment should be allowed. Non permanent or movable storage sheds should be allowed. Other animal facilities should be allowed. Porous surface hardscape should be allowed as it is easily removed. Permanent barns should be allowed. I suspect that the City will be unable to control what is done in the horse designated area once the certificate of occupancy is issued, so there is really no reason to get too specific on this issue. If somebody wants to use the designated area for horses, they will remove whatever is unwanted in that space.

3. Absolutely, small lots should be exempt. Horses should not be placed close to living structures. There is always a certain amount of dust, and flies, and noise generated by any horse. Steep lots are not suitable for horses. Exactly what constitutes steep is up for some conjecture. Some lots have a steep portion and a usable portion. If the house takes up the usable portion, and there is no suitable portion for the horses, they should be exempted.

This proposed change allow for a maximum provision for the house, if that is met or less, and there is room for the horse facilities, then they should be required to be set aside. There should be a minimum square footage set aside for the house, garage, pool, and patios before the horse keeping requirement is imposed. This minimum size should be determined by the lot size. It is possible that a one acre sloped lot would not have suitable space for horses. Consideration must be given in remodels that are not tear downs to the existing home site. If the existing home including, the modifications proposed, eliminates the prospect for horses, they should be exempted.

### **EXISTING ZONING CODE PROVISIONS**

1. Should lot coverage be utilized to regulate the size of homes instead of FAR?
2. Should the maximum allowed height be reduced from 35 feet to 30 feet?
3. Should the required front yard setback be increased from 25 to 30 feet?

### **RESPONSES:**

1. Either system can be made to work given the parameters set with each system. Lot coverage may be a more flexible system as it allows the owner to choose how they will

spend their coverage allowance. I believe that the FAR was to be used in conjunction with the lot coverage provisions, so this is not an either or situation.

2. How often has the issue of height become an issue. Personally I do not feel that the current height limitations of 35 feet has generated homes that look excessively high. Thus I do not see any need to change this provision.

3. I see no need to change the front yard set back requirements. Most owners, given the opportunity will site their homes away from the street more than the minimum. The minimum only comes into play on sloped lots where there is no choice but to site the house close to the street. Imposing a larger set back will unfairly discriminate against the existing sloped lots that have not been built upon, thus hurting their value.

I know that some of the ideas in this proposal are unique, but if implemented, the process of bringing a home into compliance with the rules and guidelines would not be as contentious as they are currently. A great deal of money would be saved by the applicant and the planning department would in fact live up to its name in fact rather than just an ineffective assembly of information department. It would reduce the work load on the Planning Commissioners allowing them to concentrate on the large developments that significantly impact the future of the City.

Respectfully Submitted by:

Ron Waters