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**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
MEMORANDUM**

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**ACTION DATE:** November 6, 2008

**TO:** Planning Commission

**APPLICANT:** City of Agoura Hills

**SUBJECT:** Residential Neighborhood Compatibility Ordinance and Guidelines

**REQUEST:** That the Planning Commission conduct a public hearing and formulate its recommendations to the City Council on amendments to the Zoning Ordinance including: 1) Section 9142.3 (Land Use Districts), Section 9120 (Definitions), Section 9212.2 (RR Residential-Rural District), Sections 9223.3, 9223.4 And 9223.9 (RV Residential-Very Low Density District), Sections 9233.3, 9233.4 And 9233.9 (RL Residential-Low Density District), Sections 9241, 9242.4 And 9243.9 (Rs – Residential Single Family District), Sections 9551, 9553, 9553.1-9553.7 And 9554.4 (OA Old Agoura Design Overlay District), Sections 9677.1, 9677.2, and 9677.7 (Site Plans/Architectural Review), Section 9605.1 (Yard Standards), Section 9804.4 (Public Hearing Procedures) and 9833 (Zoning Map) and 2) Approving a new Equestrian Overlay District Section 9590 – 9592 and an amendment to the Zoning Map to place the Equestrian Overlay District on all residential properties Zoned RR, RL, RV,RS And OS In Old Agoura as well as two new sections to the City's *Architectural Design Standards and Guidelines* including Neighborhood Compatibility Guidelines for RS zoned properties outside of Old Agoura and Old Agoura Design Guidelines for residential properties in the Old Agoura neighborhood

ENVIRONMENTAL  
ANALYSIS:

Mitigated Negative Declaration

RECOMMENDATION: Staff recommends that the Planning Commission adopt the attached Resolution recommending that the City Council approve the Residential Neighborhood Compatibility Ordinance and Guidelines

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I. BACKGROUND

The Planning Commission held study sessions on the draft Residential Neighborhood Compatibility Ordinance and related guidelines on April 17, 2008 and August 7, 2008. In addition, staff held a community workshop on June 4, 2008 to discuss the proposed ordinances and guidelines and made a presentation to the Old Agoura Homeowners Association (OAHA) members on July 27<sup>th</sup>. At the August 7<sup>th</sup> meeting the Planning Commission provided direction to staff on the recommended changes to the proposed ordinance amendments and guidelines

II. STAFF ANALYSIS

At the August 7<sup>th</sup> Planning Commission meeting, three Commission members (O'Meara, Nouzille, and Rishoff) that were in attendance provided comments and direction to staff on changes to the following areas: administrative sections of the Code (noticing requirements and story poles), Old Agoura Overlay (Floor Area Ratio Chart), Equestrian Overlay (square footage set aside and uses allowed in horse keeping area), RR, RV and RL (height, setbacks and lot coverage) and Old Agoura Design Guidelines. A copy of the August 7 staff report is included in the attachments.

There was considerable discussion regarding whether the FAR and slope ratios should be in the ordinance or guidelines and about the equestrian provisions and notification. While the three Commission members agreed on direction for many of the changes, in some instances the Commission indicated a desire to hear from the full Commission before making a final decision. Staff has made changes to the draft ordinance mainly based on direction received at the August 7<sup>th</sup> meeting although staff has also taken in account prior Planning Commission discussions at the two study sessions. Staff has organized the discussion in the staff report according to the order of the zoning amendments in the attached Ordinance.

The change to this section addresses the administrative changes necessary to accommodate the new Equestrian (EQ) Overlay Zone. The change to Section 9142.3 establishes the EQ Overlay Zone.

Section 9120.S (Definitions)

This proposed change provides a definition of a substantial remodel. This definition will provide clarity on when a remodel project will be referred to the Planning Commission.

Section 9212.2 (Residential-Rural RR Zoning District)

Changes to this section add substantial remodels as a conditional use permit (CUP).

Section 9223 (Residential-Very Low – RV Zoning District) and Section 9233 (Residential Low – RL Zoning District)

The changes to these two sections accomplish several things. First, impermeable driveways and patios are added to the list of items that are counted in lot coverage. Staff has also addressed the issue of long flag lot driveways and Fire Department turn around areas by allowing the Planning Commission discretion in excluding all or a portion of the driveway if they are designed consistent with the Old Agoura Design Guidelines.

At the direction of the Commission, staff deleted the changes to the maximum height and setbacks. The remaining changes to the building height section merely make the language consistent between the two zones. And for both of these zones, substantial remodels have been added to the list of items that require Planning Commission approval.

Sections 9241, 9242 and 9243 (Residential Single Family – RS Zoning District)

Changes to the RS Zone include language in the “Purpose” section concerning neighborhood compatibility. This section also includes modifications to the review authority to make the Planning Commission the review authority for most projects including larger additions, substantial remodels, and all new second story additions. Findings have also been added that would address neighborhood compatibility.

Section 9551-9553 (Old Agoura - OA Overlay)

Modifications to the Old Agoura Design Overlay District include adding text regarding the equestrian nature of the area in the “Purpose” section and adding language elsewhere in the OA Overlay fine tuning some of the existing text as well as indicating that all development must be consistent with the Old Agoura Design Guidelines.

The existing Section 9554, which provides the standards for the commercial uses in Old Agoura, was moved to Section 9553. Moving this section to follow Section 9552, which lists the uses allowed in the Old Agoura commercial areas, will not change the ordinance in substance and will make this portion of the Code more understandable. The order of the section would then be 1) allowed commercial uses, 2) standards for the commercial uses, and 3) guidelines for both commercial and residential uses in Old Agoura.

At the direction of the Planning Commission, staff removed the Floor Area Ratio and Slope Density Chart from the Old Agoura Overlay Zone and placed the charts in the Old Agoura Design Guidelines.

#### Section 9590 – 95 - Equestrian Overlay District

This is a new section in the Code which provides standards for a new Equestrian Overlay (EQ) District. Staff has made changes to this section which include adding a more detailed description of the types of uses that would be allowed in the horse keeping area and providing language indicating that the proposed 1,500 square foot horse keeping area is a minimum requirement that may need to be increased if horse keeping facilities cannot be located in a functional manner given the constraints of the lot such as slope. This is one area in particular where staff would like the Planning Commission to provide feedback to ensure that staff captured the Commission’s direction adequately.

#### Section 9605.1 (Side and Rear Yards)

The change to this section is proposed in order to make this section consistent with the changes in the various residential zones in the City as they relate to review authority for additions to existing single family homes.

#### Section 9677.1, 9677.2 and 9677.7 (Site Plans/Architectural Review)

The text changes to the Site Plans/Architectural Review section are proposed to ensure the section is consistent with other changes made in the Code regarding review authority. In addition, the proposed changes also clarifies that the Director is responsible for Administrative Site Plan Reviews while the Planning Commission is the reviewing authority for all Site Plan Reviews.

#### Section 9804.4 (Public Hearing Procedures)

Currently the notice requirements for Site Plan Review are the abutting properties. As directed by the Commission, staff has changed this section to utilize the CUP noticing requirement which is 750 feet. In addition, to notifying all property owners within 750 feet of a proposed project, an early notification sign will be posted on the property advising neighbors of the submittal of an development application on the property. This sign would be in addition to the public hearing requirements of posting the property a minimum of 10 days before a public hearing and a notice in the newspaper.

There was some discussion at the Commission hearing about utilizing a 750 foot radius or a minimum of three properties whichever is greater but no consensus was reached on that proposal. Staff is recommending utilizing only the 750 foot radius since this change will apply to all Site Plan Reviews and Conditional Use Permits in the City regardless of whether they are in Old Agoura. Staff believes that increasing the noticing requirement from abutting properties to a 750 foot radius in addition to the sign placed on the property and in the newspaper will provide adequate notice to residents.

#### Section 9833 (Zoning Map)

The change to Section 9833 adds the Equestrian Overlay zone in Old Agoura to the zoning categories that will be placed on the City's zoning map.

#### Neighborhood Compatibility Guidelines

The Neighborhood Compatibility Guidelines will be placed in the City's existing *Architectural Design, Standards and Guidelines*. The proposed Neighborhood Compatibility Guidelines address setbacks, height, second story design, roof pitch, window placement and other design elements that would address compatibility with adjacent structures. These guidelines would be utilized by the Director and Planning Commission for properties located in the Residential Single Family zone outside of Old Agoura.

#### Old Agoura Design Guidelines

While the proposed guidelines focus only on the Old Agoura community, they will not be stand alone guidelines but will be placed in the City's existing *Architectural Design, Standards and Guidelines* under a separate Old Agoura section.

The Old Agoura Design Guidelines are not intended to mandate a certain architectural style or theme but to encourage the design of homes that fit into the existing neighborhood and environment. The Guidelines contain recommendations to maintain neighborhood scale. As noted above, the FAR and slope density charts that established the maximum allowed house size based on the size of the lot were removed from the Code (Old Agoura Design Overlay District) and placed in the Guidelines. This will give the Planning Commission flexibility to view each project on a case by case basis. In

addition, staff is recommending that the FAR chart only apply to a single family dwelling with a 3 car garage and any enclosed attached structure. Detached accessory structures are no longer included in the recommended maximum allowed FAR. Because there was no consensus of what should be included, staff is seeking confirmation from the Planning Commission on this direction.

The Planning Commission also discussed whether remodels should be treated differently from new construction but decided that since the FAR and slope density chart would be adopted as guidelines, remodels should be treated the same as new construction. Another item that the Planning Commission did not reach consensus on was whether the Guidelines should include a maximum structure size of 8,000 square feet.

### Summary

Significant demand for housing continues in Old Agoura and the Planning Commission is challenged with addressing the issue of neighborhood compatibility on each project. The Residential Neighborhood Compatibility Ordinance and the associated Guidelines are intended to guide the applicant in design, the planning staff in analysis, and the Planning Commission in judging the project's compatibility with the neighborhood. The draft ordinance and guidelines recognize that the issue of neighborhood compatibility is best dealt with on a case-by-case basis as all lots in Old Agoura are different in terms of size, topography, access and the existence of natural resources. Since Old Agoura is also characterized by a mixture of custom designed homes, the guidelines provide flexibility in design to help maintain the area's eclectic nature. Neighborhood input is also important factor in neighborhood compatibility and thus the proposed changes include additional neighborhood notification. The new Equestrian Overlay (EQ) zone is intended to reinforce the importance of Old Agoura's equestrian character and heritage.

The existing single family neighborhoods outside Old Agoura have been fairly stable, but recent trends toward remodeling and substantial additions have raised issues of neighborhood compatibility. Changes are proposed to notification and review procedures to increase neighborhood input. Guidelines are also proposed to help maintain neighborhood compatibility and privacy.

Staff is recommending that the Planning Commission make any final changes to the residential neighborhood compatibility ordinance and guidelines and forward the proposed Ordinance to the City Council for final consideration.

### ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was prepared in compliance with the California Environmental Quality Act (CEQA) and is included as Attachment B. The Mitigated Negative Declaration was circulated from March 20, 2008 to April 9, 2008.

The Planning Commission's action on the Mitigated Negative Declaration will be in the form of a recommendation to the City Council who will have the final decision making authority on the Master Plan and the MND.

III. RECOMMENDATION:

Staff recommends that the Planning Commission adopt the attached draft Resolution recommending that the City Council approve the residential neighborhood compatibility ordinance and guidelines.

SPECIAL PROJECTS PLANNER: Joyce Parker-Bozylinski

ATTACHMENTS:

- A. PC Resolution with Draft City Council Ordinance and Guidelines
- B. Mitigated Negative Declaration
- C. Prior Planning Commission Reports
- D. Notes from June 4, 2008 Community Workshop
- E. Correspondence by Date Received

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
RECOMMENDING APPROVAL OF ZONING ORDINANCE AND MAP AMENDMENTS  
(RESIDENTIAL NEIGHBORHOOD COMPATIBILITY ORDINANCE)  
(CASE NO. 08-ZOA-003)**

**THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY  
RESOLVE, FIND, DETERMINE AND ORDER AS FOLLOWS:**

**WHEREAS**, on April 17, 2008 and August 7, 2008 , the Planning Commission held public study sessions on a draft Residential Neighborhood Compatibility Ordinance (RNCO) and design guidelines; and

**WHEREAS**, Planning staff held a community workshop on June 4<sup>th</sup> to further discuss the proposed ordinance and guidelines; and

**WHEREAS**, upon considering oral and written testimony at the aforementioned public study sessions and community workshop, on August 7, 2008 the Planning Commission provided direction to staff on the RNCO and guidelines; and

**WHEREAS**, the Planning Commission has considered amendments to the Zoning Ordinance of the City of Agoura Hills Municipal Code and the adoption of new sections to the City's design guidelines. The Zoning Ordinance sections proposed for amendment include Section 9143.3 (Land Use Districts), Section 9212.2 (RR Residential-Rural District), Sections 9223.3, 9223.4 and 9223.9 (RV Residential-Very Low Density District), Sections 9233.3, 9233.4 and 9233.9 (RL Residential-Low Density District), Sections 9241, 9242.4 and 9243.9 (RS – Residential Single Family District), Sections 9551, 9553, 9553.1-9553.7 and 9554.4 (OA Old Agoura Design Overlay District), Sections 9677.1, 9677.2, and 9677.7 (Site Plans/Architectural Review), Section 9605.1 (Yard Standards), Section 9804.4 (Public Hearing Procedures), Section 9120 (Definitions) and Section 9833 (Zoning Map). A new Equestrian Overlay District Section 9590 – 9592 and an amendment to the Zoning Map to place the Equestrian Overlay District on all residential properties zoned RR, RL, RV, RS and OS in Old Agoura along with two new sections to the City's *Architectural Design Standards and Guidelines* including Neighborhood Compatibility Guidelines for RS zoned properties outside of Old Agoura and Old Agoura Design Guidelines for residential properties in the Old Agoura neighborhood were also considered. A public hearing was duly held on November 6, 2008, in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the public hearing was duly given; and

**WHEREAS**, proposed amendments to the Zoning Ordinance and adoption of design guidelines are necessary to maintain and strengthen existing residential neighborhoods in the City by ensuring that new homes or additions to an existing home is designed in a manner that is compatible with the surrounding neighborhood; and



**WHEREAS**, the proposed amendments to the Zoning Ordinance are consistent with the purposes of the General Plan. The proposed changes will provide further regulations and guidance to create more cohesive and visually compatible neighborhoods while providing a flexible approach to help achieve neighborhood compatibility, and

**WHEREAS**, the Planning Commission has considered the information contained in the Mitigated Negative Declaration (MND) prepared for this application and finds that a MND is appropriate because no significant impacts are anticipated and no substantial mitigation planning is necessary for project implementation.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Agoura Hills recommends the City Council adopt the attached amendments to the Zoning Ordinance including Section 9143.3 (Land Use Districts), Section 9212.2 (RR Residential-Rural District), Sections 9223.3, 9223.4 and 9223.9 (RV Residential-Very Low Density District), Sections 9233.3, 9233.4 and 9233.9 (RL Residential-Low Density District), Sections 9241, 9242.4 and 9243.9 (RS – Residential Single Family District), Sections 9551, 9553, 9553.1-9553.7 and 9554.4 (OA Old Agoura Design Overlay District), Sections 9677.1, 9677.2, and 9677.7 (Site Plans/Architectural Review), Section 9605.1 (Yard Standards), Section 9804.4 (Public Hearing Procedures), Section 9120 (Definitions), and Section 9833 (Zoning Map). The Planning Commission further recommends the City Council adopt a new Equestrian Overlay District Section 9590 – 9592 and an amendment to the Zoning Map to place the Equestrian Overlay District on all residential properties zoned RR, RL, RV, RS and OS in Old Agoura as well as two new sections to the City’s *Architectural Design Standards and Guidelines* including Neighborhood Compatibility Guidelines for RS zoned properties outside of Old Agoura and Old Agoura Design Guidelines for residential properties in the Old Agoura neighborhood.

**PASSED, APPROVED and ADOPTED** this 6<sup>th</sup> day of November, 2008, by the following vote to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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John O’Meara, Chairperson

ATTEST:

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Mike Kamino, Secretary

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS  
AMENDING THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE:**

- 1.) SECTION 9142.3 (LAND USE DISTRICTS), SECTION 91201 (DEFINITIONS), SECTION 9212.2 (RR RESIDENTIAL-RURAL DISTRICT), SECTIONS 9223.3, 9223.4 AND 9223.9 (RV RESIDENTIAL-VERY LOW DENSITY DISTRICT), SECTIONS 9233.3, 9233.4 AND 9233.9 (RL RESIDENTIAL-LOW DENSITY DISTRICT), SECTIONS 9241, 9242.4 AND 9243.9 (RS – RESIDENTIAL SINGLE FAMILY DISTRICT), SECTIONS 9551, 9553, 9553.1-9553.7 AND 9554.4 (OA OLD AGOURA DESIGN OVERLAY DISTRICT), SECTIONS 9677.1, 9677.2, AND 9677.7 (SITE PLANS/ARCHITECTURAL REVIEW), SECTION 9605.1 (YARD STANDARDS), SECTION 9804.4 (PUBLIC HEARING PROCEDURES) AND 9833 (ZONING MAP) AND**
- 2.) APPROVING A NEW EQUESTRIAN OVERLAY DISTRICT SECTION 9590 – 9592 AND AN AMENDMENT TO THE ZONING MAP TO PLACE THE EQUESTRIAN OVERLAY DISTRICT ON ALL RESIDENTIAL PROPERTIES ZONED RR, RL, RV, RS AND OS IN OLD AGOURA (CASE NO. 08-ZOA-003)**

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

Section 1. Section 9142.3 (Establishment of Districts) of Part 5 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“H. Equestrian Overlay District (-EQ)”

Section 2. Section 9120.S (Definitions) of Part 3 of Chapter 1 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read and renumber subsequent sections:

“DD. Substantial remodel. “Substantial remodel” means the removal of fifty percent or more of the exterior walls or roof or removal of fifty percent or more of supporting members of a structure such as bearing walls, columns, beams or girders for any duration of time. This definition does not apply to the replacement and upgrading of residential roof coverings.”

Section 3. Section 9212.2 (Residential-Rural District) of Part 2 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“F. Substantial Remodels.”

Section 4. Section 9223 (Residential-Very Low) of Part 3 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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. The Planning Commission shall have discretion in excluding all or portion of impermeable surface driveways for flag lots, Fire Department required turnaround areas or other special circumstances from the maximum site coverage. These driveways and turnaround areas must be designed consistent with the Old Agoura Residential Design Guidelines.

9223.4. Building height.

The maximum building height shall be two (2) stories or thirty-five (35) 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.

9223.9. Substantial Remodels

All substantial remodels shall require review by the Planning Commission. Substantial remodels on lots with an average slope of ten (10) percent or less shall require a Site Plan Review. Substantial remodels on lots with an average slope of ten (10) percent or greater shall require a Conditional Use Permit.”

Section 5. Section 9233 (Residential Low) of Part 4 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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. The Planning Commission shall have discretion in excluding all or portions of impermeable surface driveways for flag lots, Fire Department required turnaround areas and other special circumstances from the maximum site coverage. These driveways and turnaround areas must be designed consistent with the Old Agoura Design Guidelines.

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 v~~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.

#### 9233.9. Substantial Remodels

All substantial remodels shall require review by the Planning Commission. Substantial remodels on lots with an average slope of ten (10) percent or less shall require a Site Plan Review. Substantial remodels on lots with an average slope of ten (10) percent or greater shall require a Conditional Use Permit."

Section 6. Sections 9241, 9242 and 9243 (Residential Single Family) of Part 5 of Chapter 2 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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 is compatible with the neighborhood character.

9242.4 Conditional uses.

The following uses may be permitted subject to the granting of a conditional use permit:

E. Development of property, including substantial remodels, with an average slope of ten (10) percent or greater, subject to the provisions of section 9652 et seq.;

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 Planning and 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) A substantial remodel to an existing single-family dwelling.

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 Neighborhood Compatibility Guidelines found in the City's Architectural Design Standards and Guidelines.”

Section 7. Section 9551-9553 (Old Agoura Overlay) of Part 6 of Chapter 5 of Article IX

(Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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 country. 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. ~~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 of the lot unless the proposed development consists of a commercial use encompassing more than one (1) lot.

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.

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.

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

##### 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.

##### 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.

##### 9553.1.4. 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 Old Agoura Design Guidelines found in the City's Architectural Design Standards and Guidelines and the Equestrian Overlay.
3. Residential development shall not render property untenable for horses and other farm animals.  
~~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.

~~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.~~

~~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.~~

~~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.~~

~~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~~

~~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.~~

~~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."~~

Section 8. Section 9590-9592 of Part 10 of Chapter 5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

"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. 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 shall be designated as part of a Conditional Use Permit or Site Plan Review for development of a house on a residential lot within the "EQ" Overlay District. 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. At the discretion of the Planning Commission, 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. Paddocks refer to pens, exercise areas, or pasture often adjacent to horse stalls.
- 3) Access for feed delivery and manure management.
- 4) A minimum area of 150 square feet for hay and tack storage.

If it cannot be demonstrated that these facilities can be accommodated within 1,500 square feet, the Planning Commission may require additional square footage be dedicated to the horse keeping area.

C. Uses Permitted in Horse Keeping Area. The dedicated horse keeping area, if not actually supporting horses, may be developed to the extent that any activity (such as landscaping) or structures may be easily removed without any loss of value to the entire property. Site improvements consisting of landscaping and irrigation; detached trellises, patio covers or gazebos; above-grade/portable spas; barbeques and fire pits; 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. Orchards and vineyards are not considered landscaping for the purposes of this section and would be prohibited within the horse keeping area. Any improvements in the horse keeping area shall have a permeable foundation.

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 City plans and policies.

Section 9. Section 9605.1 (Side and Rear Yards) of Part 1 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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.”

Section 10. Section 9677.1, 9677.2 and 9677.7 (Site Plans/Architectural Review) of Part 3 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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;~~

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

2. New signs related to existing buildings.

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

Section 11. Section 9804.4 (Public Hearing Procedures) of Part 1 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“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 exterior boundaries~~ within seven hundred fifty (750) feet of the subject real property.”

Section 12. Section 9833 (Zoning Map) of Part 4 of Chapter 8 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to add at the end of the list:

“EQ Equestrian “

Section 13. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, by the following vote to wit:

AYES:

NOES:

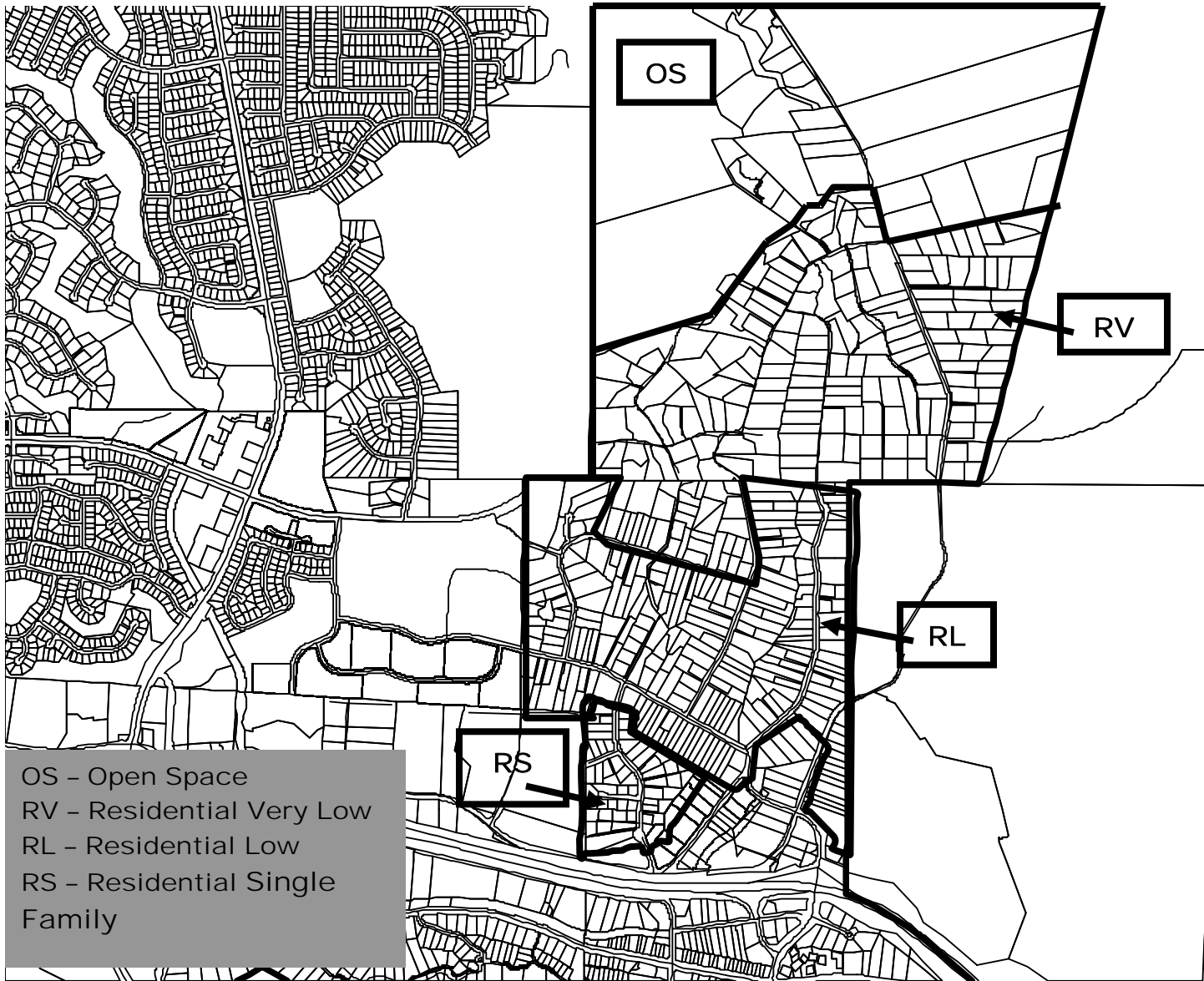
ABSENT:

ABSTAIN:

\_\_\_\_\_  
John M. Edelston, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly M. Rodrigues, City Clerk







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

OLD AGOURA RESIDENTIAL DESIGN GUIDELINES

For insertion into the City's existing  
"Architectural Design  
Standards & Guidelines"

OLD AGOURA RESIDENTIAL DESIGN GUIDELINES

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## INTRODUCTION

The City of Agoura Hills seeks to preserve the small-town feel and open character that gives the City its unique identity. The Old Agoura and Equestrian Overlays, in turn, protect the low-density semi-rural residential neighborhood of Old Agoura with its large parcels and equestrian nature.

These Old Agoura Design Guidelines will assist in designing structures that use modern techniques, styles and materials, while retaining the natural beauty of the land and the ranching character of this heritage community. As a complement to the Old Agoura Design Guidelines, a photo booklet entitled "Old Agoura, Elements of Style" has been prepared that visually represents many successful architectural styles and elements. It is available at City Hall for viewing and on the City's web site.

Old Agoura is a unique community in the City of Agoura Hills. It strives to maintain its eclectic, harmonious and non-suburban presence along the Ventura Freeway. In order to forge a future that is tied to the past, a brief history of Agoura Hills is presented below.

## HISTORY

Agoura's hills are occupied by wide stretches of rolling terrain, cut by meandering creeks and studded with oak trees, a habitat type commonly referred to as an "Oak Savanna." The area was originally settled by the Chumash Indians, later by the Spanish.

In 1862, Congress passed The Homestead Act, whereby settlers could own 160 acres by living on it, building a home and raising a family. European homesteaders, such as Miguel Leonis and Pierre Agoure, a French shepherd, settled in the area and developed livestock and agricultural ranches. Agoure's Ranch totaled over 16,800 acres of grazing land and covered much of present day Agoura. The name was later altered to Agoura.

Supply routes opened through the area via El Camino Real and the Juan Bautista de Anza land route, some of which is now the 101 Ventura Freeway. Agoura had one of the wells used to provide water for travelers, and by the turn of the century, Agoura's Vejar Junction had become a stagecoach and freight wagon stop, an important status prior to the completion of the railroad.

George Lewis and family moved to their newly built ranch house in Agoura in 1901. In 1924, Ira and Leon Colodny purchased the George Lewis Ranch in what is now known as Old Agoura.

Ranching activities continued to flourish in the Conejo Valley with notable names such as Jordan Ranch, Ahmanson Ranch, and Morrison Ranch. As late as the 1960s, the Agoura was still characterized by a low density, rural lifestyle with barns, wooden fences, and hitching posts in town. Cheeseboro Canyon Park was originally a cattle ranch and some of its old structures have survived.

In the early 1970s, as housing tract developments sprang up in other parts of Agoura, Old Agoura strove to maintain its unique characteristics. Even today, there are no streetlights or sidewalks in Old Agoura.

Now, in the 21st century, Old Agoura continues to celebrate its roots as one of the original rural ranching communities in the Conejo Valley.

## DESIGN GUIDELINES

The goal of the Old Agoura Design Guidelines is to encourage the design of a home and an environment that is rural in its roots. Even the most contemporary of homes can feature elements that are rural and which pay homage to classic and historic styles. Looking to the past provides insight and inspiration for future development in Old Agoura.

The character of historic Agoura can be preserved through development and design that reflect the original quality of life. When beginning plans to build or remodel in Old Agoura, the following goals should be incorporated.

1. Preserve existing hills by situating buildings to use the existing contours of the land, incorporate surrounding oak trees and creeks, and minimize grading and destruction of the natural landscape and view sheds; conform to the land, not impose upon it.
2. Integrate into the surrounding neighborhood, considering compatible scale, style, color, and feel.
3. Respect Old Agoura's history and create architecture that incorporates both the essence of the historical periods of the area and the designs dictated by the local climate.
4. Use natural and traditional materials with an emphasis on excellent design and detail.
5. Use of eco-friendly design including the use of green building materials and energy efficient lighting, heating and cooling systems.
6. Design or preserve horse keeping areas so that the land is made untenable for horses.

These guidelines do not mandate an identifiable architectural style or theme. Instead, home designs should use materials and forms that reflect the semi-rural character of the area and its climate in order to create places intimately connected with nature. Imitation of non-indigenous styles that are closely identified with other geographics is discouraged.

The following are design guidelines for new development and remodels in Old Agoura:

### Maintain Neighborhood Scale

A new or remodeled home should not be out of proportion with adjacent houses. A home should be designed to fit the lot and surroundings and with internal design integrity. To help define an acceptable buildable area for each lot, the following Floor Area Ratio (FAR) and Slope Density charts were developed. The FAR is intended to guide the structure's size based on the lot size and slope. The charts are designed to preserve the character of Old Agoura's existing neighborhood by ensuring that new and remodeled homes are compatible and appropriate in scale and bulk with the existing neighborhood.

Table 1 and Table 2 below set forth the recommended maximum size of a new single family home or remodel of an existing single family home including the garage and any attached structures with less than 50% open lattice covering. Lofts and mezzanines are included in the calculation of floor area. Fractions of .5 or larger should be rounded to the nearest whole number. For the purposes of these Guidelines, a remodel is defined as a project that does not

meet the threshold for an administrative site plan review as defined in Section 9233.8 of the Zoning Code.

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

**Table 1 – Floor Area Ratio (FAR)**

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

2. Exemptions from FAR calculations:

- a. Space for a three car garage (230 square feet per space up to a maximum of 690 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 light wells 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.

The following slope factor table was developed to address hillside lots. The slope factor table further reduces the size of the house based on the slope of the parcel. Once the maximum size of the house has been determined using the FAR table (Table 1 above), that number is then multiplied by the related slope factor and the resulting number represents the maximum square footage allowed for the structure.

As average lot slope increases, allowable floor area is lowered per Table 2 below. Fractions of .5 or over are rounded to the nearest whole number.

**Table 2 - Slope Factor as Related to Average Slope**

<b>% Slope</b>	<b>Slope Factor</b>	<b>% Slope</b>	<b>Slope Factor</b>
15 or less	1.00	31	0.78
16	0.99	32	0.76
17	0.98	33	0.73
18	0.97	34	0.70
19	0.96	35	0.67
20	0.95	36	0.64
21	0.94	37	0.60
22	0.93	38	0.57
23	0.92	39	0.54
24	0.91	40	0.50
25	0.90	41	0.45
26	0.88	42	0.40
27	0.86	43	0.35
28	0.84	44	0.30
29	0.82	45+	0.20
30	0.80		

Projects proposing square footage over the recommended maximum FAR established in the tables above are discouraged. It should be noted the established square footages represent the maximum recommended not the minimum recommended FAR. The established FAR may need to be reduced if special circumstances exist of the lot that would reduce the actual buildable area of the lot. These special circumstances could include but are not limited to flood zones and irregular shaped lots.

Height

Although the Zoning Code allows up to 35 feet in height for single family homes, homes should be designed to be compatible with the size of the lot, as well as the context of the surrounding neighborhood. Appropriate building heights may vary from site to site in order to be compatible with the established building heights in the area.

Tall plate heights (over ten feet) that unnecessarily add to the volume of a structure should be avoided. Eight foot plate heights, the most common for single family homes, are encouraged. Where appropriate to the architectural style, architectural features that delineate where a first story ends and a second story begins when the structure is viewed from the street should be considered.

Horse Keeping

The following are suggested standards for horse keeping. Details for minimum horse-keeping facilities per horse would consist of a 12 ft x 12 ft stall or shelter (or 144 square ft with a 10 ft

minimum interior clearance) and a basic pipe corral paddock, minimum size 12 ft x 24 ft. However, for the large majority of horses that are not worked daily, a minimum 24 ft x 48 ft turnout should be provided, with length for running and kicking up their heels. Larger or multiple turnouts should be planned if more animals are on a property. High use areas should be located on higher ground away from streams, with a 1-2% minimum slope for drainage. Paddocks should have sand or gravel substrate for filtration and not be built on areas with a greater than 10% slope. For pasture areas, avoid steep slopes that are susceptible to erosion; geologists recommend that horse facilities, including barns, turnouts and pasture, not be placed on areas over 10% because of potential slope failure.

A good reference book for best management practices related to runoff from horse keeping areas is "Stable and Horse Management in the Santa Monica Mountains, A Manual on Best Management Practices for the Reduction of Non-point Source Pollution." A copy is available for viewing at the City's public counter.

Access for feed delivery and manure management should be as close to the street as possible, with separate entry gates if needed. A plan for horse keeping facilities should include an area for hay & manure storage, accessory areas, such as horse trailer storage, wash racks, tack rooms, tools, etc. Some items found on site may serve multiple functions, such as septic tanks and leach fields being located under corral or pasture areas. Access can also be solved via turnout areas with wide gates. Barns may be used as storage for an owner who does not intend to keep horses, but future owners should maintain the area so it is convertible. Landscaping such as, but not limited to trees, vineyards, and trellises, should not be placed so as to prevent future conversion to horse keeping areas.

### Site Design

Site design should respect the natural features of the site including landforms and trees. Existing natural features, such as a creek or large tree, can provide a special challenge but also opportunities for creative solutions.

### Oak Tree Preservation

The existence of oak trees adds to the character of the house as well as to the Old Agoura community as a whole. The City's oak tree ordinance sets forth carefully crafted rules to preserve oak trees and mitigate the loss of oaks. A copy of the ordinance is available from the City.

### Minimize lot coverage

The design of a home need not maximize the allowable lot coverage. It should provide ample open space around a structure. The relative placement of horse keeping areas, house, garage, accessory structures and driveway play a major role in shaping the character of a house. Consideration should also be given to the existing structures and views of the neighbors.

### Style

The visual mass of a structure should be reduced with deliberate architectural elements. With the use of windows, porches, balconies, trellises, and terraces help create free-flowing space to the outdoors. Preferred basic features include:

- Wrap-around porches, balconies;

- Rear or side yard-facing garage doors or detached garages;
- Front door or entryway distinctly visible from the road giving a sense of human scale;
- Generous roof overhang (where appropriate to architectural style);
- Use of natural materials such as wood and stone.

When creating architectural details, and especially when utilizing the technology of stone veneer, it is important that they be used in a manner that is honest in their application and consistent with their function in construction technique.

### Roofs

Roofs should have variation in texture. Roof overhangs of good proportion and balance provide a fundamental appeal as well as respect for the local climate. Excessively steep roof pitch is discouraged.

### Color

Bright colors and reflective surfaces are strongly discouraged. Dominant exterior colors that are warm, rich and reflect natural regional earth tones are preferred.

### Hardscape & Driveways

Colors and textures should be chosen to best approximate the natural environment of the homesite. Permeable and semi-permeable surfaces should be installed whenever possible and the amount of paving should be kept to a minimum. In order to reduce runoff and augment ground water recharging use of as much porous material as possible is encouraged. Preferred materials are:

- Decomposed granite or other natural appearing aggregates such as gravel
- Natural flat stone
- Interlocking concrete manufactured pavers
- Grasscrete to reduce the hardscape ratio

If concrete is used, bring out its more natural looking applications by using:

- Stained or stamped concrete
- Exposed aggregate concrete

While the use of asphalt is generally discouraged, a better application is “chip seal,” where loose rock is pressed into the surface to provide a gravel look.

### Storm Water Drainage

There are very stringent and well-defined laws dealing with water drainage. Basically, the natural or traditional path of water across their property cannot be altered without a legally approved engineering plan.

### Fences

Unfenced front yards help promote openness in Old Agoura. If fencing is proposed, white or natural wood, equestrian style fencing is recommended in all yard areas visible from the road. The use of wrought iron with sharp-pointed posts or stakes is discouraged, as is the use of chain link fencing.



### Landscape Areas

Landscape plants should be selected with wildfire fuel modification, water conservation, and summer heat and winter cold snaps in mind. Old Agoura has a number of microclimates and frost sensitive trees and plants may be severely damaged during the cold spells, especially in the lowlands along creek beds. The use of native plants is encouraged.

Native California heritage trees should be preserved in place whenever possible and incorporated into the project design.

### Outdoor Lighting

All outdoor lighting should be the minimum intensity possible for the task required. All lighting should be non-blinding, indirect, or diffused. All lights should be *off* unless they are being used. Motion sensor switches function well for this purpose.

The source of light in any light fixture, i.e., the bulb or other source of indirect illumination, should not be visible off-site. All light fixtures should be selected for their ability to focus light on the feature (i.e. step, path, entry) to be lighted and to have minimum light spillage.

City of Agoura Hills Zoning Code Amendment 08-ZOA-03  
Neighborhood Compatibility Guidelines

For insertion into the City's existing  
"Architectural Design  
Standards & Guidelines"

## Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods

The following guidelines are intended to ensure that new homes or additions to existing homes are harmonious with and enhance the surrounding neighborhood character. Neighborhoods that were constructed as part of a residential tract or by the same builder generally have common features, such as similar lot sizes, setbacks, architectural styles and details. To meet the intent of the Neighborhood Compatibility Standards, a new or modified structure should be designed so that it is similar to the neighboring structures.

For purposes of these Guidelines, “neighborhood character” means a combination of unique features that make up a distinct character of a given neighborhood including but not limited to the following: architectural style, mass and bulk, height number of stories, and roof design, scale orientation, setbacks, open space, architecture style, texture, color and building materials.

1. Early Neighbor Notification. Applicants are encouraged to notify owners of property located within 100 feet of the property and any homeowners’ association within 30 days of application submittal.
2. Setbacks. The minimum front yard setback should be equal to the average of the front yards of existing buildings within the block face.
3. Heights. Building heights should be compatible with the size of a lot, as well as the context of the surrounding neighborhood. The height of a structure should be compatible with the established building heights in the neighborhood.
4. Roof Pitch. Roof lines influence the overall mass and scale of a structure. Low to medium roof pitch should be provided with a minimum number of hips and valleys.
5. Plate Height. Tall plate heights unnecessarily add to the volume of a structure. Eight foot plate heights, the most common for single family homes, are encouraged.
6. Eaves. Adjusting the height of an eave may be used to lower the mass and scale of a structure by lowering the building plate.
7. Second Story Wall Height. Second story wall heights greater than six feet, as measured from the second story finished floor, should have building wall offsets

to help articulate second story mass. The offsets should comprise the full height of the wall plane.

8. Entry Feature Height. The height of entry features should match the height of eaves in the neighborhood so not to create an overwhelming entry feature
9. Second Story Decks. New or expanded second story decks or balconies with views into neighboring residential side or rear yards should address privacy protection to the greatest extent possible. The Director may refer second story decks or balconies to the Planning Commission if issues of privacy are present.
10. Second Story Design. Special sensitivity must be shown in the design of two story homes and additions, as they have a greater visual impact on the neighborhood. The construction of two-story buildings or additions can be compatible provided the design incorporates features which reduce the visual prominence of the second floor. Design features which generally reduce visual prominence include:
  - Provision of second floor offsets to avoid an unrelieved two-story wall.
  - Placing the second floor towards the back of the house to avoid a two-story profile at the street.
  - Placing the second floor in the middle of the footprint to provide a one-story transition to adjacent homes.
  - Where appropriate to the architectural style, consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of appropriate floor delineations for some architectural styles include adding rooflines.
  - Where appropriate, some portions of the second story roof should be brought down to the gutter or eave line of the first story roof to reduce the apparent volume of the building.
  - First and second floor plate heights should be consistent with those established on other homes in the neighborhood.
  - Long, uninterrupted side walls should be avoided. Second stories should be setback further from the side property line than the first floor.
  - Windows on side elevations should have window and sill heights high enough to mitigate intrusion into a neighbor's privacy.

**ATTACHMENT B**  
**MITIGATED NEGATIVE DECLARATION**



CITY OF AGOURA HILLS  
NOTICE OF PUBLIC HEARING AND  
AVAILABILITY AND INTENT TO ADOPT A  
NEGATIVE DECLARATION – CASE #08-ZOA-003

A Draft Mitigated Negative Declaration has been prepared for the following project pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970,” as amended to date.

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: Residential Neighborhood Compatibility Ordinance.

This Initial Study and Negative Declaration (IS/ND) addresses the potential environmental effects resulting from Zoning Ordinance Amendments (ZOAs) to address neighborhood compatibility throughout the residential areas of the City of Agoura Hills and creation of a new Equestrian Overlay District (EQ) to provide for a minimum horse keeping area in the Old Agoura neighborhood of the City. Neighborhood Compatibility Guidelines for new single family homes and additions to single family homes are proposed for residential single family areas outside of the Old Agoura neighborhood and Old Agoura Residential Design Guidelines are also proposed for single family neighborhoods within Old Agoura. The project also includes amending the Zoning Map to place the EQ Overlay District on all residential single family neighborhoods in Old Agoura.

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DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and Draft Negative Declaration (IS/ND) that evaluate environmental effects of the project have been prepared and are available for review and comment. The analysis identifies no significant environmental effects.

DOCUMENT AVAILABILITY: The Draft IS/MND is available for review at the Planning and Community Development Department, 30001 Ladyface Court between the hours of 8:00 AM and 5:00 PM. Any questions regarding the project may be directed to Joyce Parker-Bozylinski at (818) 597-7300. Please call Sally Schneider (818) 597-7313 for copies of the document.

PUBLIC COMMENT PERIOD: The City of Agoura Hills encourages the public to provide written comment on the environmental document. The public review period begins on Tuesday, March 20, 2008. Comments on the Draft MD must be submitted by Tuesday, April 9, 2008 at 5:00 PM. Please send your comments to Joyce Parker-Bozylinski, City of Agoura Hills, Planning and Community Development Department, 30001 Ladyface Court, Agoura Hills, CA 91301.

PUBLIC HEARING: The Planning Commission will hold a public hearing considering approval of the project and considering certification of the environmental document on April 17, 2008 at 6:30 PM in the City Council Chambers at 30001 Ladyface Court.

*If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.*

## INTRODUCTION

This Initial Study and Negative Declaration (IS/ND) addresses the potential environmental effects resulting from Zoning Ordinance Amendments (ZOAs) to address neighborhood compatibility throughout the residential areas of the City of Agoura Hills, and creation of a new Equestrian Overlay District and Neighborhood Compatibility Guidelines for the same purposes in certain portions of the City's residential areas.

### LEGAL AUTHORITY AND FINDINGS

This Initial Study/ Negative Declaration has been prepared in accordance with the CEQA Guidelines and relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended.

**Initial Study.** Section 15063(c) of the CEQA Guidelines defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of the Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND);
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

**Negative Declaration or Mitigated Negative Declaration.** Section 15070 of the CEQA Guidelines states that a public agency shall prepare a Negative Declaration or Mitigated Negative Declaration for a project subject to CEQA when:

- (a) The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or
- (b) The Initial Study identifies potentially significant effects but:
  1. Revisions in the project plans or proposals made by, or agreed to by, the applicant before a proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and
  2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An IS/ND may be used to satisfy the requirements of CEQA when the physical effects of the proposed project are anticipated to have no significant unmitigable effects on the environment. As discussed further in subsequent sections of this document, implementation of the proposed project would not result in any significant effects on the environment.

### IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this IS/ND provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are discussed and evaluated.

A "significant effect" is defined by Section 15382 of the CEQA Guidelines as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project,

including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." According to the CEQA Guidelines, "an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered, in determining whether the physical change is significant."

The following information applies to the Initial Study Checklist:

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- (5) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
- (6) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (a) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
  - (b) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
  - (a) The significance criteria or threshold, if any, used to evaluate each question; and
  - (b) The mitigation measure identified, if any, to reduce the impact to less than significant.



## INITIAL STUDY CHECKLIST

**Project Title:** Residential Neighborhood Compatibility Zoning Ordinance

**Case Number:** 08-ZPA-003

**Lead Agency Name and Address:** City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, California 91301

**Contact Person and Phone Number:** Joyce Parker-Bozylinski  
City of Agoura Hills  
818-597-7300

**Project Location:** Citywide

**Project Sponsor's Name and Address:** City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 93101

**General Plan Designation:** Existing: Rural Residential (RR), Very Low Density Residential (RV), Low Density Residential (RL), Single Family Residential (RS), and Restricted Open Space (OSR).  
Proposed: Same

**Zoning:** Existing: Rural Residential (RR), Very Low Density Residential (RV), Low Density Residential (RL), Single Family Residential (RS), Restricted Open Space (OSR) and Old Agoura Design Overlay.  
Proposed: Same with Equestrian Overlay

**Project Description:** The project consists of the amendment of several sections of the City of Agoura Hills Municipal Code, Article IX. Zoning, including Sections 9213.4, 9223.2-9223.4, 9233.2-9233.4, 9241, 9243.9, 9551, 9553-9553.7, 9554-9554.5, 9677.1-9677.2, 9677.7, 9605.1, and 9804.4. A new section is also being added: Equestrian Overlay District Sections 9590 – 9592. In addition, Old Agoura Residential Design Guidelines and Residential Neighborhood Compatibility Guidelines for existing single family homes outside of Old Agoura will be adopted. The purpose is to address neighborhood compatibility concerns in the City's residential neighborhoods by adding new sections or changing existing sections of the Zoning Ordinance to ensure that new construction or additions on residentially zoned lots are not out of scale with the surrounding neighborhoods. Therefore, the changes to the Municipal Code are to set limits on the size and density of the residential structure, and ensure adequate open space areas around the structure. As such, the proposal aims to improve visual compatibility and cohesiveness in the City's residential areas from a building size perspective. In addition, a new Equestrian Overlay Zone will be adopted that will among other things establish minimum horse keeping areas for lots in the Old Agoura section of the City.

In general, the proposed changes in to the Old Agoura Design Overlay would apply to all the non multi-residential zones within the Old Agoura Design Overlay Zone. These include Residential Rural (RR), Residential Low Density (RL), Residential Very Low Density (RV), Open Space (OSR) and Residential Single Family (RS). The changes proposed to the Old Agoura Design Overlay Zone would limit the square footage of homes, stipulate minimum building setbacks, and stipulate a floor area ratio maximum. Floor area ratio is a density calculation resulting from dividing the gross floor area of a structure by the net area of the lot. The Equestrian Overlay District ensures that adequate horse keeping areas are designated on a lot, which is related to mansionization in that it requires a

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portion of the total site to not be developed with residential uses, while at the same time, guaranteeing that the equestrian lifestyle in designated portions of the City is retained. The specific changes to the Municipal Code are briefly summarized below. These would apply in all non multi-family residential zones throughout the City, unless otherwise specified.

#### Old Agoura Design Overlay District Amendments

A floor area ratio (FAR) requirement would be added to all of these zones. The FAR allowance increases with the size of the lot. In no case would a single family dwelling unit exceed 8,000 square feet. Several exemptions from the FAR calculations are listed, and include one story detached equestrian buildings, attic space, certain kinds of basements, etc. among others. A slope factor is also outlined as a development standard for floor area restrictions; as average lot slope increases, the allowable floor area is lowered. The new language also allows adjustments to the FAR or slope factor by the City Direction of Planning and Community Development or Planning Commission with listed findings. Language to be added also refers to the newly proposed Equestrian Overlay District.

#### Equestrian Overlay District

The purpose of this District is to create incentives and requirements to ensure that horse keeping areas in the Old Agoura neighborhood are adequately provided on each residential lot. Currently, there is no Code requirement to set aside a specified area, although most applicants do identify such an area on their plans. The amendments would require a minimum 1,500 square-foot area that is able to site a minimum stall area of 12 feet x 12 feet, and corral of 24 feet by 48 feet, access for feed delivery and manure management, and hay and tack storage of 150 square feet minimum. Incentives to identifying such an area include allowances for encroachment into the front yard setback for roofed horse structures, and that the structure would not be added into the lot coverage calculations for horse keeping. The Equestrian Overlay District will be placed on all single family properties in Old Agoura as shown on the attached map (Exhibit A).

#### Amendments to zones RR (Sections 9213.4), RL (Sections 9233.2-9233.4) and RV (Sections 9223-9223.4).

In the RV and RL zones, the minimum front and/or side yard setbacks are increased, all impermeable surfaces including driveways are included as part of building coverage and the allowed building height while it remains at 2 stories, is reduced from 35 feet to 30 feet. In the RR zone, the allowed building height is also reduced from 35 feet to 30 feet.

#### Amendments to the RS zone (Sections 9241 and 9243.9).

The amendments also outline review authority for site plan requests, and add that the City Planning Commission has review authority for new second story additions, additions to existing second stories greater than 25% of the total square footage of an existing second story or greater than 75% of the existing first story, and new single family homes on a vacant lot.

#### Amendments to the Site Plan/Architectural Review (Sections 9677.1, 9677.2 and 9655.7), Yard Standards (Sections 9605.1) and Public Hearing Procedures (Section 9804.4).

These amendments would make the reviewing authority for site plan reviews and second story additions consistent with the new proposed language in the RS zone and the Old Agoura Design Overlay District. The amendment to the Public Hearing Procedures would change the noticing requirement for site plan reviews from the abutting property owners to all properties within three hundred feet of the property.

#### Neighborhood Compatibility Guidelines

These guidelines apply to properties located in the RS zone except for the RS zones located in Old Agoura. In those zones, the Old Agoura Residential Design Guidelines would apply. The guidelines provide for early neighbor notification of a development proposal, such as a site plan request, and outline design criteria to ensure that a new home or addition to an existing home is designed in a manner that blends in with the characteristics of the immediate neighborhood.

Old Agoura Residential Design Guidelines

This document provides guidelines to ensure that homes are built consistent with the rural character of Old Agoura.

**All of the proposed changes to the Zoning Code are listed in Appendix 1, which is a copy of the draft ordinances and ordinance changes, in ~~strikeout~~/underline mode.**

**Surrounding Land Uses:** Citywide

**Site Description and Environmental Setting:** Citywide

**Other Public Agencies Whose Approval Is Required:** None for the ZOAs and new sections.

**Entitlements:** No entitlements or permits are required for the ZOAs and new sections.

## ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that could be lessened to a level of insignificance through incorporation of mitigation.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics              | <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology/Soils                 | <input type="checkbox"/> Hazards/Hazardous Materials        |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Land Use/Planning                  |
| <input type="checkbox"/> Public Services         | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic  | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

### DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	
I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	
I find that the proposed project <b>MAY</b> have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to an earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Report Preparer:

*Spencer Linder-Bryful*

City of Agoura Hills

3/10/08

## EVALUATION OF ENVIRONMENTAL IMPACTS

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(1) LAND USE AND PLANNING.** Would the project:

a) Physically divide an established community?				X
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

Discussion:

- a) The project consists of Zoning Ordinance Amendments (ZOAs) and the creation of new regulations and districts in the Zoning Ordinance, and therefore is not a physical development capable of dividing an established community. In any case, the proposed changes and additions will provide further regulations to create more cohesive and visually compatible neighborhoods, since the goal of these changes is to ensure new homes and additions to new homes are compatible with the surrounding residential neighborhood. The project would result in **no impact**.
  
- b) The project consists of ZOAs and the creation of new regulations and districts in the Zoning Ordinance, and so the proposal is to change the current Zoning Ordinance. Upon approval of the ZOAs and additions to the Zoning Ordinance, the project would be consistent with the Zoning Ordinance. The project would not conflict with any plan, policy or regulation that was adopted to avoid or mitigate an environmental effect. In fact, the project would ensure that environmental effects from visual incompatibility in density and sizes of single family homes are minimized. As such, there would be **no impact**.
  
- c) There are no habitat conservation plans or natural communities conservation plans applicable to the geographical area of the ZOAs or new regulations and districts, either within or in the vicinity of, and so the project would result in **no impact**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(2) BIOLOGICAL RESOURCES.** Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
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b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
g) Result in damage to, loss of, or removal of native oak trees or other locally identified specimen trees of significance?				X

Discussion:

- a) Much of the project area is already developed with urban uses, and any additional development would be considered infill. There are no candidate, sensitive, or special status plant or wildlife species known to be present on the vacant parcels in the project area. These vacant parcels are regularly subjected to brush clearance for fire protection purposes, and are mostly infill lots, and so are somewhat limited in habitat. In any case, the project consists of ZOAs and the creation of new districts/regulations, and therefore is not a physical development that could adversely affect sensitive biological species. Moreover, the effect of the project is to further limit the density and size of residential structures and to ensure new homes and additions to new homes are compatible with the surrounding residential neighborhood, and so would not promote further development of lots than is currently provided in the Zoning Ordinance. Therefore, there would be **no impact**. Any proposal to build a single family home and appurtenant structures would be analyzed separately under CEQA as part of project specific environmental review, which would need to consider the habitat further.
- b), c) Please see the discussion in Item a) above. The project is not a physical development that could adversely affect wetlands, riparian habitat or other sensitive natural communities regulated by the California Department of Fish and Game or the U.S. Fish and Wildlife Service or the Army Corps of Engineers. Moreover, the effect of the project is to further limit the density and size of residential structures, and so would not promote further development of lots than is currently provided in the Zoning Ordinance. Therefore, there would be **no impact**. Any future proposals to develop the residential sites would be separate projects under CEQA, and would undergo environmental review, including considering the habitat further, as a specific development proposal comes forward for review.
- d) Please see the discussion in Item a) above. Because the project is not a physical development, it does not have the potential to interfere with the movement of fish or wildlife. Moreover, the effect of the project is to further limit the density and size of residential structures, and so would not promote further development of lots than is currently provided in the Zoning Ordinance. Any future proposals to develop the residential sites would be separate projects under CEQA, and would undergo environmental review, including considering wildlife movement further, as a specific development proposal comes forward for review. Therefore, there would be **no impact**.

- e), g) Since the project is not a proposal for a physical development in the area, there would be no impacts to oak trees in the area. Moreover, the effect of the project is to further limit the density and size of residential structures, and so would not promote further development of lots than is currently provided in the Zoning Ordinance. Any future proposals to develop these residential sites, which would be a separate project under CEQA, would need to consider the oak trees. However, the current project would not adversely affect the oak trees, and there would be **no impact**.
- f) There are no Habitat Conservation Plans (HCPs) or Natural Communities Conservation Plans (NCCPs) or other conservation plans in or near the project area, nor in the City as a whole, so there would be **no impact**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(3) **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion:

- a)-c) The City of Agoura Hills is located within the South Coast Air Basin, and is governed by the South Coast Air Quality Management District (SCAQMD). Since the project is not a proposal for a physical development, there would be no impacts to air quality as a result of the amendments and additions to the Zoning Ordinance. In any case, according to the Air Pollution Control District (APCD) Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the City's projected population growth forecast. The project would not increase or decrease the allowed number of residential units in the City, as forecasted by the General Plan, but would limit the size and density of a single family home in some cases. Therefore, the project would be consistent with the City's General Plan, and does not change the buildout assumptions of the General Plan. Therefore, there would be **no impact**.
- d)-e) While the project does not include a physical development that could result in air quality emissions, it should be noted nonetheless that residential uses do not typically generate substantial pollutant concentrations or create objectionable odors that could affect nearby sensitive receptors or populations. The project would not adversely affect air quality in these circumstances, and so there would be **no impact**.



Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(4) CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
e) Result in physical disruption of an identified sacred place or other ethnographically documented location of significance to native Californians?				X

Discussion:

a)-e) The project is not a physical development capable of impacting cultural resources that may exist on or under the ground, or within a given area. In any case, the project area is not a known area of historical, archaeological, or paleontological sensitivity, nor are there any human remains expected to be located here. Additionally, the area is not considered an identified sacred place or other ethnographically documented location of significance to native Californians. None of the proposed regulations or changes to the Zoning Ordinance would create cultural resource preservation concerns. Any proposal to build a single family home and appurtenant structures would be analyzed separately under CEQA as part of project specific environmental review as a development proposal is submitted to the City, which would need to consider potential site specific cultural resources. Therefore, the current project would result in no impacts.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(5) GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
(ii) Strong seismic ground shaking?				X
(iii) Seismic-related ground failure, including liquefaction?				X
(iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

**Discussion:**

a)-e) Per the City's General Plan Master Environmental Assessment, there are no active or inactive faults within the City limits, and so potential hazard from fault rupture is remote. However, there are several active and/or potentially active faults in the surrounding region could produce ground shaking in the area. Other geologic or soil conditions are specific to individual sites. Nonetheless, the project that is the subject of this IS/ND is not a physical development with the potential for causing adverse impacts in the area of geology and soils. None of the proposed regulations or changes to the Zoning Ordinance would create additional geologic safety concerns. As previously noted, any proposal to build a single family home and any appurtenant structures would need to be analyzed separately under CEQA as part of project specific environmental review. The site specific geologic conditions and the type of development and construction methods would be assessed at that time for the actual development project. Therefore, the current project would result in **no impact**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(6) HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

**Discussion:**

- a)-d) The underlying zones and land use designations for the project area, being residential and open space, would not typically permit uses capable of containing substantial hazardous materials, such as manufacturing businesses. Because it is not a physical development proposal, the project would not result in the use of substantial hazardous materials, nor their storage, disposal or transport. The project, being ZOAs and the creation of new districts/regulations, would also not cause an accidental release or upset of such materials. Any future proposal to develop such a use in these residential and open space zones would be considered a separate project under CEQA, and would need to undergo separate project and environmental review per CEQA, aside from the current project, where these environmental issues would be further analyzed. Therefore, the current project would result in **no impact**.
- e)-f) There are no airports or airstrips in the vicinity of the City of Agoura Hills. Therefore, the ZOA project would result in **no impact**.
- g) There are no known currently adopted emergency response plans or emergency evacuation plans in the project area. In any case, the project itself, not being a physical development, would not interfere with such plans if created in the future. None of the proposed regulations or changes to the Zoning Ordinance would interfere with such plans. As specific development projects are proposed, they would be analyzed under separate CEQA review to ensure that they do not conflict with such plans. Therefore, the ZOA project would result in **no impact**.
- h) Some of the residential areas affected by the proposed ZOAs and new districts/regulations are within and/or adjacent to wildland areas. In any case, the project does not include specific physical development proposals and none of the proposed regulations or changes to the Zoning Ordinance would expose additional people or structures to significant risk of loss, injury or death involving wildland fires. Moreover, the project may result in beneficial impacts to this issue, since the project aims to prevent over-development of lots in residential and open space areas. Any future proposal to develop in these residential and open space zones would be considered a separate project under CEQA, and would need to undergo separate project and environmental review per CEQA, aside from the project. The project would result in **no impacts**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(7) HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?				X
d) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
e) Otherwise substantially degrade water quality?				X
f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:**

- a)-e), i) The project that is the subject of this IS/ND is not a physical development with the potential for causing adverse impacts in the area of hydrology and water quality. None of the proposed regulations or changes to the Zoning Ordinance would adversely affect hydrology and water quality. As noted previously, any proposal to build a residence and any appurtenant structures would be analyzed separately under CEQA as part of project specific environmental review. The site specific hydrology and the type of development and construction methods would be assessed at that time for the actual development project. Therefore, the current project would result in **no impact**.
- f)-h) The project is not a physical development that could cause flood concerns. None of the proposed regulations or changes to the Zoning Ordinance would result in greater flood concerns in the project area. They may, in fact, reduce potential concerns somewhat, since they aim to reduce the overall size and density of residential development on a site. Each specific future development proposal would be considered a separate project under CEQA that would need to undergo separate environmental review, including flood impact analysis. Therefore, the current project would result in **no impact**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(8) AESTHETICS.** Would the project:

a) Have a substantial adverse affect on a scenic vista?				X
b) Substantially damage scenic resources including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the project site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
e) Significantly impact any existing streetscape or public space which has been designed to provide areas of public assembly and congregation?				X

**Discussion:**

- a) The project area consists of a diverse range of neighborhoods and physical – both built and natural – features. The City General Plan Scenic Highways Element identifies Local Scenic Highways, County Scenic Highway, and areas eligible for state scenic highway designation. Many of the City’s residential areas provide excellent vistas of Ladyface Mountain and the ridgelines along the south side of the City. Nonetheless, the project consists of ZOAs and the addition of districts/regulations, and is not a physical development proposal. The project does not involve any direct physical changes to the environment. Moreover, the proposal neither increases nor decreases the number of residential units allowed by the zoning and General Plan. As such, it would result in **no adverse impact** to scenic vistas. On the other hand, the project may result in **beneficial impacts** on scenic vistas, since it aims to reduce the problem of mansionization through limits on residential building size and density. As individual development projects are proposed, and the details of the proposed building design and grading known, CEQA review, separate from this IS/ND, would be required to assess any potential impacts from building construction in the future.
- b) There are no state scenic highways in the vicinity of the project area, although U.S. Highway 101 is eligible for state scenic highway designation. There are no historic buildings or rock outcroppings in or adjacent to the U.S. Highway 101. In any case, since the project is not a specific physical development proposal, the project would result in **no impact**. As stated in Item a) above, the project would not result in an increase in the number or size of future buildings that are currently allowed under zoning and the General Plan, and so would not add to potential impacts to historic resources. As individual development projects are proposed, CEQA review, separate from this IS/ND, would be required to assess any potential impacts from building construction on aesthetics.
- c) The project does not involve any direct physical changes to the environment. Moreover, the proposal neither increases nor decreases the number of residential units allowed by the zoning and General Plan. As such, it would result in **no adverse impact** to the visual character or quality of the area. On the other hand, the project may result in **beneficial aesthetic impacts**, since it aims to reduce the problem of mansionization through regulatory limits on residential building size and density, and ensure adequate space for horse keeping uses beyond the residential building in certain areas of the City where the equestrian aesthetic is valued. As individual development projects are proposed, and the details of the proposed building design and grading known, CEQA review, separate from this IS/ND, would be required to assess any potential impacts from building construction in the future.
- d) Since the project is not a physical development proposal, it would not result in impacts from lighting and glare. As noted earlier, the project would not result in an increase in the number or size of future buildings that are currently allowed under zoning and the General Plan, and so would not add to potential impacts from additional lighting and glare. As previously described, any proposal to build a residence would be analyzed separately under CEQA as part of project specific environmental review, which would include a

development project-specific lighting and glare assessment. Therefore, the current project would result in **no impacts**.

- e) The area subject to the ZOAs and ordinance additions is not located in the immediate vicinity of any known streets or public spaces used for the assembly and congregation of people. Therefore, there would be **no impacts**.

<b>Issues and Supporting Information</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**(9) NOISE.** Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial, temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). For the most sensitive uses, such as single family residential, 60 dBA Day-Night average level (Ldn) is the maximum normally acceptable exterior level. Ldn is the time average of all A-weighted levels for a 24-hour period, with a 10 dB upward adjustment added to those noise levels occurring between 10:00 PM and 7:00 AM to account for the general increased sensitivity of people to nighttime noise levels. The Community Noise Equivalent Level (CNEL) is similar to the Ldn except that it adds 5 dB to evening noise levels (7:00 PM to 10:00 PM). The City of Agoura Hills utilizes the CNEL for measuring noise levels. Sensitive noise receptors include residential units, libraries, hospitals and nursing homes. In the project vicinity, the sensitive noise receptors would be residences, schools and homes for the elderly.

- a),c),d) The project would not result in any physical development. The proposed regulations would not result in any changes to the types of uses allowed in the residential and open space zones, or to any noise standards. Moreover, the proposed regulations would not result in any increase nor decrease in the number of homes allowed per current zoning and the General Plan. Any proposal for development in the project area would be analyzed separately under CEQA as part of project specific environmental review. The site specific noise conditions and the type of development and construction methods would be

assessed at that time for the actual development project. Therefore, the current project itself would result in **no impacts**.

- b) Because it is not a physical development, the proposed project would not result in any impacts related to excessive groundborne vibration. The proposed regulations under the project would not allow any more residential construction than what is currently allowed by the zoning and General Plan, and so would not add to the noise impacts. As specific development projects are proposed, along with information about construction and grading details and methods, these projects would need to undergo separate CEQA review, including analysis of this issue area. Therefore, the current project would result in **no impacts**.
- e),f) The area affected by the proposed project is not located within the vicinity of an airport or private airstrip, and would not be affected by air traffic noise impacts. There would be **no impact**.

<b>Issues and Supporting Information</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Measures</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**(10) POPULATION AND HOUSING.** Would the project:

a) Result in direct or indirect population related growth inducement impacts (significantly expand employment opportunities, remove policy impediments to growth, or contribute to potential extensions of growth inducing infrastructure)?				x
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				x

Discussion:

- a) The project would not result in any physical development. In any case, regulations proposed by the current project would neither increase nor decrease the total number of residential units anticipated by the City under zoning and in the General Plan, and so there would not be any increase in population above that already anticipated as a result of the project. Therefore, the project would result in **no impacts** to population growth.
- b) The project does not consist of any physical development, and the proposed regulations would neither increase nor decrease the total number of residential units anticipated by the City under zoning and in the General Plan. Similarly, the proposed regulations do not result in the displacement of current housing, but only apply to new development and substantial additions. Therefore, there would be **no impacts**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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(11) **PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

a) Fire protection				X
b) Police protection				X
c) Schools				X
d) Parks				X
e) Other public facilities				X

Discussion:

- a),b) The City of Agoura Hills is served by the Los Angeles County Fire Department (LACFD) and the Los Angeles County Sheriff's Department (LACSD). The project itself would not require additional police or fire protection services, as no development is proposed. As such, the project would result in **no impacts**. As individual development projects are proposed in the project area at a later date, separate CEQA review would be undertaken to assess potential fire and police protection services impacts on an individual level. In any case, as the area affected by the project is already within a developed area currently served by these agencies, impacts to such services would likely not be significant, especially regarding the need to expand such services. Regulations proposed by the current project would neither increase nor decrease the total number of residential units anticipated by the City in the General Plan and under zoning, and so there would likely not be any additional demand for public services. Moreover, any future development project would be required to comply with Fire Code and LACFD standards including specific construction specifications, access design, location of fire hydrants, and other design requirements.
- c) In 1990, school facilities legislation (California Government Code Section 65995) was enacted to generate revenue for school districts for capital acquisitions and improvements. This legislation allows a maximum one-time fee of \$1.93 per square foot of residential floor area and \$0.31 per square foot of commercial and industrial space for development projects. This fee is divided between the primary and secondary schools and is termed a "Level One Fee." Adjustments to these Level One fees have occurred periodically, and the fees have been increased. The project would not result in impacts to schools, as no physical development is being proposed as part of the project itself. Regulations proposed by the current project would neither increase nor decrease the total number of residential units anticipated by the City under the zoning and in the General Plan, and so there would not be any additional demand on schools. Therefore, there would be **no impacts** from the current project. As individual self-storage development proposals come forward, each development would undergo specific CEQA review and be assessed for school impacts. Such a development project would likely be required to pay school impact fees at the current commercial/industrial development rate to the local school district, Las Virgenes Unified School District.
- d) The project would not result in physical development, and its regulations would neither increase nor decrease the allowed and anticipated number of residential units in the City per the zoning and General Plan. Given that no additional residential uses and associated population growth are expected, there is not anticipated to be any increase Citywide in demand for parks nor decrease in the City's parkland to population ratio. Therefore, there would be **no impacts**.
- e) Since the proposal is for ZOAs and new districts/regulations, not a development proposal, the project would not contribute to the demand for any other public facilities. Therefore, there would be **no impacts**.



Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(12) RECREATION.** Would the project:

a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

- a),b) Since the project is not a particular development proposal, there would be **no impacts** to recreational facilities. In any case, regulations proposed by the project would neither increase nor decrease the total number of residential units allowed in the City, and so there would not be any changes to the need for recreational facilities. As individual development projects are proposed in the project area, separate CEQA review would be undertaken to determine the specific project's impacts to recreation.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(13) TRANSPORTATION/TRAFFIC.** Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards related to existing intersections or roadway design features (e.g., sharp curves or dangerous intersections), or to incompatible uses (e.g., residential traffic conflicts with farm equipment)?				X
e) Result in inadequate secondary or emergency access?				X
f) Result in inadequate parking capacity?				X

Discussion:

- a) Since the project is not a particular development proposal, there would be **no impacts** to traffic and circulation. In any case, regulations proposed by the project would neither increase nor decrease the total number of residential units allowed in the City, and so there would not be any changes to the number of

trips generated by the residential uses. As individual development projects are proposed in the project area, separate CEQA review would be undertaken to determine the specific project's impacts to traffic and circulation.

- b) The Los Angeles County Congestion Management Plan (CMP) requires a regional traffic impact analysis when a project adds 150 or more trips in each direction to a freeway segment. Based on the discussion in Item "a" above, there would be **no impacts**.
- c) There are no airports or airfields in the project vicinity. The proposal would result in **no impacts**.
- d), e) As discussed in Section 11. PUBLIC SERVICES, the ZOA is not a development proposal and so would not result in traffic-related hazards or impacts to access. As individual development projects are proposed in the ZOA, separate CEQA review would be undertaken to determine the specific project's impacts these items. The current project would result in **no impacts**.
- f) The proposed project is not a development proposal and so would not result in impacts to parking. In any case, regulations proposed by the project would neither increase nor decrease the total number of residential units allowed in the City, and so there would not be any changes to the parking demand of the residential uses. As individual development projects are proposed in the project area, separate CEQA review would be undertaken to determine the specific project's impacts on parking capacity. The current project would result in **no impacts**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(14) UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion:

- a) - e) As the project is not a physical development proposal and the regulations proposed by the project would neither increase or decrease the total number of residential units allowed in the City, it would not result in impacts to wastewater, water or storm water. As individual development projects are proposed in the project area, separate CEQA review would be undertaken to determine the specific project's impacts to these services. The current project would result in **no impacts**.
- f) - g) As noted above, the proposed ZOAs and other changes to the Code do not constitute a development proposal and so would not result in impacts to solid waste. As individual development projects are proposed in the ZOA, separate CEQA review would be undertaken to determine the specific project's impacts to these services. The ZOA would result in **no impacts**.

Issues and Supporting Information	Potentially Significant Impact	Less Than Significant Impact with Mitigation Measures	Less Than Significant Impact	No Impact
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**(15) MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				x
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?				x
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				x

Discussion:

- a) Given that the project consists of ZOAs and new districts/regulations with the aim of reducing the overall size and density of single family residences and appurtenant structures and to ensure new homes and additions to new homes are compatible with the surrounding residential neighborhood., but with no physical development component, it would not have the potential to significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, there would be no impacts.
- b) As listed in the specific environmental issue sections, the project is not expected to have any impacts, so there would be no cumulative impacts.
- c) As listed in the specific environmental issue sections, the project is not expected to have any impacts, so there would be no effects that would cause substantial adverse effects on human beings.

## **REFERENCES**

Agoura Hills, City of. *General Plan*. May 1993.

Agoura Hills, City of. *Architectural Standards and Guidelines*. November 1992.

Agoura Hills, City of. *Municipal Code*, revised June 2005.

**Negative Declaration  
Residential Neighborhood Compatibility Ordinance**

**Appendix 1**

**OLD AGOURA ZONING CODE AMENDMENTS  
OA OVERLAY, EQUESTRIAN OVERLAY DISTRICT, RR, RV AND RL ZONES**

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

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

**9551. Purpose.**

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

**9553. Special development standards area.**

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

**9553.1. Building coverage.**

The maximum building coverage shall be as approved as a part of any discretionary review. The maximum building coverage shall not exceed fifty (50) percent of the lot unless the proposed development consists of a commercial use encompassing more than one (1) lot.

(Ord. No. 211, § 7, 5-27-92)

**9553.2. Building height.**

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

(Ord. No. 211, § 7, 5-27-92)

**9553.3. Yards.**

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

(Ord. No. 211, § 7, 5-27-92)

9553.4. Off-street parking and loading requirements.

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

9553.5. Signs.

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

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

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

9553.6. Required architectural style and building materials.

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

(Ord. No. 211, § 8, 5-27-92)

9553.7. Required landscaping and walls.

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

95543. Commercial and residential development standards.

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

(Ord. No. 211, § 5, 5-27-92)

9554.1 Residential Floor area ratio (FAR)

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

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

**Table 1 – Floor Area Ratio (FAR)**

<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, 5-27-92)~~

~~9554.7. Required landscaping and walls.~~

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

~~9555-9560. Reserved.~~

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

**Chapter 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 DESIGN GUIDELINES**

# OLD AGOURA RESIDENTIAL DESIGN GUIDELINES

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## INTRODUCTION

The City of Agoura Hills (City) General Plan seeks to preserve the small-town feel of Agoura Hills and the open character of the rural landscape that gives the City its unique identity. The Old Agoura and Equestrian Overlays, in turn, protect the low-density semi-rural residential neighborhood of Old Agoura with its large parcels and equestrian nature.

These Old Agoura Design Guidelines will assist in designing structures that use modern techniques, styles and materials, while retaining the natural beauty of the land and the ranching character of this heritage community. As a complement to the Old Agoura Design Guidelines, a photo booklet entitled "Old Agoura, Elements of Style" has been prepared that visually represents many successful architectural styles and elements. It is available at City Hall for viewing and on the City's web site at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us).

Old Agoura is a unique community in the City of Agoura Hills. It strives to maintain its eclectic, harmonious and non-suburban presence along the Ventura Freeway. In order to forge a future that is tied to the past, a brief history of Agoura Hills is presented below.

## HISTORY

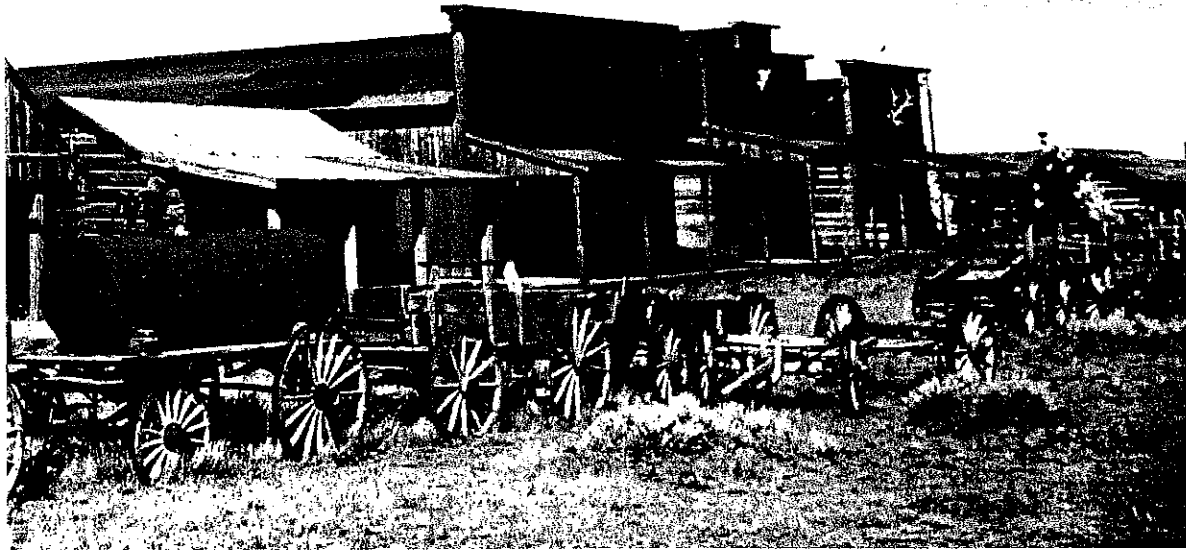
Agoura's hills are occupied by wide stretches of rolling terrain, cut by meandering creeks and studded with oak trees, a habitat type commonly referred to as an "Oak Savanna." The area was originally settled by the Chumash Indians, who were displaced by the Spanish well before California became a state in 1849.

In 1862, Congress passed The Homestead Act, whereby settlers could own 160 acres by living on it, building a home and raising a family. European homesteaders, such as Miguel Leonis and Pierre Agoure, a French shepherd, settled in the area and developed livestock and agricultural ranches. Agoure's Ranch totaled over 16,800 acres of grazing land and covered much of present day Agoura. The name was later altered to Agoura.



*The Leonis Adobe*

*Standing under the Oaks in Calabasas in the southwest corner of the San Fernando Valley, is the lovely home of one of the most colorful and legendary figures of early Los Angeles. Built in 1844 and restored to its original beauty by the Leonis Adobe Association, it is a superb example of gracious living when the San Fernando Valley was ranching country and Los Angeles still a dusty settlement.*



Supply routes opened through the area via El Camino Real and the Juan Bautista de Anza land route, some of which is now the 101 Ventura Freeway. Agoura had one of the wells used to provide water for travelers, and by the turn of the century, Agoura's Vejar Junction had become a stagecoach and freight wagon stop, an important status prior to the completion of the railroad.

George Lewis and family moved to their newly built ranch house in Agoura in 1901. In 1924, Ira and Leon Colodny purchased the George Lewis Ranch in what is now known as Old Agoura.<sup>1</sup>

Ranching activities continued to flourish in the Conejo Valley giving us notable names such as Jordan Ranch, Ahmanson Ranch<sup>2</sup>, and Morrison Ranch. As late as the 1960s, the Agoura was still characterized by a low density, rural lifestyle with barns, wooden fences, and hitching posts in town. Cheeseboro Canyon Park was originally a cattle ranch and some of its old structures have survived.

In the early 1970s, as housing tract developments sprang up in other parts of Agoura, Old Agoura strove to maintain its unique characteristics. Even today, there are no streetlights or sidewalks in Old Agoura. The City of Agoura Hills Municipal Code and General Plan state that Old Agoura residents maintain the right to own and keep horses and other livestock<sup>3</sup>.

Now, in the 21st century, Old Agoura continues to celebrate its roots as one of the original rural ranching communities in the Conejo Valley.



<sup>1</sup> Further information is available at the City of Agoura Hills website; <http://ci.agoura-hills.ca.us/info.html>  
<sup>2</sup> Ahmanson Ranch is now referred to as the Upper Las Virgenes Canyon Open Space Preserve.  
<sup>3</sup> Agoura Hills General Plan, Community Design Element, December 1992, p. XI-3



## GENERAL DESIGN GUIDELINES

The goal of the Old Agoura Design Guidelines is to encourage the design of a home and an environment that is rural in its roots. Even the most contemporary of homes can feature elements that are rural and which pay homage to classic and historic styles. Looking to the past provides insight and inspiration for future development in Old Agoura.



The character of historic Agoura can be preserved through development and design that reflect the original quality of life. When beginning plans to build or remodel in Old Agoura, the following goals should be considered paramount.

1. Preserve Agoura's hills by situating buildings to use the existing contours of the land, incorporate surrounding oak trees and creeks, and minimize grading and destruction of the natural landscape and view sheds; conform to the land, not impose upon it.
2. Integrate into the surrounding neighborhood, considering compatible scale, style, color, and feel.
3. Respect Old Agoura's history and create architecture that incorporates both the essence of the historical periods of the area and the designs dictated by the local climate.
4. Use natural and traditional materials with an emphasis on excellent design and handcrafted detail.
5. Design or preserve horse keeping areas so that the land is never made untenable for horses.



## SPECIFIC DESIGN GUIDELINES

Proposed new development and remodels in Old Agoura shall substantially conform to the following standards:

### Maintain Neighborhood Scale

A new or remodeled home should not be out of proportion with adjacent houses. A home should be designed to fit the lot and surroundings and with internal design integrity. Mansions and grand facades fly in the face of the neighborhoods humble beginnings.

### Horse Keeping

In Old Agoura, the site plan should begin with horse facilities. The house and other structures are planned around it. Details for minimum horse-keeping facilities per horse would consist of a 12 ft x 12 ft stall or shelter (or 144 square ft with a 10 ft minimum interior clearance) and a basic pipe corral paddock, minimum size 12 ft x 24 ft.

However, for the large majority of horses that are not worked daily, a minimum 24 ft x48 ft turnout should be provided, with length for running and kicking up their heels. Larger or multiple turnouts should be planned if more animals are on a property. High use areas should be located on higher ground away from steams, with a 1-2% minimum slope for drainage. Paddocks should have sand or gravel substrate for filtration and not be built on areas with a greater than 10% slope. For pasture areas, avoid steep slopes (over 30%) that are susceptible to erosion; geologists recommend that horse facilities, including barns, turnouts and pasture, not be placed on areas over 10% because of potential slope failure.

A good reference book for best management practices related to runoff from horse keeping areas is "Stable and Horse Management in the Santa Monica Mountains, A Manual on Best Management Practices for the Reduction of Non-point Source Pollution<sup>4</sup>." A copy is available for viewing at the City's public counter.

Access for feed delivery and manure management should be as close to street as possible, with separate entry gates if needed. A plan for horse keeping facilities should include an area for hay & manure storage, accessory areas, such as horse trailer storage, wash racks, tack rooms, tools, etc. Some items found on site may serve multiple functions, such as septic tanks and leach fields being located under corral or pasture areas. Access can also be solved via turnout areas with wide gates. Barns may be used as storage for an owner who does not intend to keep horses, but future owners should maintain the area so it is convertible. Landscaping such as, but not limited to trees, vineyards, and trellises, should not be placed so as to prevent future conversion to horse keeping areas.

### Site Plan

Site design should respect the natural features of the site including landforms and trees. Natural obstacles such as a creek or large tree can provide a special challenge but also produce creative solutions.

### Heritage Tree Protection

The City has one of the most stringent oak tree ordinances in the region and, as a result, some of the most beautiful treescapes. If you are fortunate enough to have one of these majestic citizens in your yard, you must adhere to a set of carefully crafted rules that safeguard its health.

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<sup>4</sup> Resource Conservation District of the Santa Monica Mountains, 1999

Over-watering and disturbance of the drip line and root system areas could impact oak trees. A copy of the ordinance is available from the City. Many larger trees in Old Agoura are declared heritage specimens and are registered with a numbered plaque or tag on their trunks<sup>5</sup>.

#### Minimize lot coverage

The design of a home need not maximize the allowable lot coverage. It should provide ample open space around a structure. The relative placement of horse keeping areas, house, garage, accessory structures and driveway play a major role in shaping the character of a house. Consideration should also be given to the existing structures and views of the neighbors.

#### Style

Break up the visual mass of a structure with deliberate architectural elements. Create free-flowing space to the outdoors with the use of windows, porches, balconies, trellises, and terraces. Preferred basic features include:

- Wrap-around porches, balconies;
- Rear or side yard-facing garage doors or detached garages;
- Front door or entryway distinctly visible from the road giving a sense of human scale;
- Generous roof overhang (where appropriate to architectural style);
- Use of natural materials to enhance clean, uncluttered architecture.

When creating architectural details, and especially when utilizing the technology of stone veneer, it is important that they be used in a manner that is honest in their application and consistent with their function in construction technique.

#### Roofs

Roofs should have variation in texture. Roof overhangs of good proportion and balance provide a fundamental appeal as well as respect for the local climate. Excessively steep roof pitch is discouraged.

#### Color

Bright colors and reflective surfaces are strongly discouraged. The use of regional earth tones, such as browns, tans, and beiges, is preferred.

#### Hardscape & Driveways

Colors and textures should be chosen to best approximate the natural environment of the homesite. Permeable surfaces should be installed whenever possible and the amount of paving should be kept to a minimum. Use as much porous material as possible in order to reduce runoff and augment ground water recharging. Preferred materials are:

- Decomposed granite or other natural appearing aggregates such as gravel
- Natural flat stone
- Interlocking concrete manufactured pavers
- Grasscrete to reduce the hardscape ratio

If concrete is used, bring out its more natural looking applications by using:

- Stained or stamped concrete
- Exposed aggregate concrete

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<sup>5</sup> The County of Los Angeles, for those residences outside of the City has further requirements with regard to the preservation of sensitive species (oaks, sycamores, etc.). Please refer to the County of Los Angeles Department of Regional Planning for further design guidelines.

While the use of asphalt is generally discouraged, a better application is "chip seal," where loose rock is pressed into the surface to provide a gravel look.

#### Storm Water Drainage

There are very stringent and well-defined laws that govern how we deal with water drainage. Basically, one cannot alter the natural or traditional path of water across their property without a legally approved engineering plan. A drainage plan is a required part of any new construction project.

#### Fences

In an effort to keep the neighborhood more "neighborly," most residents choose to keep their front yards open and unfenced. White or natural wood, equestrian style fencing is preferred in all yard areas visible from the road. The use of wrought iron with sharp-pointed posts or stakes is discouraged, as is the use of chain link fencing.

#### Landscape Areas

Landscape for wildfire fuel modification, water conservation, summer heat and winter cold snaps. Old Agoura has a number of microclimates and many fruit and other frost sensitive trees and plants will be severely damaged during the cold spells, especially in the lowlands along creek beds. Take a look at what has thrived in the surrounding yards of the older homes over the years.

#### Outdoor Lighting

All outdoor lighting should be the minimum intensity possible for the task required. All lighting should be non-blinding, indirect, or diffused. All lights should be *off* unless they are being used. Motion sensor switches function well for this purpose.

Finally, the Old Agoura Design Guidelines encourage you to remember what attracted you to this heritage neighborhood in the first place – the special sense of openness and tranquility. As you build or remodel, strive to preserve that.

#### Sources:

American Country West, Mary Emmerling, Clarkson. N. Potter, Inc., New York: 1985.

Architecture from Prehistory to Post Modernism, Trachtenberg and Hyman, Harry N. Abrams, Inc., The Netherlands: 1986.

Architectural Digest, Paige Rense, ed., Condé Nast Publications, Inc., Vol. 58, No. 6, Los Angeles: June 2001.

Juan Bautista de Anza National Historic Trail, Don Garate, Southwest Parks and Monuments Association, Tucson: 1994.

**RS ZONE**

**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.

**RESIDENTIAL NEIGHBORHOOD COMPATIBILITY GUIDELINES  
FOR RS ZONES**

**City of Agoura Hills Zoning Code Amendment 08-ZOA-03**  
Architectural Design  
Standards & Guidelines  
City of Agoura Hills  
California

**Neighborhood Compatibility Standards for  
Single Family Homes in Existing Neighborhoods**

The following standards are intended to ensure that new homes or additions to existing homes are harmonious with and enhance the surrounding neighborhood character. Neighborhoods that were constructed as part of a residential tract or by the same builder generally have common features, such as similar lot sizes, setbacks, architectural styles and details. To meet the intent of the Neighborhood Compatibility Standards, a new or modified structure should be designed so that it is similar to the neighboring structures.

For purposes of these Guidelines, *Neighborhood Character* "Neighborhood Character" means a combination of unique features that make up a distinct character of a given neighborhood including but not limited to the following: architectural style, mass and bulk, height number of stories, and roof design, scale orientation, setbacks open space, architecture style, texture, color and building materials.

1. **Early Neighbor Notification.** Applicants are encouraged to notify owners of property located within 100 feet of the property and any homeowners' association within 30 days of application submittal.
2. **Setbacks.** The minimum front yard setback should be equal to the average of the front yards of existing buildings within the block face.
3. **Heights.** Building heights should be compatible with the size of a lot, as well as the context of the surrounding neighborhood. The height of a structure should be compatible with the established building heights in the neighborhood.
4. **Roof Pitch.** Roof lines influence the overall mass and scale of a structure. A maximum roof pitch of six (6) feet of height for each twelve (12) linear feet of roof should be provided.
5. **Plate Height.** Plate heights taller than 10 feet unnecessarily add to the volume of a structure. Eight foot plate heights, the most common for single family homes, are encouraged.
6. **Eaves.** Adjusting the height of an eave may be used to lower the mass and scale of a structure by lowering the building plate.



7. **Second Story Wall Height.** All second story wall heights greater than six feet, as measured from the second story finished floor, should have building wall offsets at least every twenty-four feet, with a minimum four foot depth and ten foot width. The offsets should comprise the full height of the wall plane.
8. **Entry Feature Height.** The height of entry features should match the height of eaves in the neighborhood. The height should not exceed a maximum of fourteen feet.
9. **Second Story Decks.** All new or expanded second story decks or balconies with views into neighboring residential side or rear yards should address privacy protection to the greatest extent possible. The Director may refer second story decks or balconies to the Planning Commission if issues of privacy are present.
10. **Second Story Design.** A special sensitivity must be shown in the design of two story homes and additions, as they have a greater visual impact on the neighborhood. The construction of two-story buildings or additions can be compatible provided the design incorporates features which reduce the visual prominence of the second floor. Design features which generally reduce visual prominence include:
  - Provision of second floor offsets to avoid an unrelieved two-story wall
  - Placing the second floor towards the back of the house to avoid a two-story profile at the street
  - Placing the second floor in the middle of the footprint to provide a one-story transition to adjacent homes
  - Where appropriate to the architectural style, consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of appropriate floor delineations for some architectural styles include adding rooflines.
  - Where appropriate, some portions of the second story roof should be brought down to the gutter or eave line of the first story roof to reduce the apparent volume of the building.
  - First and second floor plate heights should be consistent with those established on other homes in the neighborhood.
  - Long, uninterrupted side walls should be avoided. Second stories should be setback further from the side property line than the first floor.
  - Windows on side elevations should be fixed and obscured to a height of six feet above the second floor, should have permanent exterior louvers to a height of six feet above the second floor or should have sill height of five feet or greater mitigate intrusion into a neighbor's privacy.

**MISCELLANEOUS CODE CHANGES  
SITE PLAN REVIEW, PUBLIC HEARING & YARD STANDARDS**

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

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

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

#### **9677.1. Application.**

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

#### **9677.2. Reviewing authority.**

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

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

#### **9677.7. Architectural review procedure.**

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

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

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

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

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

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

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

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

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

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

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

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

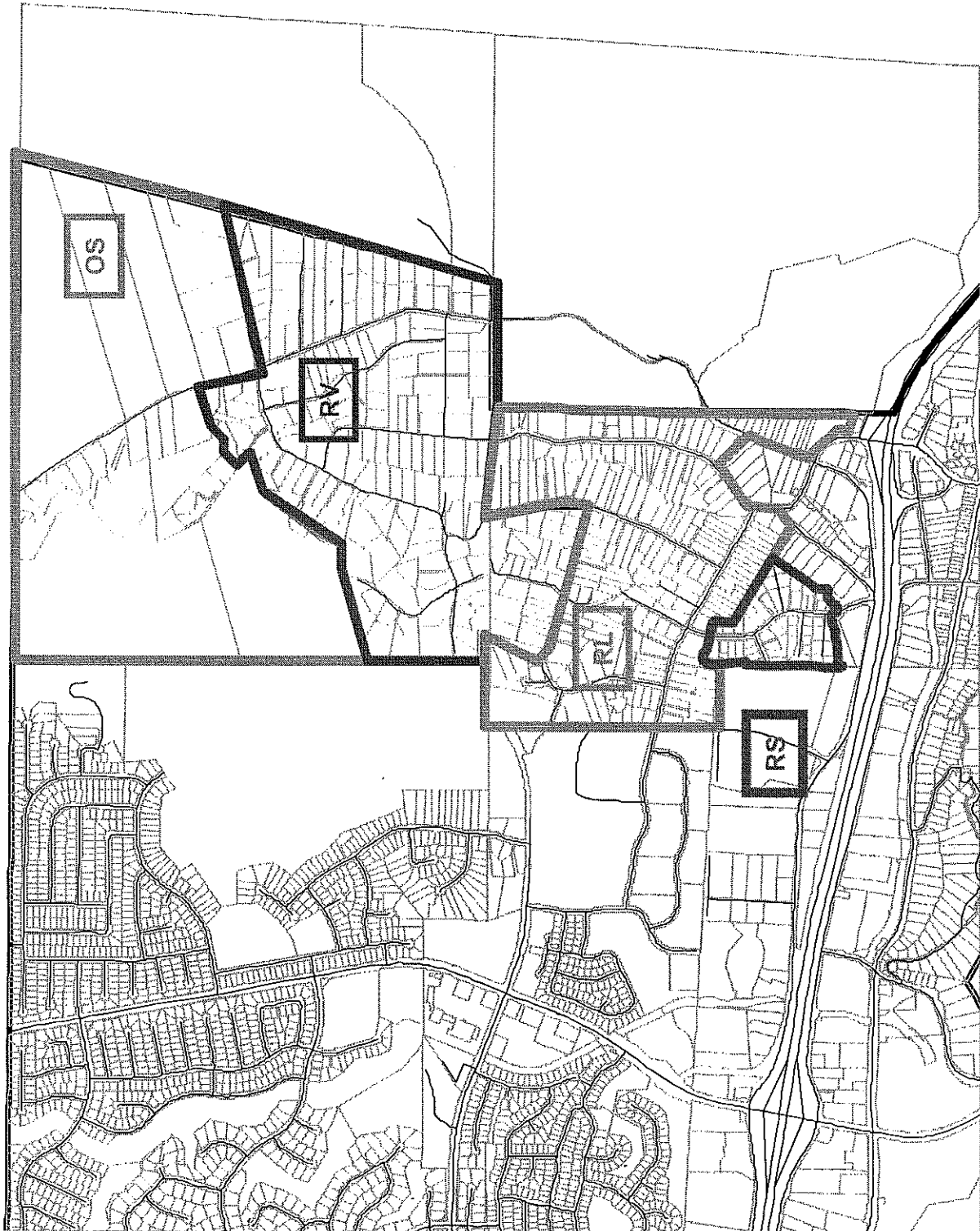
Section 9804.4.D of Chapter 8, Administration, Part 1, Division 4. Public Hearing Procedures is hereby amended as follows:

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

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

**EQUESTRIAN OVERLAY ZONING MAP**

**OLD AGOURA RESIDENTIAL DISTRICTS  
WITH PROPOSED EQUESTRIAN OVERLAY DISTRICT**





**ATTACHMENT C**  
**PRIOR PLANNING COMMISSION STAFF REPORTS**



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DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
MEMORANDUM

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**DATE:** AUGUST 7, 2008

**TO:** PLANNING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT: PLANNING COMMISSION STUDY SESSION ON RESIDENTIAL NEIGHBORHOOD COMPATIBILITY ORDINANCES, NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES, AND OLD AGOURA DESIGN GUIDELINES.**

The Planning Commission held a study session on the draft Residential Neighborhood Compatibility Ordinances and related guidelines on April 17, 2008. After discussing the proposed changes and receiving comments from the public, the Planning Commission asked staff to hold a community workshop in order to receive more feedback on the various components of the draft ordinance and guidelines.

The purpose of this meeting is for staff to present the results of the community workshop and receive direction from the Planning Commission on various aspects of the proposed changes. In addition, the meeting will provide an opportunity for additional public input. Once staff has received direction from the Commission, the ordinances will be revised and the matter will be scheduled for a future public hearing.

**I. COMMUNITY WORKSHOP**

Staff held a community workshop on June 4, 2008 to discuss the proposed ordinances. About 34 people attended the workshop and staff heard a wide variety of opinions on each of the discussion areas. Commissioner's Zacuto and Buckley Weber attended as observers. As noted in the April 17, 2008 staff report (Attachment A), staff created two separate ordinances to address neighborhood compatibility, one that would apply to all properties located in the RS (Residential-Single Family District) zone except those in Old Agoura and another one that would apply to properties in Old Agoura in the RR (Rural Residential District) RV (Residential Very

Low Density District), RL (Residential Low Density District) and OS (Open Space District) zones. There was no one at the study session that wished to discuss the changes in the RS Zone.

Staff distributed a list of discussion areas (Attachment B) at the June 4 workshop. The discussion areas were broken into four categories as follows: Administrative Changes, Old Agoura, Equestrian Overlay, and changes to existing Code. Summary of the various comments received during the workshop is included as Attachment C and Attachment D includes all of the comments received to date. Some of the people who attended the workshop mailed in the discussion area document after the workshop.

## **II. DISCUSSION**

In addition to the community workshop on June 4, 2008, staff made a presentation to the Old Agoura Homeowners Association (OAHA) members on July 27, 2008. Approximately 30 people were in attendance at the meeting. Staff provided an overview of the proposed ordinance and answered questions. People were encouraged to fill out the list of discussion areas and send them to the City.

The format of this staff report will provide the questions staff is seeking direction on with options for direction on each area. Staff is seeking direction only on some of the broader discussion areas and will be modifying the remaining sections consistent with Planning Commission direction on the broader subject matters. Given the wide variety of comments on the discussion areas, staff has not tried to capture all the comments but have included them as attachments for Planning Commission reference. In addition, staff has included the Planning Commission staff report from April 17, 2008 for reference purposes because the report provides additional details on the proposed changes and the reasons the changes were proposed by staff.

### **A. Administrative Changes (Increased public participation/notification)**

- 1. Should the City expand the noticing requirements from the current requirement of adjacent properties to properties within a 750-foot radius of the site, which is the noticing requirement for Conditional Use Permits? Should small remodels be exempt or only require notification of abutting properties?*

Currently the Code requires notification of only the adjacent property owners for pending projects (except Conditional Use Permits). The purpose of the proposed amendment is to increase public participation by increasing the number of people notified of a proposed project. This Code requirement was to be accommodated by a requirement for early posting of a sign on the property. Typically, a public hearing sign only has to be posted 10 days before any public hearing on the project. Staff had decided to institute changes to application requirements that would require notices of a

pending project to be placed on the property early in the process. This would allow residents to participate in the earlier review stages of an application.

Some comments on the increased radius for notification were whether the 750 feet would capture enough properties in the parts of Old Agoura with large lots. Leaving the notification requirement as currently written, which would include only abutting properties, would ensure that the adjacent property owner, who would likely be most affected by project, received notification. However, in the areas of Old Agoura that have smaller lots, property owners that could be affected would not be notified by mail.

Utilizing the 750-foot radius would be consistent with what is currently required for Conditional Use Permit applications. Many of the projects in Old Agoura require a CUP because they are on hillside lots. Since the 750-foot radius is the standard for other projects, increasing the notification to a 750-foot radius would be consistent with existing Code provisions.

In addition, posting the property with a sign would also capture people that lived in the neighborhood but were outside the 750-foot radius. Early notification was generally seen as a good idea but there were comments on where to place the sign on some lots such as flag lots. Details on where to place the sign on the property are details staff would work out and include in the ordinance.

#### OPTIONS FOR THE PLANNING COMMISSION WOULD BE AS FOLLOWS:

- a. Leave the notification requirements at abutting properties for all projects or only for small remodels
  - b. Expand the notification requirements to a 750 foot radius for all projects or exclude small remodel
  - c. Increase the notification requirements beyond 750 foot radius
  - d. Place sign on property or mail notices to neighbors notifying them that an application has been received.
  - e. Leave Code as currently written which requires that the sign be posted 10 days before the hearing.
2. *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?*

Staff had suggested this requirement not as a new Code requirement but as a new submittal requirement with the Director making a determination if the story poles

where needed based on factors such as the proposed location and size of the house. The Planning Commission could also request story poles if during the public hearing process they thought they were needed. The main concern raised about the use of story poles was cost and details of installation and removal. Many people felt that story poles would be helpful in visualizing a project. Story poles can be very helpful for both the public and the Planning Commission in visualizing what a proposed house may look like. Utilizing story poles could be a benefit to not only the Planning Commission and general public but also applicants because they have the potential to reduce the need for numerous Planning Commission hearings on a project.

OPTIONS FOR THE PLANNING COMMISSION INCLUDE:

- a. Place a requirement for story poles in the Code.
- b. Place the requirement for story poles in the submittal requirements and as determined by the Director/Planning Commission on a case by case basis.
- c. Direct staff not to include a provision in the submittal requirements or Zoning Code regarding story poles.

**B. Old Agoura Overlay Proposed Changes**

1. *Should the FAR and Slope Density charts be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?*

The proposed change that generated the most discussion was the proposed Floor Area Ratio (FAR) chart and slope density chart. The proposed FAR and slope density charts specified the size of the house allowed on a lot based on the size of the lot. The discussion about the FAR chart centered on whether the chart should be modified in some way or left as currently written but placed in the Old Agoura Guidelines as opposed to the Code.

The advantage of including an FAR chart is that it can assist the Planning Commission in making decisions about the size of a proposed home during the public hearing process. In addition, it gives applicants the ability to understand what the City believes is the appropriate size for homes prior to purchasing a property and/or during the design process. Generally, if a requirement is codified even if there are provisions that allow exceptions, it provides a stronger message regarding the expectations of the City. However, placing the FAR and slope density chart in the Guidelines may provide more flexibility to view each project based on the unique characteristics of the property.

OPTIONS FOR THE PLANNING COMMISSION INCLUDE:

- a. Leave the FAR and Slope Density Chart in the Zoning Code
  - b. Place the FAR and Slope Density Chart in the Old Agoura Design Guidelines.
  - c. Eliminate the FAR and Slope Density Chart from both the Zoning Code and Old Agoura Design Guidelines.
2. *What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?*

If the Planning Commission decides to leave the FAR chart in either the Zoning Code or Design Guidelines, another question under consideration is what items should be included in the FAR square footage.

As currently drafted all structures on the site are included in the FAR square footage except for the following items:

- Space for a two car garage (230 square feet per space up to a maximum of 460 square feet for a single-family residence).
- Attic space under six feet in height.
- 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 light wells, which may occupy not more than forty percent (40%) of the lineal perimeter of that level of the building.
- 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.

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.

One option for the Planning Commission to consider is whether the FAR chart should only include the size of a house and garage and not accessory structures or covered patios. The reason accessory structures were included in the chart was that they all add

to “look and feel” of a lot and can add to the feeling of a lot being over built. If the accessory structure is attached to the house, it appears as part of the house. Also depending on the design of a covered patio, they can add to the mass and bulk of the main structure. However, all accessory structures, by code, are limited to one story and 14 ft. in height.

The main issue that the FAR chart is intended to address is to make sure the mass and scale of a project doesn't overwhelm the lot and eliminate the rural ambience that exists in Old Agoura. However, in addition to the provisions for limiting house size, there are separate lot coverage provisions that address whether the lot maintains an open rural character.

OPTIONS THE PLANNING COMMISSION COULD CONSIDER INCLUDE:

- a. Include all structures on a lot in calculating FAR with the exceptions noted above.
  - b. Include only the main house and garage (either 2 car or 3 car) and any attached enclosed structures (patio, atrium, garden room, etc.).
3. *Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.*

Currently there are no special provisions for whether remodels should be subject to the FAR chart. Whether remodels should be treated differently is probably a question that is best answered based on the size and scope of a remodel. Remodels do pose certain challenges because the location of the house and infrastructure is already established. If the Commission felt that remodels should be treated differently than new homes, staff would need to develop a very strong definition of what constitutes a remodel and what size remodel would be exempt. These are items staff can bring back to the Commission if they felt remodels should be given special consideration. However, if the Commission decides to place the FAR and slope density charts in the guidelines, special provisions exempting remodels from the FAR chart would not be necessary. Text could be added to the guidelines that clearly indicate that remodels of a certain size are projects the Planning Commission will give special consideration to in their review of the project as they relate to house size.

IF THE FAR CHART REMAINS IN THE ZONING CODE, OPTIONS FOR PLANNING COMMISSION CONSIDERATION INCLUDE:

- a. Treat remodels the same as new homes as they relate to the FAR chart
- b. Provide special provisions for remodels as they relate to the FAR chart

4. *Should the FAR chart establish a maximum structure size regardless of lot size? And if there is a maximum structure size established, should the maximum allowed structure size remain as proposed or be modified?*

The maximum size of all structures allowed on a lot in Old Agoura regardless of the size of the lot is proposed to be 8,000 square feet. Based on the FAR chart, a lot would need to be over 5 acres in size before an 8,000 square foot structure or structures would be allowed so this provision would apply to only the very large lots in Old Agoura. One consideration on whether to keep the maximum structure size could be whether the FAR chart is placed in the Code or guidelines.

OPTIONS FOR THE PLANNING COMMISSION INCLUDE:

- a. Leave a maximum structure square footage in the Code/Guidelines.
- b. Delete the maximum structure square footage from the Code/Guidelines.
- c. Modify the size of the maximum structure square footage.

**C. Equestrian Overlay (EO) 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. *Should it be a guideline instead of a requirement? Should steep lots be exempted from horse keeping requirements?*

Currently the Code contains provisions regarding maximum allowable lot coverage to retain sufficient open areas so that the lot is not rendered untenable for horse keeping. Given there is no specific criteria for establishing a horse keeping area, the purpose of this proposed change is to establish a minimum horse keeping area and criteria for the area. Generally, people supported the concept of requiring a horse keeping area but some people felt this should only be the case if the horse keeping area did not impact their ability to build what they wanted on their property.

OPTIONS FOR THE PLANNING COMMISSION INCLUDE:

- a. Continue to utilize the provisions in the existing Code regarding lot coverage to protect areas for horse keeping.
- b. Establish a minimum 1,500 square foot horse keeping area in the Code.
- c. Establish a minimum 1,500 square foot horse keeping area in the Guidelines.



- d. Increase or decrease the size of the minimum horse keeping area
3. *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?*

If the Planning Commission agrees that a horse keeping areas should be provided, another other item under consideration is what types of improvements should be allowed in the area. The proposed language would allow site improvements consisting of landscaping and irrigation; detached trellises, patio covers or gazebos; above-grade/portable spas; barbeques and fire pits; 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 for those applicants that do not wish to have horses. The question is whether and how much concrete or hardscape should be allowed with the trellises, patio covers or gazebos. The main concern about allowing concrete is whether it would be cost prohibitive for future property owners that wanted to have horses to remove the concrete. Another consideration is if someone wanted to construct a barn in the 1,500 square foot area in the future they might be able to utilize the concrete for the floor of the barn.

OPTIONS FOR PLANNING COMMISSION CONSIDERATION INCLUDE:

- a. Allow no permanent hardscape or concrete in the 1,500 square foot area.
- b. Allow only hardscape (pavers, etc.) that would be easy to remove in the 1,500 square foot area.
- c. Allow only a certain percentage of the 1,500 square foot to have hardscape or concrete.

**D. Existing Zoning Code Provisions**

1. *Should the maximum allowed height be reduced from 35 feet to 30 feet in the RL and RV zones?*
2. *Should the required front yard setback be increased from 25 feet to 30 feet in the RL, RV, RR, and OS zone?*

The proposed changes to the height and setback were intended to address the bulk and mass of a structure. Reducing the height of homes is one tool to reduce the overall bulk and mass of a structure and increasing the front yard setback would move the building further away from the street which would help reduce the visual mass and bulk of the structure from the street. However, the bulk and mass of a structure can also be addressed by establishing maximum structure size and having strong design guidelines.

OPTIONS FOR PLANNING COMMISSION CONSIDERATION INCLUDE:

- a. Do not make changes to the height and setback requirements.
  - b. Make changes to the height and setback requirements.
3. *For maximum allowable lot coverage, should there be special provisions for flag lots, required Fire Department turn around areas and/or alternative paving?*

Staff was not proposing to change the maximum building coverage (25% in RV and 35% in RL) currently allowed in the Code but had recommended that all impervious surfaces including driveways and patios be included when determining maximum building coverage. Currently concrete or impervious driveways and patios are excluded when determining building coverage. Paved driveways and patios can impact the rural character and ambience of the area which is why staff recommended including them in lot coverage calculations. However, there may be special circumstances that warrant some consideration in the maximum lot coverage. These include flag lots with long access driveways and turn around areas required by the Fire Department. However, alternative paving methods can often be utilized for these areas.

While impervious surfaces impact drainage and runoff, the Public Works Department has standards to address these issues so the main planning issue is one of maintaining a rural ambience. One item for consideration is alternative paving methods that do not include pervious surfaces but are designed to maintain a rural ambience. An example could be the use of concrete mixed with gravel or other materials, such as decomposed granite.

OPTIONS FOR PLANNING COMMISSION CONSIDERATION INCLUDE:

- a. Provide lot coverage exceptions for driveways for flag lots and Fire Department turn around areas but require alternative paving whenever possible.
  - b. Exempt certain types of impervious paving materials from the lot coverage if they maintain a rural character.
4. *Do the proposed Old Agoura Design Guidelines need to be strengthened or changed?*

Design Guidelines are proposed to complement the standards in the Code and will help ensure that the new or remodeled homes are designed consistent with the semi-rural character of Old Agoura.

The draft Old Agoura Design Guidelines provide a history of the Old Agoura area as well as establish goals for development to help retain and promote the Old Agoura ambience. Standards are provided for the following elements: neighborhood scale, horse keeping, site planning, heritage tree protection, minimizing lot coverage, architectural style, roofs, color, hardscape and driveways, storm water drainage, fences, landscape areas and outdoor lighting. Understanding the history of an area will help architects and designers design a house that fits into the existing fabric of the area. Traditionally an eclectic style which includes a wide range of architecture has been encouraged in Old Agoura.

If the Planning Commission's direction is to have elements such as FAR and slope density as guidelines rather than code, those elements would be included in The Old Agoura Design Guidelines. In addition, staff will be making certain refinements to these design guidelines prior to final presentation to the Planning Commission.

As a complement to the Old Agoura Design Guidelines, a photo booklet entitled "Old Agoura, Elements of Style", that visually represents many successful architectural styles and elements, was included. While the booklet is referenced in the guidelines it was not intended to be adopted as part of the design guidelines. The purpose of the booklet was to provide photos that define the style and ambience the design guidelines are trying to create. The photos present architectural elements that can be incorporated into any architectural style including modern design. The photos represent design "elements" that speak to a certain design style that is timeless. Providing applicants with the design guidelines will assist in giving them a better understanding of the expectations of design in Old Agoura. This could make the review process much shorter and easier for applicants.

**OPTIONS FOR PLANNING COMMISSION INCLUDE:**

- a. Direct staff to prepare a final draft of the Old Agoura Design Guidelines with modifications and refinements as appropriate.
- b. Provide further direction to staff on additional elements to be addressed in the Guidelines or modify the Guidelines.

**III. SUMMARY**

In summary, staff is seeking direction from the Planning Commission on the questions presented in this report. Once staff has direction from the Commission, they will revise the proposed ordinance as appropriate. A noticed public hearing will then be scheduled for a future Planning Commission meeting. As with all zoning ordinance amendments, the Planning

Commission's recommendations would be forwarded to the City Council for another public hearing prior to ordinance adoption.

#### **IV. RECOMMENDATION**

Staff recommends that the Planning Commission hold a study session and provide direction to staff on the proposed Neighborhood Compatibility Ordinance.

Prepared by: Joyce Parker-Bozylinski, Special Projects Planner

#### **ATTACHMENTS:**

- A. April 17, 2008 Staff Report
- B. Discussion Areas
- C. Summary Notes from June 4th Workshop
- D. Correspondence Received



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**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
MEMORANDUM**

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**DATE:** April 17, 2008

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Planning Commission Study Session on Residential Neighborhood Compatibility Ordinances, Neighborhood Compatibility Design Guidelines and Old Agoura Design Guidelines.

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The purpose of the study session is for staff to provide information to the Planning Commission on the draft Residential Neighborhood Compatibility Ordinances and related guidelines.

Staff has drafted two separate ordinances to address neighborhood compatibility, one that would apply to all properties located in the RS (Residential-Single Family District) zone except those in Old Agoura and another one that would apply to properties in Old Agoura in the RR (Rural Residential District) RV (Residential Very Low Density District), RL (Residential Low Density District) and OS (Open Space District) zones. Different ordinances or tools are needed to address the unique characteristics of both areas. The RS zone consists of existing subdivisions or neighborhoods that were typically built at the same time using similar development standards, lot configurations, and architectural styles. The issue in these neighborhoods is additions and remodels that are out of character with the other homes in the surrounding neighborhood.

The Residential Neighborhood Compatibility Ordinance and related guidelines are intended to guide the applicant in design, the planning staff in analysis, and the decision-makers (Planning Commission and City Council) in judging a project's compatibility with the neighborhood. The draft ordinance and guidelines recognize that the issue of

neighborhood compatibility is best dealt with on a case-by-by case basis and provisions are built in to allow flexibility in the design and development standards to achieve compatibility.

In Old Agoura, the area is characterized by a mixture of custom designed homes built on lots with a variety of lot sizes and shapes. The issue of large homes in Old Agoura is both a neighborhood character issue and an issue of preserving viable space for horse keeping. In addition, the "neighborhood" in Old Agoura represents the entire residential community of Old Agoura as opposed to one subdivision.

In addition to the Code changes, staff will be instituting changes to application requirements that would require notices of the proposed project to be placed on the property early in the process, increased public notification, and to allow the Director to require story poles be utilized to show the outline of a proposed structure should the Director determine that they would be helpful in the review of a project. The proposed changes also provides greater clarity as to the review authority, whether Planning Commission or Director.

This staff report is organized into two separate sections with a discussion on the changes proposed in the RS zone presented first and then a separate discussion on the changes proposed in Old Agoura. An underline/strikeout version of each of the revised Code sections is included as attachments to the staff report with the underlined text shown as additions and the strikeout text shown as deletions.

The Municipal Code sections proposed for amendment include Sections 9211-9220 (RR Residential-Rural District), Sections 9221-9230 (RV Residential-Very Low Density District), Sections 9231-9240 (RL Residential-Low Density District), Sections 9241-9250 (RS – Residential Single Family District), Sections 9481-9489.2 (OS Open Space District), Sections 9551-9560 (OA Old Agoura Design Overlay District), 9605-9605.5 (Yard Standards), 9677-9677.9 (Site Plans/Architectural Review), and 9804-9804.9 (Public Hearing Procedures). A new section is also being added: Equestrian Overlay District Sections 9590 – 9592.

#### RS (Residential Single Family District)

The existing single family neighborhoods outside of Old Agoura have been fairly stable. However, recent trends towards remodeling and substantial additions have raised issues of neighborhood compatibility. Staff believes the current ordinance provisions which address additions, should be re-examined, and modified to further address neighborhood compatibility.

Staff first studied the option of creating development standards but determined that the standards staff was considering might function better as guidelines. This would allow the Planning Commission an opportunity to review each project in the context of the neighborhood in which it was located as opposed to having "one size fits all" regulations. In order to provide this flexibility to the Planning Commission, staff is proposing the adoption of Neighborhood Compatibility Guidelines in lieu of incorporating these provisions into the Zoning Code as standards.

The changes to the Zoning Code that staff is proposing are that larger additions and all new second story additions be reviewed by the Planning Commission as part of a Site Plan Review instead of the Director. In addition, staff is proposing expanding the notification requirements from adjacent properties to all properties within 300 feet of the project site.

*RS (Residential Single Family District)*

Staff is proposing to add text to the Section 9241 (Purpose) of the Residential Single Family District to clarify that the intent of the Code is not only to "encourage the development of conventional single-family detached residential development" but to "ensure that new homes or additions to existing homes.....blends in with the neighborhood character".

In order to ensure that proposed projects are compatible with the existing neighborhood and that the neighbors have a greater voice in the proposed project, the Planning Commission was made the reviewing body for most projects (Section 9243.9). The proposed ordinance makes the Commission the reviewing authority for the following:

- 1) A new single-family dwelling on a vacant lot
- 2) A new single-family dwelling that is proposed to replace an existing residence
- 3) Any 2<sup>nd</sup> story addition to an existing 1-story single-family dwelling
- 4) 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

The Director of Community Development would be the reviewing authority for one story additions greater than 30% of the original gross floor area and 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. First story additions that are less than 30% of the original gross floor area would be exempt from the site plan review process.

Staff is also proposing new findings, in addition to the current Site Plan Review findings, that would address neighborhood compatibility. These include the following findings:

- 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.

#### *Noticing Requirements*

The noticing requirements (9804.4.D – Public Hearings) for a Site Plan Review for additions and new homes in existing neighborhoods was expanded from adjacent properties to 300 foot radius of the property boundaries. This will allow more people to receive notice of the proposed addition or new home and participate in the review process.

#### *Yard Standards*

The proposed change to Yard Standards (9605.1.D) and Site Plans/Architectural Review (9677.1, 9677.2 and 9677.4) are clean up items to make those sections of the Code consistent with the new proposed text in the RS Zone relative to review authority for Site Plan Reviews and second story additions.

#### *Neighborhood Compatibility Guidelines*

Neighborhood Compatibility Guidelines were created that address setbacks, height, second story design, roof pitch, wall heights, window placement and other design elements that would address compatibility with adjacent structures. These guidelines would be placed in the City's existing Architectural Design Standards and Guidelines.

These guidelines encourage applicants to notify nearby property owners and any homeowner's association of their plans early in the process. The guidelines also recommend that the key elements that establish the rhythm of the neighborhood be maintained consistent with the existing neighborhood including maintaining a front yard setback that is equal to the average front setback within the block and making the building height and roof pitch compatible with the size of the lot and established building heights in the neighborhood.

Typically, it is second story additions that have the biggest impact on a neighborhood both in terms of privacy and scale of a structure. The guidelines, therefore, recommend



design features for second story decks and second story additions that reduce visual impact and address privacy issues.

### Old Agoura

Currently, there are only a few vacant properties remaining in Old Agoura that are available for development. The ones that remain are usually highly constrained due to topography and the existence of natural resources such as Oak trees, protected habitat, and creeks. Therefore, it is important to have additional criteria to address these remaining lots to preserve the community character of Old Agoura. In addition, the trend toward building substantial additions as well as tear downs and rebuilds continues in Old Agoura. These typically result in much larger structures than what existed before and encroachments into areas formerly devoted to equestrian use and thus potentially impacting the character of Old Agoura incrementally.

The following changes area proposed in the Old Agoura neighborhood.

### *Equestrian Overlay District*

A new Equestrian Overlay District is proposed. The purpose of the "EQ" overlay would be to protect the existing equestrian and rural atmosphere within the Old Agoura area. One goal of creating the equestrian additive is to reinforce the image to new buyers and real estate professionals that the area is intended for equestrians. In addition, it would provide a stronger basis for requiring an area on each lot to be reserved for horse keeping purposes. The Ordinance also proposes to strengthen the existing provisions on horse keeping by adding a minimum square footage requirement for the horse keeping area. Currently, the Code only states that properties should not be rendered horse useless but there are no criteria for establishing a horse keeping area. The proposed ordinance is intended to help address the horse keeping issues that the Planning Commission often times deals with on projects in Old Agoura.

In developing the minimum horse keeping area, staff first considered establishing the required size using a percentage of the lot size. For instance, using 5% of the lot area would mean that a one acre lot would need to maintain a 2,178 square foot area. However, after further studying it was determined that 1,500 square feet should be the minimum square footage based on the minimum facilities that would be needed to maintain one horse.

The following minimum horse keeping requirements were developed with the assistance of equestrians in Old Agoura.

- 1) Stall: 12 feet by 12 feet (144 square feet) per horse

- 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.

The EQ Overlay would be placed on all OS, RR, RV, RL and RS property in Old Agoura. The minimum horse keeping area shall be optional for lots under ¼ acre or lots with an average slope over 35%. A map is attached to the draft ordinance showing the location of the EQ overlay zone.

One option staff considered was to place the equestrian additive zone only on certain streets or areas in Old Agoura that are considered the most viable for horse keeping such as Chesebro Road. Any property that had an equestrian additive zone would be required to provide the horse keeping area based on lot size. Properties without the equestrian additive zone would still be required to maintain a horse keeping area but a minimum 1,500 square feet could be utilized. However, it was determined that establishing a minimum horse keeping area (1,500 square feet) for all lots and placing the Equestrian Overlay Zone on all residential lots in Old Agoura would provide the best protection against incremental changes to the equestrian character of Old Agoura.

Another section of the Equestrian Overlay Zone that the Planning Commission may wish to discuss is what types of improvements would be allowed within the 1,500 square foot equestrian area for those property owners who do not want to maintain horses. The proposed language would allow site improvements consisting of landscaping and irrigation; detached trellises, patio covers or gazebos; above-grade/portable spas; barbecues 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.

#### *Old Agoura Design Overlay District*

Modifications to the Old Agoura Design Overlay District include adding language regarding the equestrian nature of the area to the "Purpose" section (9551) and under "General Design Standards, Commercial/Residential" (9554) text has been added requiring all development to be consistent with the Old Agoura Design Guidelines. While the text in Section 9553-9553.7 is shown as an insertion in the attached ordinance, that text is not new but has been moved from another location in the Overlay District.

To assist the Planning Commission in their review of new and remodeled homes in Old Agoura, the draft ordinance proposes maximum structure size based on the size and slope of a parcel. A Floor Area Ratio (FAR) Chart and Slope Factor Chart are proposed

that would apply to all OS, RR, RV, RL, and RS zoned properties in Old Agoura. This chart would be used to determine the maximum size of structures allowed on each parcel based on lot size and slope (generally, the larger the lot the greater the allowed FAR). The FAR would be reduced further based on percentage of slope. Regardless of the size of the lot, the maximum size house allowed would be 8,000 square feet.

The following table provides the maximum size of the structure based on lot size.

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

Exemptions from FAR calculations include the following:

- 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.

To determine the maximum size of all structures allowed on a lot, the following calculation would be performed:

Step 1 = Determine where the lot falls in the "Lot Size" column

Step 2 = Determine base house size allowed in the corresponding "Maximum Allowed Structure Size" column

Step 3 = Subtract the size of the lot from the base lot size in the "Lot Size" column

Step 4 = Multiple the percentage identified in the "Maximum Allowed Structure Size" column by the base lot size determined in Step 1 and add the resulting number to the base house size determined in Step 2

The following example is provided for a 21,780 square foot lot (1/2 acre):

Step 1: Lot Size falls in the 20,001 to 40,000 square foot range

Step 2: Base house size allowed in that range = 4,000 square feet

Step 3: Size of lot subtracted from base lot size = 21,780 sq. ft. (lot size) – 20,001 (base lot size) = 1,779 sq. ft.

Step 4: Percentage allowed over 20,001 is .06 = .06 x 1,779 sq. ft. = 106.74 sq. ft.

**4,000 sq. ft. + 107 sq. ft. = 4,107 square feet allowed for structures**

The slope factor was developed to address hillside lots. The slope factor table further reduces the size of structures based on the slope of the parcel. Once the maximum size of all structures has been determined using the FAR Chart, that number is multiplied by the related slope factor and the resulting number represents the maximum square footage allowed for structures.

The concept is to recognize that these areas reduce the buildable area of the lot and have a greater visual impact from the street. Essentially the house appears larger because the flat area on which a house can be built is much smaller than the actual lot. Also in most instances, the floodway and/or steeper areas of the lot are towards the rear of the lot which means the homes get built closer to the street.

<b>% Slope</b>	<b>Slope Factor</b>	<b>% Slope</b>	<b>Slope Factor</b>
15 or less	1.00	31	0.78
16	0.99	32	0.76
17	0.98	33	0.73
18	0.97	34	0.70
19	0.96	35	0.67
20	0.95	36	0.64
21	0.94	37	0.60
22	0.93	38	0.57
23	0.92	39	0.54
24	0.91	40	0.50
25	0.90	41	0.45
26	0.88	42	0.40
27	0.86	43	0.35
28	0.84	44	0.30
29	0.82	45+	0.20
30	0.80		

Using the same size house as noted above, the following example for 21,780 square foot lot with an average slope of 17% is provided:

4,107 square feet x .98 = 4,025 square feet allowed for structures

In order to allow for creative design solutions and to address unique lot configurations, the proposed Code changes do allow the Director or Planning Commission, through the

approval of a site plan review permit, to 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.

As stated earlier, the draft ordinance and related guidelines provide the flexibility necessary to help achieve neighborhood compatibility and is not a "one size fits all" approach. Incentives are also proposed in the draft ordinance to assist in achieving compatibility. The Planning Commission can use the above findings as criteria to grant adjustments to floor area ratio or slope factor. It should be noted that a variance would not be required for these findings to be made.

#### *OS, RR, RV, RL, Zones*

For the following Zones: OS - Open Space District, RR - Rural Residential, RV - Residential Very Low Density, and RL - Residential Low Density the height and setback requirements for some of the zones have been modified to ensure consistency among the zones. In the OS, RL and RV zoning districts the maximum allowed height of structures has been reduced from 35 feet to 30 feet and for the RL and RV zones the required front yard setback has been increased from 25 feet to 30 feet. Reducing the height of homes is another tool to reduce the overall bulk and mass of a structure. Currently 35 feet is the allowed height of commercial buildings in the City and may not be needed for single family homes. Increasing the front yard setback will also move the building further away from the street which will help reduce the visual mass and bulk of the structure from the street.

Staff is not proposing to eliminate lot coverage requirements in lieu of the FAR chart. The purpose of the FAR and Slope Density Chart in the Old Agoura Design Overlay is to address the mass and bulk of structures whereas lot coverage which is found in each of the zones (RR, RV and RL) is intended to address things like runoff and the ambience of the area. Structures, patios, swimming pools and paved driveways impact the rural character and ambience of the area. To address this issue in the RV and RL zones, the maximum building coverage would remain the same (25% in RV and 35% in RL) but all impervious surfaces including driveways and patios will be included when determining building coverage. Currently driveways and patios are excluded when determining building coverage.

#### *Old Agoura Design Guidelines*

In addition to the proposed Code changes, staff is proposing the adoption of new Old Agoura Design Guidelines (Attachment B). These design guidelines can be used by the Planning Commission as part of their review of new homes in Old Agoura. While most of the lots in Old Agoura are already developed, there are still several vacant lots throughout the area. Also in the future as some of the smaller homes are sold and the price of land increases, there will be greater pressure to tear down the home and built larger homes so staff believes some guidelines are needed to ensure that the new or remodeled homes are designed consistent with the semi-rural character of Old Agoura.

As a complement to the Old Agoura Design Guidelines, a photo booklet entitled "Old Agoura, Elements of Style" (Attachment C) has been prepared that visually represents many successful architectural styles and elements. While this booklet will not be part of the adopted design guidelines, it will be kept on file at the City and will be placed on the City's web site. The booklet provides photos that define the style and ambience the design guidelines are trying to create.

The Old Agoura Design Guidelines provide a history of the Old Agoura area as well as establishes goals for development to help retain and promote the Old Agoura ambience. Standards are also provided for the following elements: neighborhood scale, horse keeping, site planning, heritage tree protection, minimizing lot coverage, architectural style, roofs, color, hardscape and driveways, storm water drainage, fences, landscape areas and outdoor lighting.

#### *Applications Currently Under Review*

As part of the Old Agoura Overlay changes, staff is recommending a provision that would exempt projects that have applications on file with the City. Staff is seeking feedback from the Planning Commission on this provision. There are several options for exempting projects including date of application submittal or date the application is deemed complete. However, since the file is not deemed complete until all the various requirements including but not limited to geology review have been completed, a project

can be in the pipeline for months and in some cases over a year before they are deemed complete. At that point, an applicant may have invested a lot of money in the review process. Another option is to select a date such as the date of the study session or the first hearing in order to prevent people from submitting applications while the neighborhood compatibility ordinance is under review.

### **SUMMARY**

In summary, staff is seeking direction from the Planning Commission on the ideas presented in this report. A public hearing is scheduled for the May 1, 2008 Planning Commission meeting. At that time, staff can return with additional information requested by the Commission at the workshop or can be continued to a later date if needed. As with all zoning ordinance amendments, the Planning Commission's recommendations would be forwarded to the City Council for another public hearing prior to ordinance adoption.

### **RECOMMENDATION**

Staff recommends that the Planning Commission hold a study session and provide direction to staff on the proposed Neighborhood Compatibility Ordinance.

Prepared by: Joyce Parker-Bozylinski, Special Projects Planner

### **ATTACHMENTS:**

- A. Neighborhood Compatibility Guidelines
- B. Old Agoura Design Guidelines
- C. "Old Agoura, Elements of Style"
- D. Proposed RS Code Amendments
- E. Proposed Old Agoura Amendments
- F. General Code Amendments



**ATTACHMENT D**  
**NOTES FROM JUNE 4, 2008 COMMUNITY 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 :