

City of
AGOURA HILLS
GENERAL PLAN



DRAFT OCTOBER 2009





CITY OF AGOURA HILLS **GENERAL PLAN**

RESOLUTION

CONTENTS

Resolution	iii
Acknowledgments	ix
Acronyms and Abbreviations	xi
Chapter 1 Introduction	1-1
A. Planning Context.....	1-1
History.....	1-1
Planning Context.....	1-2
B. Framework for Planning—Vision Statement.....	1-4
C. Purpose.....	1-4
D. Process.....	1-9
E. How to Use the General Plan.....	1-12
F. General Plan Organization.....	1-15
G. Related Documents	1-16
H. Implementing and Amending the Plan.....	1-16
I. Climate Change.....	1-17
J. Public Involvement	1-18
Chapter 2 Community Conservation and Development.....	2-1
A. Land Use & Community Form (LU)	2-1
Growth and Change	2-2
Citywide Land Use and Urban Design.....	2-3
Land Use Categories, Standards, and Guidelines	2-10
Community Districts and Subareas.....	2-32
B. Economic Development (ED).....	2-45
C. Historic and Cultural Resources (HR).....	2-47
D. Housing (H)	2-49
Chapter 3 Infrastructure and Community Services	3-1
A. Mobility (M).....	3-1
Roadway Network/Regional Facilities	3-1
General Plan Circulation System.....	3-8
Intelligent Transportation Systems.....	3-17
Neighborhood Quality of Life	3-18
Alternative Modes of Travel	3-20
Transportation Demand Management.....	3-30
Parking	3-30
Regional Transportation	3-31
B. Utility Infrastructure (U)	3-33
Water Service.....	3-33
Wastewater Service	3-34
Storm Drainage	3-35
Solid Waste	3-36
Energy	3-37

- Telecommunication..... 3-38
- C. Community Services (CS) 3-40
 - Recreation 3-40
 - Emergency Services..... 3-51
 - Educational Services..... 3-52
 - Libraries..... 3-53
- Chapter 4 Natural Resources 4-1**
 - A. Open Space 4-1
 - B. Visual Resources..... 4-6
 - Hillsides 4-6
 - Scenic Resources 4-6
 - C. Biological Resources..... 4-10
 - D. Water 4-15
 - Water Conservation 4-15
 - Water Quality..... 4-16
 - E. Air Quality 4-18
 - F. Mineral Resources..... 4-20
 - G. Energy Conservation 4-21
 - H. Climate Change 4-22
- Chapter 5 Community Safety 5-1**
 - A. Flood Hazards (S)..... 5-1
 - B. Geological and Seismic Hazards (S)..... 5-5
 - Slope Stability Hazards 5-5
 - Expansive Soil Hazard..... 5-5
 - Soil Erosion Hazard..... 5-5
 - Seismic Hazards..... 5-6
 - Landslides 5-6
 - Subsidence 5-6
 - Local Seepage Problems..... 5-6
 - Soil Percolation..... 5-7
 - C. Wildland and Urban Fire Hazards (S) 5-8
 - D. Crime Prevention and Protection (S) 5-10
 - E. Hazardous Materials (S) 5-11
 - F. Emergency Preparedness (S)..... 5-13
 - G. Noise (N)..... 5-15
 - Community Noise Contours 5-15
- Chapter 6 Implementation Program 6-1**
- Chapter 7 Glossary 7-1**

CONTENTS

Appendix

Appendix A General Plan Policies Addressing Global Climate Change

Figures

Figure 1	Regional Location.....	1-5
Figure LU-1	Open Space Framework.....	2-7
Figure LU-2	Land Use Diagram.....	2-11
Figure LU-3	Community Districts and Subareas.....	2-35
Figure M-1	Circulation Plan and Street Classification.....	3-3
Figure M-2	Typical Roadway Classification Cross Sections.....	3-5
Figure M-3	Proposed General Plan Roadway Improvements.....	3-9
Figure M-4	Year 2035 AM Peak Hour Segment Level of Service.....	3-11
Figure M-5	Year 2035 PM Peak Hour Segment Level of Service.....	3-13
Figure M-6	Truck Routes.....	3-21
Figure M-7	Bikeways.....	3-23
Figure CS-1	Community Facilities.....	3-41
Figure CS-2	Recreational Facilities.....	3-43
Figure CS-3	Trail Network.....	3-45
Figure NR-1	Open Space Resources.....	4-3
Figure NR-2	Habitats and Sensitive Species.....	4-11
Figure S-1	Hazards.....	5-3
Figure N-1	Noise Contours—Existing.....	5-17
Figure N-2	Noise Contours—Future.....	5-19

Tables

Table 1	General Plan Topics.....	1-8
Table LU-1	Land Use / Development Capacity.....	2-13
Table CS-1	Parks, Community Facility, and Recreation Facility Service Level Goals.....	3-47
Table N-1	Noise/Land Use Compatibility Matrix.....	5-21
Table N-2	Interior and Exterior Noise Standards.....	5-22
Table 6-1	Administration Implementation Program.....	6-2
Table 6-2	Land Use and Community Form Implementation Program.....	6-3
Table 6-3	Economic Development Implementation Program.....	6-16
Table 6-4	Historic and Cultural Resources Implementation Program.....	6-17
Table 6-5	Mobility Implementation Program.....	6-19
Table 6-6	Utility Infrastructure Implementation Program.....	6-29
Table 6-7	Community Services Implementation Program.....	6-44
Table 6-8	Natural Resources Implementation Program.....	6-54
Table 6-9	Community Safety Implementation Program.....	6-61
Table 6-10	Noise Implementation Program.....	6-65
Table A-1	General Plan Policies Addressing Climate Change.....	A-1

ACKNOWLEDGMENTS

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
ADA	Americans with Disabilities Act
ADT	average daily traffic
BMPs	best management practices
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CIP	Capital Improvement Program
CARB	California Air Resources Board
CIWMA	California Integrated Waste Management Act
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CPTED	Crime Prevention Through Environmental Design
CS	Community Services
dB	decibel
dB(A)	A-weighted decibel
DMG	Department of Mines and Geology (California)
DTSC	Department of Toxic Substance Control (California)
ED	Economic Development
EIR	environmental impact report
EOC	Emergency Operations Center
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GHG	Greenhouse gases
GPAC	General Plan Advisory Committee
HCR	Historic and Cultural Resources
ITS	Intelligent Transportation Systems
LVUSD	Las Virgenes Unified School District
LVMWD	Las Virgenes Municipal Water District
LU	Land Use
LADOT	City of Los Angeles Department of Transportation
LEED	Leadership in Environmental and Energy Design
LOS	level of service
MTA/Metro	Los Angeles County Metropolitan Transit Agency

Acronym	Definition
MWD	Metropolitan Water District of Southern California
MRZ	Mineral Resource Zone
M	Mobility
NPDES	National Pollution Discharge and Elimination System
NR	Natural Resources
ROW	right-of-way
RWQCB	Regional Water Quality Control Board (Los Angeles Region)
S	Safety
SEA	Significant Ecological Areas
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SEMS	Standardized Emergency Management System
TDM	Transportation Demand Management
TSM	Transportation System Management
U	Utilities
WQMP	Water Quality Management Plan

Chapter 1 INTRODUCTION

A. Planning Context

History

The area of what is now Agoura Hills was first settled by the Chumash Indians. By the time of contact with Spanish settlers, the Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands. Present day Agoura Hills was occupied by the Ventureño branch of the Chumash, who were a Hokan speaking people. The Chumash were a hunter and gatherer group with a complex culture that included ownership of resources and property, a market economy, an extensive trading network, craft specialists, and large permanent population centers, or villages.

The permanent arrival of the Spanish in the late 1700s heralded the Spanish Colonial period in California, and El Camino Real traversed the area of what is now Agoura Hills. Spanish settlers established large ranches on property received from the King of Spain, where they grazed cows and sheep. Even into the early 20th century, ranching was the area's dominant industry.

Under Spanish governance, a land grant was issued to Miguel Ortega for the over 17,000 acre Rancho Las Virgenes, a portion of which is now Agoura Hills. Upon Ortega's death, the grant was abandoned. Rancho Las Virgenes was later given to Jose Maria Dominguez as a Mexican land grant in 1834. Maria Antonia Machado del Reyes purchased the rancho from Dominguez, her uncle, in 1845. Maria Machado's husband, Jose Jacinto Reyes, was the son of Juan Francisco Reyes who served on the famous Juan Gaspar de Portola expedition. Maria and Jose Reyes' son, Jose Paulino, built the adobe home in approximately 1850, which was one of the first homes in the area. The Reyes' ownership continued into the next century, and from 1916 to 1983, the property transferred to owners who shared a common interest in preserving the landmark adobe home. The Reyes' adobe is now the Reyes Adobe Historical Site, situated along Reyes Adobe Road, which has preserved the artifacts and history of the families that have occupied the Reyes Adobe over time, as well as serving as a cultural landmark representing the California rancho period and its architecture.



Reyes Adobe Historical Site

By 1900, the area was being used as a popular stage stop for travelers along El Camino Real because of its natural spring at the foothills of Ladyface Mountain, the area's main defining feature. In the 1920s, Paramount Studios purchased a portion of the Rancho Las Virgenes, just south of what is now the City, with moviemakers using the backdrop of the Santa Monica Mountains for their films, and the community became known as "Picture City." However, in the late

1920s, a group of residents asked to have a permanent post office established in the area, and the name “Agoura” was given. “Agoura” was derived from the last name of Pierre Agoure, a Basque rancher who had settled in the area in the 1870s as a sheepherder.

Growth in population was slow in the community, due partly to a lack of water. However, in the late 1950s, the Las Virgenes Municipal Water District was established, and reliable water sources made the Agoura area more attractive for families and businesses. Further growth occurred as a result of the local highway becoming the Ventura Freeway at about this same time. During the late 1960s and the 1970s, expansion continued as large housing tracts and shopping areas, as well as schools, developed. The first housing tracts were in the Hillrise, Liberty Canyon, and Lake Lindero communities.

In 1982, residents voted in favor of Cityhood, and on December 8, 1982 Agoura Hills became the 83rd city in Los Angeles County. This was followed by a building moratorium by the new City Council until a new general plan and municipal code were in place. In 1987, the City adopted its first Municipal Code. The first General Plan was adopted by the City in 1985, and was the City’s first effort at creating a community distinct from the governance of Los Angeles County. In 1993, a comprehensive update to the General Plan was approved. The 1993 General Plan focused on managing growth in the still substantial undeveloped areas, and included several large transportation improvements, particularly at the Ventura Freeway interchanges. It also focused on shaping the design and identity of the City through calling out specific planning areas and districts, and the beginnings of resource conservation efforts were reflected in the 1993 General Plan.

Planning Context

This document is the first update of Agoura Hills’ General Plan in more than seventeen years and is the result of many hours of research and technical studies, the collective efforts of the elected and appointed decision-makers, individuals, and agencies who cumulatively guide and shape land use development and community conservation, and the engagement of numerous individuals throughout the community who have articulated their hopes and expectations for the City’s future.

The majority of Agoura Hills consists of stable, attractive neighborhoods and places that the community desires to protect and enhance, and for which goals and policies of the updated General Plan are intended to foster. The small-town, suburban feel of the community, the natural beauty of its hillsides and open spaces, the quality schools and public services, and the perceived safety of the City create a quality of life that attracts many residents to move to Agoura Hills. These aspects of the City are what residents value most, and are what they are most interested in preserving.

PLANNING CONTEXT

This updated General Plan includes a comprehensive update of Land Use and Mobility goals and policies based on technical assessment and evaluation of land use and traffic data, and a substantive review and update of all other policies based on current information provided by City staff. The updated goals and policies in the entirety of the General Plan have been crafted to assure that they reflect the community's vision for its future.

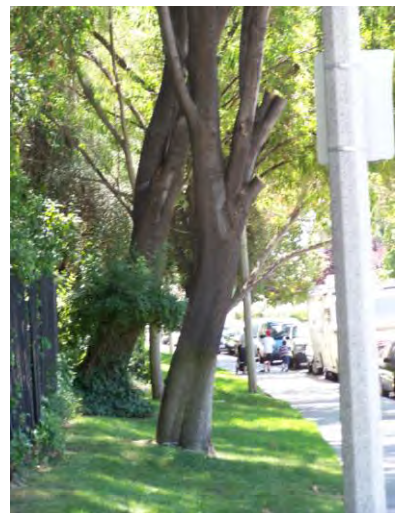
There have been modest increases in the size of the City's population since the last General Plan update in 1993, and the community's concerns regarding protection of the natural environment remain high as well as its desires for sustainable growth and development in Agoura Hills. Sustainability is the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs. As expressed in the community survey conducted in 2006 for the General Plan update, one of the City's top resources was identified as its natural hillsides and open space setting.

A commitment to the conservation of natural resources ensures the ongoing availability of finite resources, such as a safe water supply, clean air, scenic vistas, and energy resources. This assurance contributes substantially to the physical and psychological health and well-being of the community and strengthens the vitality of the local and regional economic base.

Located in the foothills of the Santa Monica Mountains on the western edge of Los Angeles County in the Conejo Valley, the City of Agoura Hills is characterized by rolling hills and a blend of semi-rural and suburban development. The City, which encompasses nearly 7 square miles, straddles the Ventura Freeway and is situated approximately 36 miles west of downtown Los Angeles as shown in Figure 1 (Regional Location). The City is known for its distinct neighborhoods, beautiful natural setting, and extensive recreational resources.

Basic land use patterns are well-established in the City, with residential neighborhoods fully developed and limited opportunities for infill development remaining. Agoura Hills' neighborhoods are viewed as one of the community's most desirable features, and preservation of these neighborhoods remains a priority of the General Plan. Two specific plans that cover large areas of the community south of Agoura Road have been adopted, including Ladyface Mountain Specific Plan and the Agoura Village Specific Plan. Development of these Specific Plans and infill and reuse of other vacant or underutilized properties along Agoura Road represent the majority of potential new development and redevelopment in the community over the next 25 years as the General Plan is implemented.

The updated General Plan has been prepared to provide a meaningful guide for the future and fulfills statutory requirements. It is comprehensive—providing a framework for the City's physical, economic, and social development while sustaining natural environmental resources. It is long range—looking ahead to 2035, while at the same time presenting policies to guide day-to-day decisions.



B. Framework for Planning— Vision Statement

The General Plan’s goals, policies, and implementation programs define a roadmap to sustain and nurture the qualities and character that contribute to Agoura Hills’ identity as a special community in a unique natural environment. Underlying these objectives is the vision below, which is reflected in goals throughout the General Plan, and which represents the community’s aspirations for its future.

Agoura Hills is a special place surrounded by the Santa Monica Mountains where oak trees and rolling hills abound. Here we seek to preserve our City’s best qualities while striving to create a better community. The future Agoura Hills is an attractive City of growing sophistication that chooses to retain its small town look and feel. The City remains a safe place, where people live, work, play, and move about in an economically viable and environmentally sustainable community. Sensitive growth and economic development are means of perpetuating our quality of life. These are balanced with resource conservation, as the City’s semi-rural ranching past, rich history and unique neighborhoods are respected, and open spaces and surrounding hillsides are preserved. Agoura Hills is a place where its citizens have opportunities to engage in their community through recreation, social and civic activities, schools, and neighborhood organizations.








C. Purpose

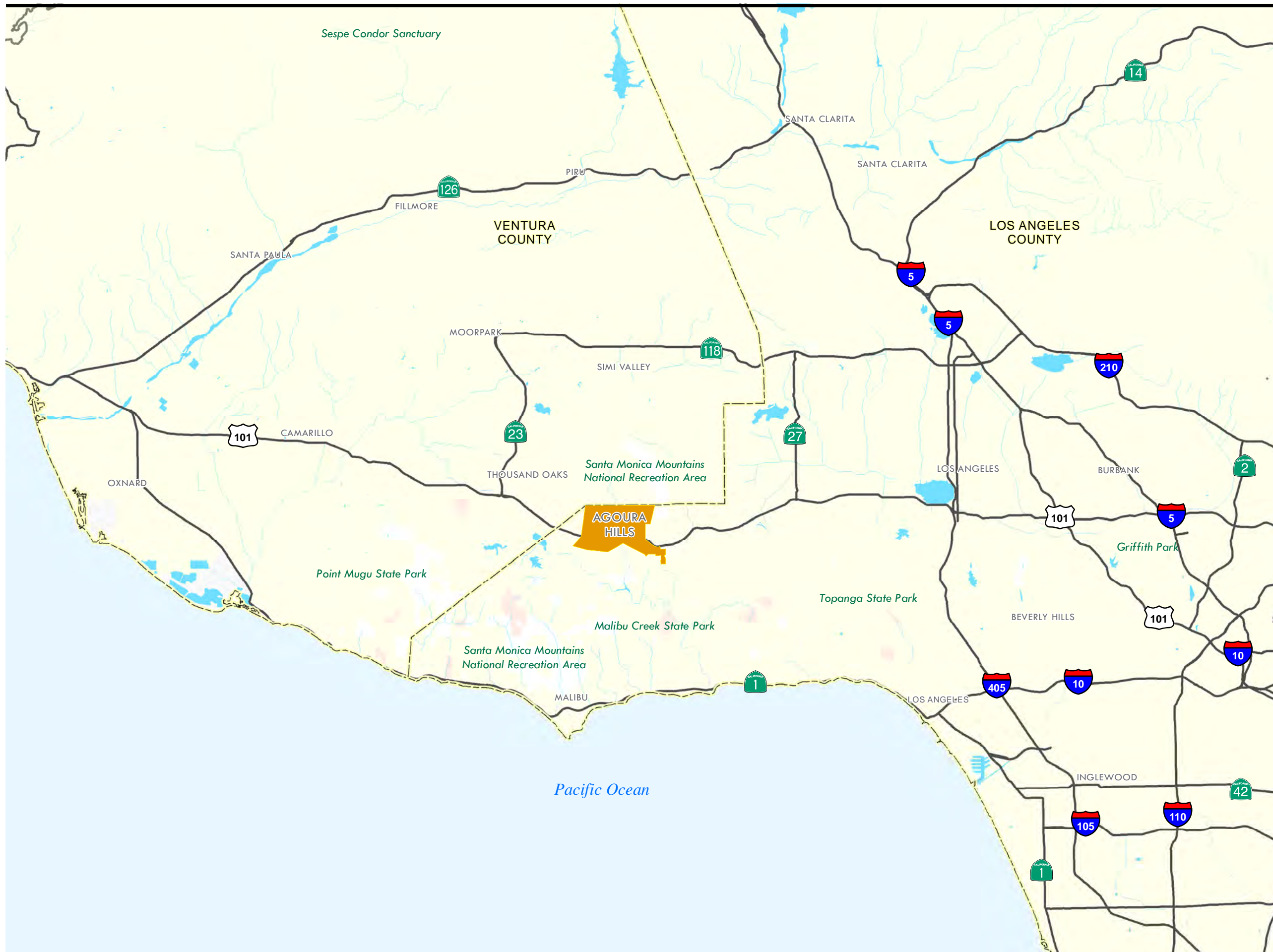
The updated Agoura Hills General Plan has been prepared in compliance with the requirements of California Government Code Section 65300 et seq. The Plan is a policy document and much of its content is established by statutory requirements relating to background data, analysis, maps, and exhibits. The legal adequacy of the General Plan is critical, since many City actions and programs are required to be consistent with the Plan.

CITY of AGOURA HILLS General Plan Update

REGIONAL LOCATION

Legend

-  City of Agoura Hills
-  County Boundary
-  Lake or Reservoir
-  River or Stream
-  Interstate or Highway

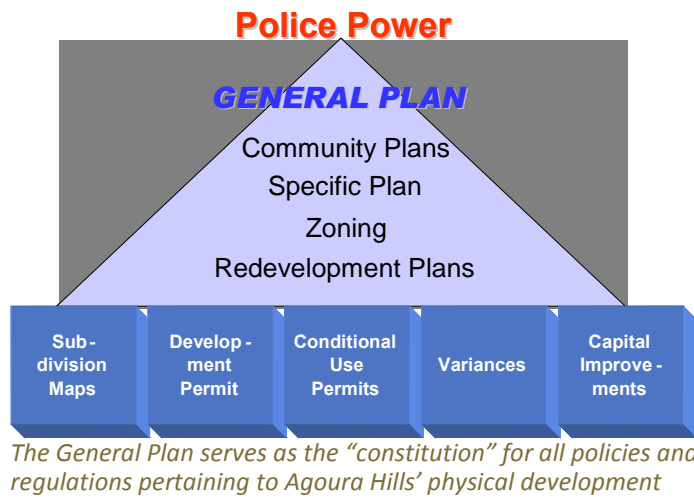


Source: ESRI, 2006
D21377_Agoura_Hills\regional_location.mxd



PURPOSE

State law requires each city and county to prepare and adopt a comprehensive long-range general plan for its physical development (California Government Code Section 65300). A comprehensive general plan provides a consistent framework for land use decision-making. The general plan and its maps, diagrams, and development policies form the basis for the City’s zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, community plan, zoning, subdivision map, or public works project may be approved unless the City finds that it is consistent with the adopted general plan. The State General Plan Guidelines recommend that general plans be updated every five to ten years to ensure that they remain relevant. This is important not only to reflect local physical and demographic changes, but also broader changes in culture and technology.



The general plan must address the seven topics (referred to as “elements”) of land use, circulation, housing, open-space, conservation, safety, and noise (California Government Code Section 65302), to the extent that the topics are locally relevant. It may also include other topics of local interest, as chosen by the local jurisdiction (California Government Code Section 65303). Legislative changes integrated two elements presented in the previous Agoura Hills General Plan, Scenic Highways and Safety, into the Circulation and Safety Elements respectively.

A local jurisdiction may adopt a general plan in the format that best fits its unique circumstances (California Government Code Section 65300.5). In doing so, the jurisdiction must ensure that the general plan and its component parts comprise an integrated, internally consistent, and compatible statement of development policies. The City of Agoura Hills has chosen to adopt a general plan that consolidates the mandatory elements and re-organizes the content by common topic. Important themes are woven throughout the Plan rather than structured as independent topics, such as community livability, sustainability, and global warming. Correspondence between the Agoura Hills General Plan and the legally required general plan topics is shown in the following matrix:

Table 1 General Plan Topics								
Agoura Hills General Plan Chapters	Legally Required General Plan Topics							Optional Elements
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
Community Development								
Land Use	●							
Economic Development								●
Historic and Cultural Resources								●
Infrastructure & Community Services								
Mobility		●						
Infrastructure and Utilities		●		●				
Police and Fire								●
Public Services								●
Parks and Recreation					●			
Education								●
Natural Resources								
Biological Resources				●	●			
Water Resources				●				
Water Quality				●				
Visual Resources		●		●	●			
Energy Conservation								●
Global Warming								●
Community Safety								
Fire Hazards							●	
Flood Hazards					●		●	
Geologic and Seismic Hazards					●		●	
Hazardous Materials							●	
Disaster Preparedness							●	
Noise						●		
Housing (Under Separate Cover)			●					
Implementation Programs	●	●	●	●	●	●	●	●

D. Process

The update of the Agoura Hills General Plan involved a process that included a number of elected and appointed officials, residents, and public agencies; the compilation, review, and analysis of substantial amounts of technical data, the preparation of documents that summarized this information; and the input and feedback from community residents and stakeholders in the following steps. A General Plan Advisory Committee (GPAC) was appointed by the City Council to assure ongoing community involvement in the update process. The GPAC met throughout the process to provide feedback to City staff and the consultants, and was instrumental in the development of the updated General Plan. The ten-member GPAC was comprised of two City Council members, two Planning Commissioners, and five “at large” resident representatives from various areas of the City.



The overall update process can be summarized in the following key steps:

- Resident Survey Regarding General Plan Topics
- Stakeholder Interviews
- Background Data Collection
- Conservation and Transition Area Identification
- Traffic and Fiscal Impact Analyses
- Goals, Policies, and Implementation Programs
- Draft General Plan
- Environmental Impact Report

These steps are described below.

1. A **Resident Survey** was the start of the General Plan update process in the summer of 2005 when a survey of the community was conducted to define the issues and topics to be addressed in the updated General Plan. To ensure that the General Plan revision for the City of Agoura Hills reflects the values, priorities, and concerns of all residents—not just those who actively participate in meetings—the City developed and distributed a General Plan survey to all households in the City and commissioned an independent firm to review, analyze, and summarize the data and ensure that the study demographics reflect those of the

resident population as a whole. The survey findings represent statistically reliable measures of residents’ opinions on a number of key issues to be addressed in the Plan. Respondents were invited to participate by mail-in responses or online via the City’s website from the summer of 2005 through December 2005. The survey included resident responses in the areas of land use, circulation, housing, open space, design, and governmental services.

2. **Stakeholder Interviews** were conducted in March 2006 when 17 Agoura Hills residents, business owners, and representatives of special interests groups participated in interviews facilitated by the City’s General Plan consultant. The interviews were conducted as part of the visioning process for the City’s update of the Land Use and Circulation Elements for the General Plan and were conducted as a series of six small-group sessions that included individuals representing the following community groups:

- Schools
- Open Space/Environmental
- Religious/Cultural/Sports
- Homeowners’ Associations
- Business Representatives
- Residents

The interviews were designed to help determine residents’ opinions in the following areas to inform the preparation of the updated General Plan:

- What gives Agoura Hills its character
- What should the community look like in 10 to 20 years
- What should change; how it should change
- What should stay the same
- What is valued but not found within the community at this time

3. **Background Data** regarding the existing conditions, trends, and projected future conditions for the City’s land use resources, and economic/market conditions were compiled and analyzed. These data served three purposes:

- As the basis for the articulation of planning issues to be addressed by Plan policy, incorporating all studies required by state law
- As measures to test the impacts of alternative growth and development scenarios
- As input for the statutory “Existing Setting” section of the General Plan Environmental Impact Report (EIR)

As the data base contains extensive written narrative, tables, and numerous maps, it is physically incorporated into a separate volume that

PROCESS

legally is a component of the General Plan and EIR. A brief overview of pertinent baseline and projected conditions is presented in the relevant sections of the General Plan.

4. Areas of **Conservation and Transition** were identified by the GPAC as a means to maintain and enhance the character and quality of life in existing neighborhoods and areas that would not be subject to change, and to focus growth and change in the community to areas that were in need of revitalization to accomplish economic, fiscal or community service objectives consistent with residents vision for long-term growth. Twelve community subareas and districts were identified as areas of transition, and the updated General Plan includes goals that express specific intentions for use, design, character, and implementation that uniquely apply to and differentiate each area. Other goals and policies were identified to preserve and enhance the substantial natural environment, open space resources, and diverse residential neighborhoods which contribute to the high quality of life of enjoyed by Agoura Hills residents.
5. A preliminary **Land Use and Development Plan** was identified by GPAC in consideration of review and assessment of the areas of conservation and transition and the background research and analyses. The transition areas principally focused on opportunities for re-use and improvement of commercial and business park districts and implementation of planned development in several mixed-use districts in the community. The land use plan was evaluated for its **comparative traffic and fiscal impacts**. The latter estimated the costs of public services to support the land uses and expected revenues. Cumulative effects on the fiscal balance of the City were assessed.
6. **General Plan goals, policies, and implementation programs** were updated based on the review of existing policies for their consistency with the selected land use plan; reflection of current issues and community needs; understandability; effectiveness in previous applications; practicality and feasibility; embodiment of state-of-the-art planning practices consistency with current legislation and court decisions; and reflection of community values and City Council policy decisions.
8. The **Draft Updated General Plan** was published incorporating an overview of background data, goals, policies, and implementation programs for each Plan element/topic. The Draft General Plan was made available for public review and comment in writing or oral testimony at Planning Commission and City Council hearings.
9. A **Draft EIR** was prepared in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). From the date of publication, the DEIR is circulated for a 45-day period for public review and comment. Responses to all comments are prepared and incorporated into the Final EIR, which is reviewed and certified by the City Council.
10. The Planning Commission and City Council will conduct **public hearings** on the Draft General Plan and EIR. In consideration of the public input, the

Commission will make recommendations to the City Council regarding the Plan's content and certification of the Final EIR. The City Council will consider the Commission's input and conduct additional public hearings. Based on these, the Council makes its final recommendations and adopts the General Plan with changes, if necessary, and certifies the Final EIR.

11. The **adopted Agoura Hills General Plan** will be published and the goals, policies, and programs contained herein implemented.

E. How to Use the General Plan

The City of Agoura Hills General Plan is intended for use by all members of the community.

If you are an Agoura Hills resident, the General Plan indicates the general types of uses that are permitted around your home, the long-range plans and changes that may affect your neighborhood, and the policies the City will use to evaluate development applications that might affect you and your neighbors.

The Plan indicates how the City of Agoura Hills will attract businesses providing goods and services to meet your daily needs, while contributing revenue to help fund police, fire, recreation, street maintenance, and other services that sustain the quality and livability of your neighborhood. It defines how the City will attract new jobs, providing opportunities for you to work near where you live.

The Plan also informs you regarding how the City plans to improve mobility infrastructure, continue to provide adequate parks, schools, police, fire, and other public services, protect valued open spaces and environmental resources, and protect you from the risks of excessive noise, earthquakes, fires, and other natural hazards. Cumulatively, the Plan identifies the actions the City will take to ensure that the City and your neighborhood retain its economic value and remain a great place to live.

If you are an Agoura Hills business, the Plan outlines the measures the City will take to protect your investment and encourage your future success. Expectations of the City's business districts are spelled out, while policies ensure that business operations will be compatible with other businesses and nearby residential areas.

If you are interested in developing land within the City or moving your residence or business to the City, the Plan will introduce you to the community. To familiarize yourself with the General Plan, the Land Use and Economic Development goals and policies are useful starting points. However, it is important to review maps and policies throughout this document and the Agoura Hills Municipal Code to get a complete perspective on how and where development may take place.

HOW TO USE THE GENERAL PLAN

The General Plan is also a tool to help City staff, the Planning Commission, and the City Council make land use and public investment decisions. It provides the framework for the City's Zoning Ordinance. It identifies the economic development, mobility and infrastructure improvements, community services, and environmental programs needed to sustain Agoura Hills' quality of life. Future development decisions must be consistent with the Plan. Finally, the Plan is intended to help other public agencies, from Caltrans to the local school district, as they contemplate future actions in Agoura Hills.

While the Plan's narrative text and maps frame the key proposals, the essence of the Plan lies in its goals, policies, and implementation measures. These are declarative statements that set forth the City's approach to various issues. Goals, policies, and implementation measures are described as follows:

- **Goals** describe ideal future conditions for a particular topic, such as traffic congestion or sustainability. Goals tend to be very general and broad.
- **Policies** provide guidance to assist the City as it makes decisions relating to each goal. Some policies include guidelines or standards against which decisions can be evaluated.
- **Implementation Measures** identify the specific steps to be taken by the City to implement the policies. They may include revisions of current codes and ordinances, guidelines, plans and capital improvements, programs, financing, and other measures that should be assigned to different City departments after the General Plan is adopted.

The diagram on the following page is intended to serve as a "reader's guide" to the goals and policies of the General Plan.

A simple numbering system is used to facilitate use of the General Plan. This enables the reader to distinguish each topic's goals, policies, and implementation programs. Each Plan topic is assigned a letter(s). For example, Land Use is "LU," Mobility is "M," and so on. Goals are assigned a second order number, i.e., the first goal for Land Use is numbered as "LU-1" and the second is "LU-2." Policies are assigned a third order number, with the first policy relating to the first Land Use goal being numbered as "LU-1.1" and the first policy relating to the second goal numbered as "LU-2.1."

All General Plan policies are followed by a set of numbers in parentheses. These numbers reference applicable measures that will be undertaken by the City to implement the policy. There are ten implementation categories, that are generally organized by the topics covered in the General Plan. Each category contains multiple implementation measures that include programs, projects, or other activities that are assigned a second number. The first program listed in category "2", for example, is numbered "2.1," while the second measure is numbered "2.2."

PHOTOGRAPHS AND DIAGRAMS
Graphical illustration of an example of the intent of the goals and policies.

SECTION HEADER
The header identifies the chapter (if on an even-numbered page) or topic (if on an odd-numbered page).

GOAL NUMBERING
Each goal number starts with the element acronym and is followed by the number of the goal (e.g., NR 1 = Natural Resources Element, first goal).

GOAL TITLE
Each goal contains a leading title in bold for a quick reference to the goal text.

GOALS
Each goal has one or more policies associated with the goal.

POLICY TITLE
Each policy contains a leading title in bold for a quick reference to the policy text.

POLICIES
Each policy is associated with a specific goal.

IMPLEMENTATION PROGRAM TAG
Each policy is followed by a set of numbers in italics/parentheses that identifies the tool or action the City will use to implement the policy. These measures are detailed in Chapter 6.

PAGE NUMBER
Shows the chapter and page number (e.g., 4-2 = Chapter 4, page 2).

POLICY NUMBERING
Continuing from the goal numbering, the policy number is shown as the last number, supporting the goal it follows (e.g., Policy NR 1.2 = second policy under the Natural Resources Element, first goal).

CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

BUSINESS PARK DISTRICT/WEST OF REYES ADOBE ROAD

Goal LU-25
Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies

LU-25.1 **Supporting Uses.** Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the work day.

LU-25.2 **Cohesive Site Development.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project.

PLANNED DEVELOPMENT DISTRICT/LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-26
Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

LU-26.1 **Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the work day.

LU-26.2 **Site Development.** Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors.

LU-26.3 **Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications of the natural

2-38

City of Agoura Hills General Plan



F. General Plan Organization

The General Plan is organized into seven chapters. The first chapter presents information about the Plan’s legislative requirements, applications, organization, process for preparation, and overarching themes that guide all goals, policies, and programs. The following four chapters comprise the Plan’s “elements.” Each presents an overview of its scope, summary of conditions and planning issues, goals, and policies. The sixth chapter describes the broad actions that implement the Plan’s policies, and a glossary of terms is presented in the final chapter.

An overview of the Plan’s chapters is provided below.

1. **Introduction** describes the General Plan process and introduces the reader to the document.
2. **Community Conservation & Development** presents goals and policies pertaining to how existing development is to be maintained and enhanced and new development is to occur. Its components address:
 - a. Land Use (LU) defines where lands are to be conserved and where growth will be targeted, and specifies the types, densities, and design characteristics of uses to be permitted with a map depicting their distribution.
 - b. Economic Development (ED) specifies strategies for business retention and attraction.
 - c. Historic and Cultural Resources (HC) defines processes for the preservation of the City’s historic and cultural buildings and sites.
 - d. Housing (H). Though the Housing Element is an integral part of this General Plan, it is separately bound due to the separate schedule for its update required by state law.
3. **Infrastructure and Community Services** presents goals and policies for the provision of infrastructure and services that support residents and businesses.
 - a. Mobility (M) provides for the movement of people and goods, including autos, transit, bicycles, and other modes. It addresses key issues such as trip reduction, parking, traffic safety, and neighborhood traffic calming.
 - b. Infrastructure and Utilities (U) addresses the provision of public infrastructure, including water, sewer, storm drainage, solid waste, electricity, natural gas, and telecommunications.
 - c. Community Services (CS) addresses the provision of services to meet the needs of residents including recreation and park facilities, recreation programs, trails, police and fire, education, and libraries.
4. **Natural Resources** (NR) provides for the management of open space and conservation of the City’s biological resources, mineral resources, water resources, visual resources, air quality and energy conservation.

5. **Community Safety (S)** prescribes strategies for the protection of the public health and safety of residents, businesses, and visitors to the City, addressing fire hazards, flood hazards, geologic and seismic hazards, hazardous materials, and disaster preparedness. Policies to mitigate potential impacts of noise are presented in the Noise (N) section.
6. **Implementation Program** describes the measures to be taken by the City to carry out the goals and policies defined by the General Plan.
7. **Glossary** defines the terminology used in the General Plan.

G. Related Documents

In addition to goals, policies, and implementation measures presented in this document, the General Plan includes an Appendix that summarizes the General Plan policies addressing climate change. All supporting background data, analyses, and technical reports are available upon request from the City or are posted on the City's website.

An environmental impact report (EIR) has been prepared for the General Plan in accordance with the substantive and procedural requirements of the California Environmental Quality Act (CEQA). The EIR is a separate document that describes environmental conditions in the City, assesses the possible effects of the General Plan, identifies actions that will be undertaken to reduce these impacts, and evaluates the comparative impacts of alternatives to the General Plan. Most of the EIR's mitigation measures have been incorporated as policy into the General Plan and, consequently, the Plan is generally considered to be "self-mitigating."

The document is considered a "program level" EIR, meaning that it examines the general nature of impacts at a citywide scale. The findings of the EIR help determine the appropriate level of environmental review that should be performed when subsequent projects consistent with the Plan are proposed. Although the EIR will be certified by the City Council, it is not adopted as a policy document.

H. Implementing and Amending the Plan

After the General Plan is adopted, it will be implemented through a variety of ordinances, programs, and activities. These measures are described in Chapter Seven and referenced by applicable policies for each topic "Element." It will be especially important to review local land use regulations and procedures to ensure that they are consistent with the General Plan. The zoning map must be consistent with the General Plan Land Use Plan and the Zoning Code must be consistent with the land use classification system and the stipulated density/intensity and design and development policies.

CLIMATE CHANGE

The General Plan is intended to be a dynamic document and must be periodically updated to respond to changing community needs. An annual review of the Plan is required to ensure that it remains relevant. Moreover, any of the Plan's mandatory elements may be amended up to four times a year. Requests for amendments may be submitted by individuals or initiated by the City itself. The most common type of amendment is to change the land use designation for a particular property. Policy and text amendments also may occur. Any proposed amendment will be reviewed to ensure that the change is in the public interest and would not be detrimental to the public health, safety, and welfare. Environmental review is typically required for General Plan amendments.

I. Climate Change

The issue of global climate change has received greater attention from governments around the world in recent years. Global climate change refers to the change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

Human activities associated primarily with the use of carbon-based fossil fuels have led to changes in the composition of the atmosphere. The combustion of carbon-based fossil fuels creates greenhouse gas (GHG) emissions, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), which has caused the earth's atmosphere to absorb more heat from the sun. The concentration of green house gases in the atmosphere has significantly increased as a result of combustion of fossil fuels primarily associated with automobile use and energy production. Scientists have already observed some of the negative effects of climate change, and expect more changes in the future. Governments, organizations, and private citizens all over the world are looking for ways to reduce greenhouse gas emissions to create a better future.

In 2006, the California State Legislature took a proactive role in addressing the challenges of climate change with the adoption of the California *Global Warming Solutions Act of 2006*, Assembly Bill 32 (AB 32). AB 32 focuses on reducing GHG emissions in California. AB 32 requires the California Air Resources Board (CARB), the state agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020.

A key theme of the City of Agoura Hills' General Plan is sustainability. The General Plan, inherently through its goals and policies, takes steps to address the challenging issue of climate change by reducing GHG emissions, improving energy efficiency, reducing the urban heat island effect, recycling, and managing water use. The General Plan will reduce GHG emissions primarily through land use patterns that support public transit, increased opportunities for pedestrians, bicycle, and transit-use, and through requirements for "green building"



practices and alternative energy systems. Policies also address adaptation to climate change, such as increasing flood protection.

The sources, impacts of, and solutions to climate changes are complex. Climate change and GHG emissions reduction are addressed throughout policies and programs of the General Plan rather than in a single section. Appendix A, General Plan Policies Addressing Climate Change, includes a table that summarizes, by topic area, Agoura Hills General Plan policies that address climate change.

J. Public Involvement

The General Plan planning process involved a broad spectrum of the community during key phases in development of the document as well as ongoing public input through the active engagement of the General Plan Advisory Committee. The public and stakeholders were provided the opportunity for involvement throughout the planning process from the initial identification of the issues and topics to be addressed in the General Plan update, to input on a land use framework for the conservation and transition areas of the City.

In an effort to continually involve interested parties in the planning process to obtain valuable feedback, other methods of public outreach over the course of the project included the following:

- Appointment of GPAC for ongoing involvement in preparation of the Draft General Plan (December 2004/ongoing)
- General Plan Resident Survey (Summer 2005 through December 2005)
Stakeholder Interviews (March 2006)
- “Big Ideas” Community Meeting (December 2006)
- Maintaining a mailing list used for notification of community meetings, Planning Commission and City Council meetings regarding the General Plan (ongoing)
- Periodic status updates on the General Plan posted on the City website (ongoing)
- A public scoping meeting to receive public input regarding topics and issue to analyze in the EIR process (May 2009)
- Publication of a “General Plan Update Fact Sheet” for posting on the City’s website and notification of availability to the General Plan mailing list (July 2009)
- A public information meeting to provide feedback on key items of the Draft General Plan (July 2009)
- Planning Commission and City Council Study Sessions on the Draft General Plan (Fall 2009)
- Planning Commission and City Council public hearings to adopt the Draft General Plan and certify the EIR (Winter 2010)

Chapter 2 COMMUNITY CONSERVATION AND DEVELOPMENT

The Community Conservation and Development chapter consists of four sections: Land Use and Community Form, Economic Development, Historic and Cultural Resources and Housing. Goals and policies for land use, economic development, and historic and cultural resource preservation are presented in this chapter. Goals and policies related to housing are found in the Housing Element, which is separately adopted and bound.

A. Land Use & Community Form (LU)

Consistent with state legislation, the Land Use and Community Form policies guide development of Agoura Hills' built environment to the year 2035. These are based on and distill the policies from all general plan elements into a set of coordinated actions that manage how existing neighborhoods, commercial centers, business districts, and open spaces will be conserved and how growth will be managed to protect the qualities that distinguish the City. As such, the land use and community form goals and policies serve as the central organizing element for the General Plan as a whole. Policies for the conservation of natural resources, as specified by the Natural Resources Element, and protection of residents from the risks of hazards, as specified by the Safety Element, are reflected in the distribution and densities of uses. Land use capacities reflect Agoura Hills' intentions for economic development, job generation, and fiscal balance. These are correlated with the provision of adequate housing to meet the needs of existing and future residents, as specified by the Housing Element, as well as the provision of transportation and utility infrastructure and community parks and other services, as specified by the Infrastructure and Community Services Element. Implicitly, the Land Use Element serves as the central point for decisions regarding how the City of Agoura Hills will evolve and mature over the next 25 years.



Lake Lindero

Land Use and Community Form policies are expressed in two forms: (a) a map that depicts the geographic distribution of land uses in the City and (b) text defining the set of action-oriented strategies that carry out and support the planned distribution of uses consistent with Agoura Hills' intentions for the form and character of the community and development. The policies are organized in four sections: (a) growth and change; (b) citywide land use and urban design; (c) land use categories, standards, and guidelines; and (d) community subareas and districts. Policies in the first two sections apply globally throughout the City, regardless of location or specific land use category. The third section defines policies specifically related to each category of permitted land use, as

designated on the land use map. The final section presents policies related to the unique issues and planning objectives for specific subareas and districts of the City, which supplement and build upon the general policies presented in the preceding sections.

As Agoura Hills is almost fully developed, the land use policies focus on how population and employment growth can be managed to preserve the qualities that distinguish the City's neighborhoods, business districts, and open spaces. They recognize that most of the City will be conserved for its existing type and densities of land use, and provide direction for their long-term maintenance. At the same time, they recognize that change will occur in limited areas that (a) have been previously planned to accept growth; (b) enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics; and (c) to meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions. In these locations, policies provide for contextual infill that builds upon existing development and is sensitive to its environmental setting.

Growth and Change

Policies in this section provide for strategic growth and change that preserve existing neighborhoods and targets new development to infill areas that are vacant or underutilized and scaled to complement adjoining uses. Changes focus on enhancing the quality of life with reduced need for automobile trips and increased walkability, connectivity among neighborhoods and districts, and the completion of cohesive and well-defined districts.

Goal LU-1

Growth and Change. Sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and businesses, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policies

LU-1.1 Building Intensity and Population Density. Regulate the levels of building intensity and population density according to the standards and land use designations specified by the General Plan and Agoura Hills Municipal Code. Within these designations, cumulative development shall not exceed 8,150 housing units, 1,851,000 square feet of retail services, 3,431,500 square feet of business park/office uses, and 1,118,000 square feet of business park manufacturing uses. (Imp LU-1, LU-2)

LAND USE & COMMUNITY FORM (LU)

- LU-1.2 Development Locations.** Prioritize future growth as infill of existing developed areas re-using and, where appropriate, increasing the intensity of development on vacant and underutilized properties, in lieu of expanded development outward into natural areas and open spaces. Allow for growth on the immediate periphery of existing development in limited designated areas, where this is guided by standards to assure seamless integration and connectivity with adjoining areas and open spaces. *(Imp LU-1)*
- LU-1.3 Development Phasing.** Phase development and public facilities working with other public entities to assure that adequate public facilities are available at the time of occupancy. *(Imp LU-3, LU-4, U-41, U-56)*
- LU-1.4 Share Costs of Development.** Require new development to contribute its share of the cost of providing necessary public services and facilities through equitable fees and exactions. *(Imp LU-5, LU-6, LU-7, LU-8, LU-9)*

Citywide Land Use and Urban Design

Policies in this section articulate a vision for a sustainable city of livable residential neighborhoods and distinctive and economically successful centers and corridors that incorporate more compact development, energy- and resource-efficient buildings, attractive pedestrian-friendly streets, and maintain the hillsides and open spaces that frame the City's development.

Goal LU-2

City of Diverse Uses. A mix of land uses that meets the diverse needs of Agoura Hills' residents, offers a variety of employment opportunities, and allows for the capture of regional population and employment growth.

Policies

- LU-2.1 Housing.** Provide opportunities for a full range of housing types, locations, and densities to address the community's fair share of regional housing needs, and provide market support to economically sustain commercial land uses in Agoura Hills. The mix, density, size, and location shall be determined based on the projected needs specified in the Housing Element. *(Imp LU-1, LU-13)*
- LU-2.2 Retail Services.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers that reduce the need to travel to adjoining communities and that capture a greater share of local spending. *(Imp LU-1, LU-14, LU-15, LU-19)*
- LU-2.3 Employment Opportunities.** Provide for a variety of commercial uses that offer job opportunities for Agoura Hills' residents, including

retail, office, light industrial, and research and development. *(Imp LU-1)*

LU-2.4 Visitor-Serving Uses. Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica Mountains park users. *(Imp LU-1, LU-10)*

LU-2.5 Community Services. Provide a diversity of uses and services supporting Agoura Hills’ residents, such as facilities for civic governance and administration, public safety (police and fire), parks and recreation, seniors and youth, community meetings, and comparable activities. Work with external agencies supporting their provision of services and facilities not under the City’s jurisdiction, such as public schools and quasi-public infrastructure. *(Imp LU-1, U-1, U-2, U-11, U-12, U-41, U-53, CS-1, CS-5, CS-10, CS-11, CS-12, CS-14, CS-16, CS-25, CS-34)*

Goal LU-3

City of Open Spaces. Open space lands that are preserved to maintain the visual quality of the City and provide recreational opportunities, protect the public from safety hazards, and conserve natural resources.

Policies

LU-3.1 Scenic and Natural Areas. Provide for the preservation of significant scenic areas and corridors, significant plant and animal habitat and riparian areas, and physiographic features within the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-1, NR-4, NR-5, NR 6, NR-7, NR-13, NR-15, NR-16)*

LU-3.2 Hillside. Preserve ridgelines, natural slopes, and bluffs as open space, minimize hillside erosion, and complement natural landforms through sensitive grading techniques in hillside areas. *(Imp LU-11, LU-12)*

LU-3.3 Open Spaces and Greenbelts. Provide a network of open spaces and greenbelts with pedestrian access where appropriate. *(Imp LU-15, CS-21, NR-2)*

LU-3.4 Tree Preservation. Continue to sustain oak trees, which are an integral part of the City’s character, and consider the protection of other valuable tree species. *(Imp LU-16, NR-6)*

LU-3.5 Creeks and Natural Drainages. Maintain the form and health of resources and habitat in the City’s natural drainages. Explore restoration of those that have been degraded or channelized, such as Medea Creek and Chesebro Creek, as feasible to maintain storm water conveyance and property protection requirements. *(Imp NR-7, NR-15, NR-16, NR-17)*

LAND USE & COMMUNITY FORM (LU)

- LU-3.6 Development Respect for Environmental Setting.** Encourage development to be located and designed to respect Agoura Hills' natural environmental setting and preserve public views, including scenic hillside areas. Regulate building height and location to avoid obtrusive breaks in the natural skyline. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15)*
- LU-3.7 Public Viewsheds.** Whenever possible, preserve vistas of the community from public use areas. *(Imp LU-11, LU-12, LU-14, LU-15, NR-6)*
- LU-3.8 Night Sky.** Preserve view of the night sky through control of outdoor lighting. *(Imp LU-12)*
- LU-3.9 Open Space Preservation.** For any change in allowed use on properties in the OS land use district, a two-thirds vote of the voters of the City is required. *(Imp LU-10)*

Goal LU-4

City Form and Structure. Structure and form of development that respects Agoura Hills' natural setting; maintains distinct and interconnected places for residents to live, shop, work, and play; and is more compact to reduce automobile dependence.

Policies

- LU-4.1 Primary Contributor to Urban Form.** Locate and design development to respect Agoura Hills' environmental setting, focusing development on lowland areas and configured to respect hillside slopes, topographic contours, and drainage corridors. Figure LU-1 (Open Space Framework) depicts the key environmental elements that shape the City. *(Imp LU-10, LU-11, LU-12, LU-14, LU-15, NR-7)*
- LU-4.2 Connected Open Space Network.** Maintain and, where incomplete, develop a citywide network of open spaces that is connected to and provides access for all neighborhoods and districts incorporating greenbelts, drainage corridors, parklands, bicycle and pedestrian paths, equestrian trails, and natural open spaces. *(Imp LU-14, LU-15, M-10, M-31, M-34, CS-21, NR-1, NR-2)*
- LU-4.3 Organization of Places.** Maintain a development pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected with neighborhood-serving businesses and business park/employment uses in centers and along the freeway corridor. *(Imp LU-1, LU-10, LU-14, LU-15)*
- LU-4.4 Concentration of Development Density.** Focus the highest densities of development along the freeway corridor facilitating access to and from regional transportation systems. *(Imp LU-1, LU-10, LU-14, LU-15)*

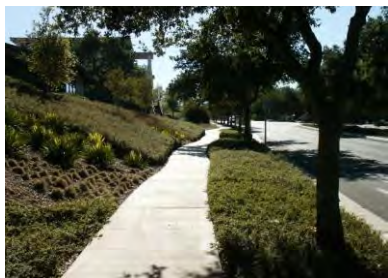


Path and bench along Medea Creek

LU-4.5 Development Compatibility. Require that infill development incorporates design elements with buffers and transitions in density, scale, and mass to assure compatibility with adjacent uses. *(Imp LU-10, LU-12, LU-17)*

LU-4.6 Building Scale and Design. Encourage development of buildings and exterior spaces that are of human scale and encourage pedestrian activity, and discourage structures that do not relate to exterior spaces and designs that do not consider such features. *(Imp LU-12, LU-14, LU-15)*

LU-4.7 Building Relationship to Public Places. Require buildings to be oriented to and actively engage the public realm through such features as location, incorporation of windows, avoidance of blank walls, and articulation of building elevations fronting sidewalks and public spaces, and location of parking to their rear or side. *(Imp LU-12, LU-14, LU-15)*



Walkable tree-lined street on Agoura Road.

LU-4.8 Connectivity. Promote the development of complete pedestrian, bicycle, and vehicular connections that provide access from all residential neighborhoods to commercial, employment, cultural, civic, recreational, and open space destinations. *(Imp M-4, M-7, M-10, M-14, M-31, M-34, CS-21, CS-24, NR-2)*

LU-4.9 Integration of Open Space Areas with Development. Incorporate sufficient open areas of in development projects to maintain a sense of openness, such as paths, sidewalks, gathering areas, and/or passive and active recreation. *(Imp LU-10, LU-14, LU-15, NR-2)*

LU-4.10 Community Identity. Provide enhanced paving, entry monuments, and other special design features at key entry points to the City. *(Imp LU-14, LU-18)*

LU-4.11 Plans for Cohesive Development. Encourage the use of specific plans or other master planning policy and regulatory documents as a tool to implement general plan policies for cohesive coordinated development in high-profile areas of the community. *(Imp LU-14, LU-15, LU-19)*

Goal LU-5

City Sustained and Renewed. Development and land use practices that sustain natural environmental resources, the economy, and societal well-being for use by future generations, which, in turn, reduce greenhouse gas emissions and impacts on climate change.

CITY of AGOURA HILLS General Plan Update

OPEN SPACE FRAMEWORK

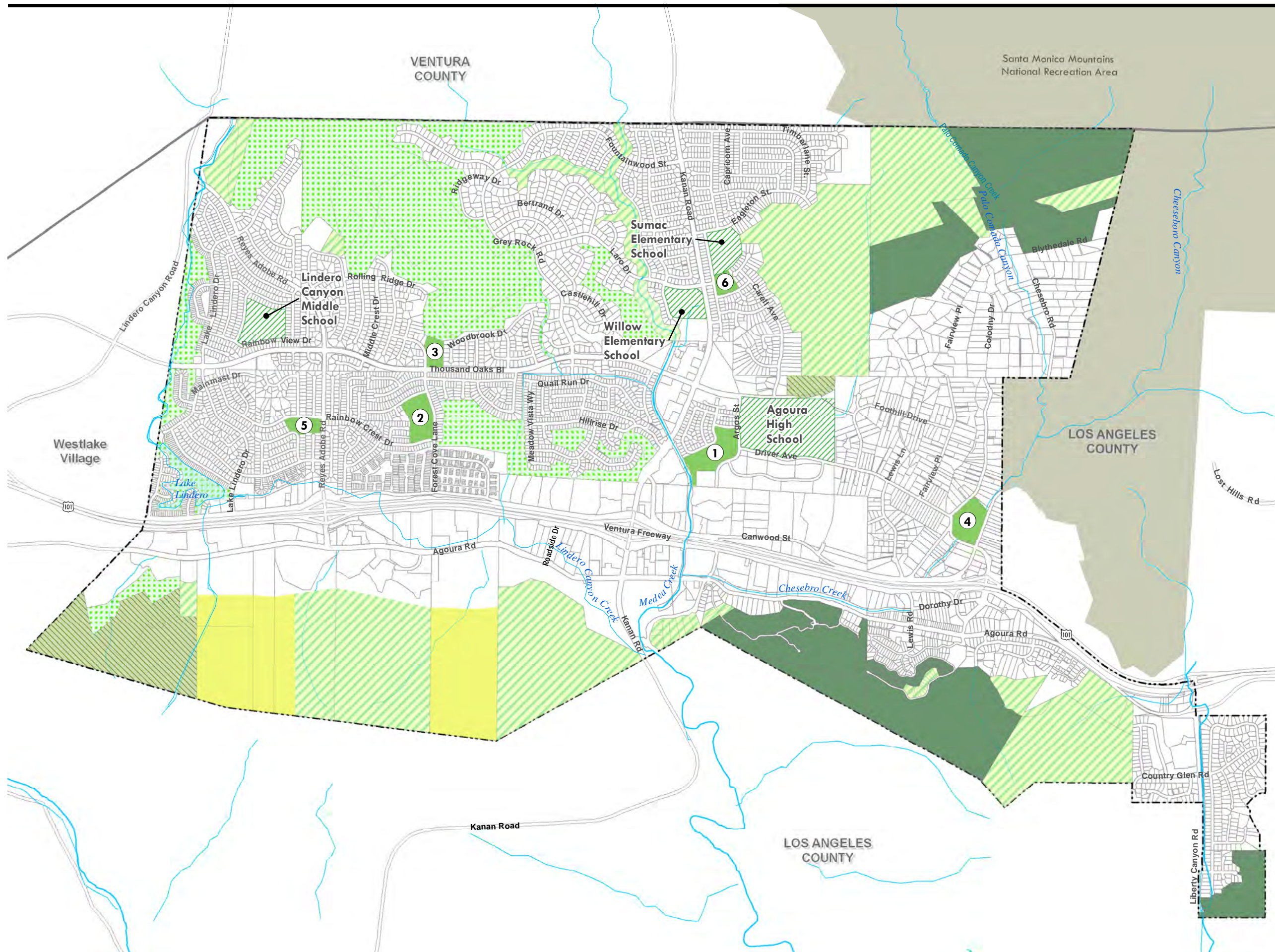
Legend

Open Space

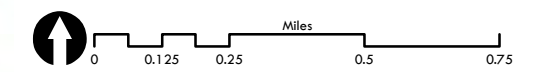
- HOA Owned and Preserved
- Ladyface Mountain Specific Plan Open Space
- Possible Future Open Space
- Private Open Space
- Publicly Owned or Preserved Open Space

City Parks

- 1. Chumash Park
- 2. Forest Cove Park
- 3. Morrison Park
- 4. Old Agoura Park
- 5. Reyes Adobe Park
- 6. Sumac Park
- School Playgrounds
- Santa Monica Mountains National Recreation Area
- City Limits
- County Boundary
- Creeks/Drainage Corridors



Source: City of Agoura Hills, 2009
D21377_Agoura_Hills\open_space_framework.mxd



Policies

- LU-5.1 Sustainable Building Practices.** Promote sustainable building practices that utilize materials, architectural design features, and interior fixtures and finishings to reduce energy and water consumption, toxic and chemical pollution, and waste in the design and construction of buildings. *(Imp U-37, U-44, U-45, U-49, U-50, U-51, U-52)*
- LU-5.2 Existing Structure Reuse.** Encourage the retention of existing structures and promote their adaptive reuse with “green” building technologies in accordance with a green building standard, such as Leadership in Energy and Environmental Design (LEED™), or other equivalent. *(Imp LU-21, U-50, U-51)*
- LU-5.3 Heat Island Effect.** Seek innovative ways to reduce the “heat island effect” by promoting such features as white roofs, light-colored hardscape paving, and shade structures and trees, and by reducing the extent of unshaded parking lots. *(Imp LU-10, LU-22, NR-9)*
- LU-5.4 Sustainable Land Development Practices.** Promote land development practices that reduce energy and water consumption, pollution, greenhouse gas emissions, and waste, incorporating such techniques as:
- Concentration of uses and design of development to promote walking and use of public transit in lieu of the automobile
 - Capture and re-use of stormwater on-site for irrigation
 - Orientation of buildings to maximize opportunities for solar energy use, daylighting, and ventilation
 - Use of landscapes that protect native soil, conserve water, provide for wildlife, and reduce green waste
 - Use of permeable paving materials
 - Shading of surface parking, walkways, and plazas
 - Management of wastewater and use of recycled water *(Imp LU-14, M-31, M-32, M-34, U-3, U-4, U-6, U-7, U-8, U-9, U-22, U-23, U-41, U-44, U-50, U-51, U-52, CS-21, CS-24, NR-4, NR-5, NR-7, NR-9, NR-10, NR-11, NR-12, NR-13, NR-14, NR-15, NR-16, NR-19, NR-26, NR-27)*
- LU-5.5 Revitalization of Obsolete and Underused Properties.** Encourage the use of redevelopment tools such as tax increment financing, consolidation of small parcels and joint public-private partnerships, and other tools to facilitate revitalization of the Ventura Freeway corridor. *(Imp LU-23)*

- LU-5.6 Building Rehabilitation.** Encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character and quality of the City. *(Imp LU-23)*
- LU-5.7 Housing Maintenance.** Encourage the continued high maintenance levels of the City’s housing stock. *(Imp LU-13)*

Land Use Categories, Standards, and Guidelines

LAND USE DIAGRAM

This section of the General Plan presents the diagram and standards that regulate the distribution and density/intensity of development permitted in the City of Agoura Hills. It establishes a system of land use classifications that define permitted uses, development densities/intensities, and, where applicable, intentions for physical form and design. The Land Use Diagram is presented in Figure LU-2 (Land Use Diagram) and development standards are specified below. Table LU-1 (Land Use Capacities) indicates the acreage and amount of development that would be accommodated in each land use category.

The map divides the City into various land use categories and assigns each category a name, or land use designation. Land use designations provide necessary information about the type and nature of development permitted at a given location. While the terms “residential,” “commercial,” and “industrial” generally are well understood, more unique designations like “Mixed Use” require explanation. Equally important, state law requires that the General Plan provide clear and concise definitions of the land use categories indicated on Figure LU-3 (Community Districts and Subareas). These definitions are provided under the heading “Land Use Classifications.”

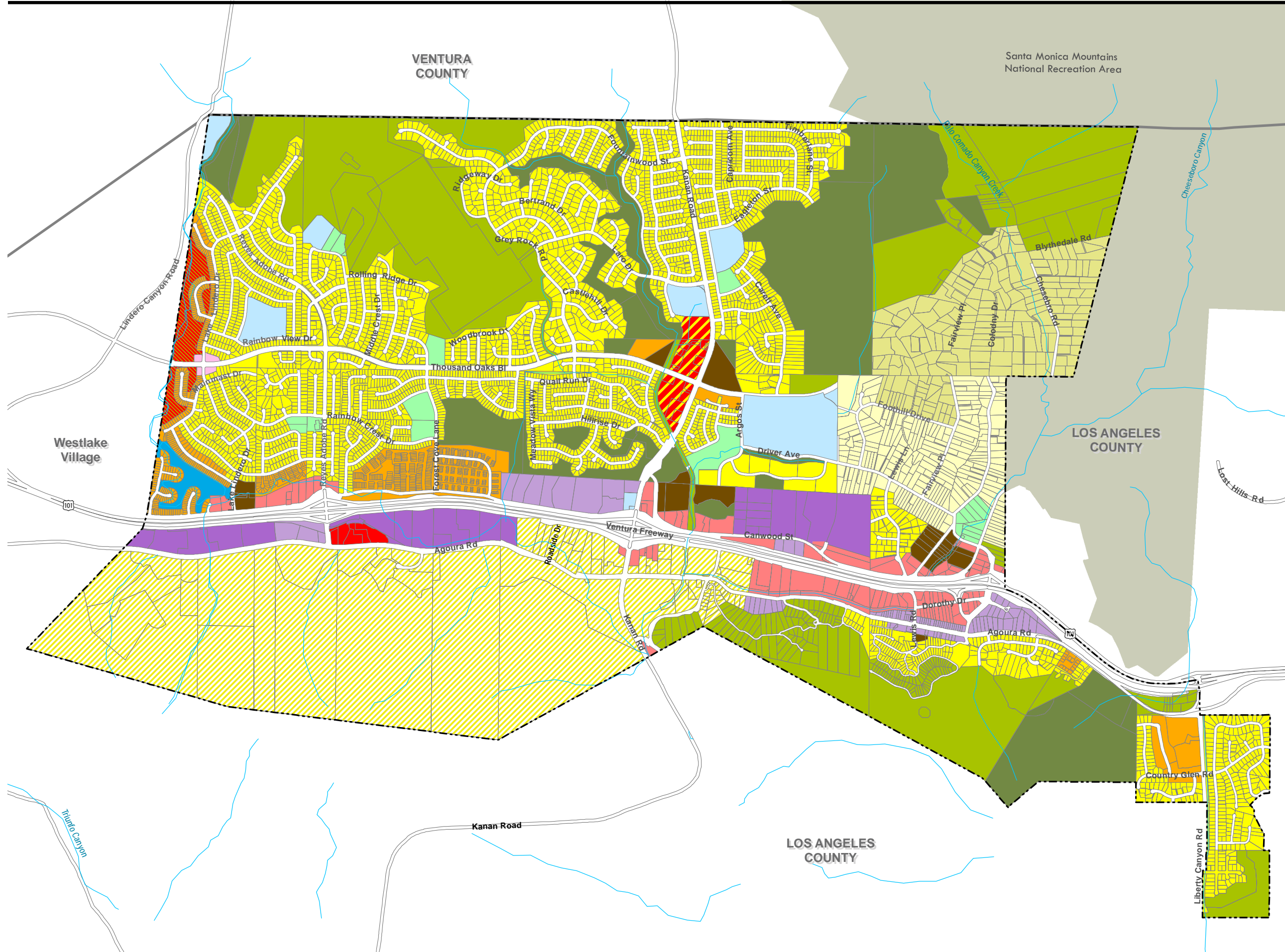
The Agoura Hills General Plan establishes eighteen land use categories. The five residential categories allow for a variety of housing types for all density ranges. Four commercial designations and two business park/industrial designations accommodate and encourage a range of community service and income-generating businesses. The *Commercial—Shopping Center/Mixed Use* category accommodates a mix of community-serving retail commercial uses with housing development. To allow for creative use of vacant and underutilized properties, a *Planned Development* designation is established. The *Public Facility, Open Water, Local Park, Restricted Open Space, and Open Space/Deed Restricted* categories are intended to protect lands for necessary public service and open space uses.

CITY of AGOURA HILLS General Plan Update

LAND USE DIAGRAM

Legend

- Residential Very Low Density (<2 du/ac) (RV)
- Residential Low Density (1-2 du/ac) (RL)
- Residential Single Family (2-6 du/ac) (RS)
- Residential Medium Density (6-15 du/ac) (RM)
- Residential High Density (15-20 du/ac) (HDR)
- Commercial Neighborhood Center (CN)
- Commercial Shopping Center (CS)
- Commercial Shopping Center/ Mixed Use (CS-MU)
- Commercial Retail Service (CRS)
- Commercial Recreation (CR)
- Business Park – Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- Planned Development District (PD)
- Public Facility (PF)
- Local Park (P)
- Open Space – Restricted (OS-R)
- Open Space – Deed Restricted (OS-DR)
- Santa Monica Mountains National Recreation Area
- City Limits
- County Boundary
- Streams
- Open Water



Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills\GPLU_Update.mxd

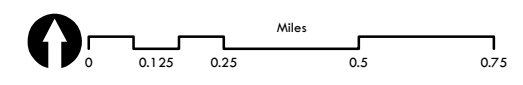


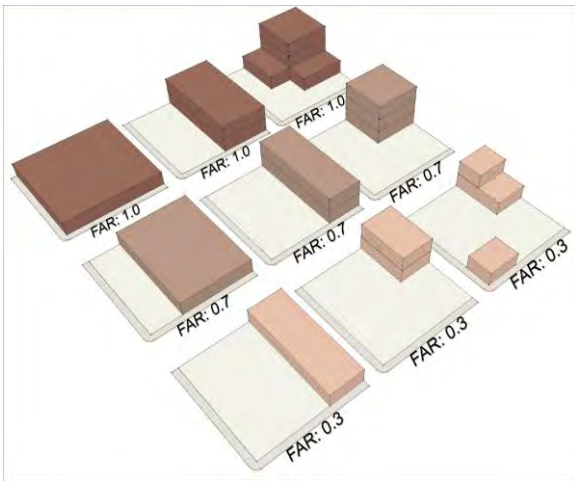
Table LU-1 Land Use / Development Capacity			
Land Use Category	Maximum Permitted Density/ Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet
Residential			
Residential—Very Low Density	(0.2–1 du/ac)	243.1	243
Residential—Low Density	(1–2 du/ac)	156.7	313
Residential—Single Family	(2–6 du/ac)	1,068.6	6,413
Residential—Medium Density	(6–15 du/ac)	140.1	2,102
Residential—High Density	(15–25 du/ac)	47.3	1,183
Commercial/Office			
Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
Commercial Shopping Center	(0.4:1 FAR)	8.5	41,817
Commercial Shopping Center/Mixed Use	(0.4:1 FAR)	26.0	453,024
Commercial Retail/Service	(0.4:1 FAR)	102.3	1,782,475
Commercial Recreation	(0.5:1 FAR)	27.9	607,662
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office/Retail	(0.7:1 FAR)	78.8	2,402,769
Planned Development	*	850.6	*
Open Space/Park			
Restricted Open Space (3)	(1 du/5 acres)	1,018.5	N/A
Restricted Open Space/Deed Restricted	NA	312.2	N/A
Local Park	NA	47.5	N/A
Other			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
Total City Acreage		4,366.2	NA

1. Density variable depending on slope density criteria. Actual density may be reduced further based on City’s Hillside Ordinance
 2. Additional dwelling units can be achieved through density bonus incentives
 3. No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
 4. Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- * Development prescribed by Specific Plan and/or other City Council approvals.

This element uses specific urban planning terms to define the land use categories. For residential uses, the term “density” means the population and development capacity of land. Density ranges are expressed in dwelling units (the individual residential living spaces) per acre. Development “intensity,” which applies to nonresidential uses, refers to the extent of development on a lot—the total building square footage, building height, the floor area ratio, and/or the percent of lot area covered by a building.

Simply stated, floor area ratio, or FAR, represents the ratio between the total *gross floor area* of all buildings on a lot and the *total area of that lot*. *Gross floor area* includes occupiable building area, enclosed mechanical equipment, elevator shafts, lobbies, hallways, storage/maintenance rooms, as well as enclosed aboveground parking. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

For example, a 20,000-square-foot building on a 40,000 square foot lot yields an FAR of 0.50:1, as illustrated in the adjacent figure. The FAR controls use intensity on a lot. A 0.50 FAR allows a low-rise building which covers most of the lot, a mid-size structure with reduced lot coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills). FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.



environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.

LAND USE CLASSIFICATIONS

All land in the Planning Area is designated with one of eighteen land use classifications. These classifications are described as follows:

Residential Neighborhoods

Residential—Very Low Density (RV) (0.2–1 dwelling units/acre)



This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, areas of 25 percent or greater slope that require careful design considerations for placement of residential units may be included in the *Residential—Very Low Density* category. This is intended to minimize grading, soils, geologic, seismic, and other related hazards, as well as visual impact of development on steep slopes.

LAND USE & COMMUNITY FORM (LU)

Dwelling units and ancillary structures shall be located, scaled, and designed to blend with the natural setting, minimizing the visual impacts of development. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved for open space.

Local roads and public improvements to support this development category may be of rural standards (i.e., no curbs, no sidewalks, and reduced street lighting) as defined in the Infrastructure and Community Services Element.



Residential—Low Density (RL) ***(1–2 dwelling units/acre)***

This category provides large lots of one-half to one acre in size. This category includes estate-sized lots. This area is suitable for equestrian estates and rural street standards, as specified above for the *Residential—Very Low Density* category. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.

Residential—Single Family (RS) ***(2–6 dwelling units/acre)***

This land use category includes all remaining areas designated for development with conventional single-family detached housing. Development at this density requires full urban levels of public service and improvements. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space.



Residential—Medium Density (RM) ***(6–15 dwelling units/acre)***

This land use category includes densities appropriate for single-family small lot subdivisions, townhomes, condominiums, and low-density apartments. Parcels should be laid out to minimize the visual impact of development as well as roads. On large parcels, development should be concentrated in more developable areas with large contiguous areas preserved as open space. This category is generally proposed in areas of relatively flat land with good access to arterial streets and public services.

Residential—High Density (HDR) ***(15–25 dwelling units/acre)***

This land use category includes higher-density townhomes, condominiums, and apartments, generally with some below-grade parking. On large parcels, development should be concentrated in more developable areas with large contiguous areas left in open space. Parcels should be laid out to minimize the visual impact of development as well as roads.



Commercial Centers

Commercial Neighborhood Center (CN) (0.4:1 FAR, 35 ft. maximum building height)

The *Neighborhood Center* category is intended to accommodate small retail, personal service, restaurant, and ancillary uses whose tenants occupy generally serve residents located within one mile of the property. Offices are also permitted under this category.

Neighborhood commercial centers are located on arterial and collector intersections to provide convenient access to and from adjacent neighborhoods.

Commercial Shopping Center (CS) (0.4:1, FAR, 35 ft. maximum building height)

The *Shopping Center* category is used to indicate areas of concentrated retail uses where shoppers often visit a number of related establishments. Shopping centers include food, drug, clothing, and other retail uses and services, such as small restaurants, laundries, and banks. Offices are also permitted under this designation.

Shopping centers are located at key arterial intersections to provide for convenient access to and from adjacent land uses.

Commercial Retail/Service (CRS) (0.4:1 FAR, 35 ft. maximum building height)



Furniture district on Canwood Street

The *Retail/Service* category includes miscellaneous retail and service uses for which a shopper in general makes a single-purpose visit to one establishment. Such uses include service and repair facilities, small offices, medical/dental, hardware and building materials stores, auto and accessories dealers, appliance outlets, etc. Office uses are also permitted in areas designated for *Commercial Retail/Service*.

Commercial Recreation (CR) (0.50:1 FAR, 35 ft. maximum building height)

This land use category includes commercial uses normally considered to be recreation-oriented, such as golf courses with ancillary retail sales and restaurants.

Mixed-Use Development

Commercial Shopping Center—Mixed Use (CS-MU) (0.4:1, FAR, 35 ft. maximum building height for retail and office uses; 1.5 FAR and 45 ft maximum building height for mixed-use buildings integrating housing with retail)

The shopping center/mixed-use land use category is used to promote the development of a “village-like” environment where residents can live in close

LAND USE & COMMUNITY FORM (LU)

proximity to commercial services and offices. This would include retail and office uses permitted in the *Commercial—Shopping Center* category, as well as housing units on the upper floors of buildings containing ground level nonresidential uses.

Industrial/Business Parks

Business Park—Manufacturing (BP-M) (0.7:1, 35 ft. maximum building height)

This category includes larger-scale businesses involved in research and development, light manufacturing, distribution. Ancillary commercial businesses servicing employees of primary manufacturing and office uses are also accommodated, such as financial institutions, restaurants, health clubs, personal services, and business supply uses.

Business Park—Office/Retail (BP-OR) (0.7:1 FAR, 35 ft. maximum building height)

This land use category includes general, professional, and medical offices and retail uses of smaller scale and with more frequent direct customer contact than the *Business Park—Manufacturing* category. Structures are smaller and less dependent on large development sites than the *Business Park—Manufacturing* category. Retail uses typically serve as support to the primary office use.

Planned Development

Planned Development (PD)

The *Planned Development* category applies to areas in which a specific plan, master plan, design guidelines, and/or other regulatory document is required to guide the (a) integration of multiple buildings and/or a mix of land uses into a distinct and cohesive district and/or (b) location and design of development to respond to localized site constraints such as topography, natural resources, and drainage. By statute, such plans are required to be consistent with and are intended to prescribe greater detail than the General Plan. In this regard, they may be more, but not less, restrictive. Permissible densities and cumulative development yield shall be specified by the specific plan, master plan, or other regulatory document. Prior to the adoption of such a plan, permitted uses and densities shall be determined by the underlying category of use proposed for the property (e.g., business park—office/retail or high-density residential).

Two areas designated as *Planned Development* by the General Plan are subject to adopted specific plans: The *Ladyface Mountain Specific Plan* and the *Agoura Village Specific Plan*. A third area immediately north of the *Agoura Village Specific Plan* and west of Kanan Road is designated as *Planned Development* with the intent for a specific plan, master plan, or other regulatory document to guide the integrated development of housing with retail, office, entertainment, and comparable uses as a pedestrian-oriented center.



Office development

Open Space, Parks, and Recreation

Open Space—Restricted (OS-R)

The *Open Space—Restricted* category includes areas for which development rights are assumed to exist but development potential is constrained because of topographic, soils, geologic, and seismic hazards, as well as natural habitats, oak trees, visual/aesthetic values and related concerns. In Table LU-1, some dwelling units are assigned to restricted open space areas, limited to densities of no greater than one unit per five acres. The Hillside Ordinance may reduce the number of allowable units further.

A number of these OSR designated properties may eventually become dedicated open space. Several owners of properties in the Old Agoura, Southeast Ridge, and Indian Hills areas have dedicated their development rights on hillside slopes, thus contributing to preservation of the City's open space resources.

The General Plan map differentiates *Open Space—Deed Restricted* areas with deed restrictions that provide additional limitations on their use as open space. Some of these areas are owned by public agencies and some by private homeowners' associations (HOAs). Numerous private homeowners associations have adopted Codes, Covenants, and Restrictions (CC&Rs) to limit development on open space areas within their tracts. Two residential tracts, Morrison Ranch and Chateau Park, have significant open space acreages that are held and maintained by the homeowner association. All of the factors described for the OSR category also apply to the OS-DR designation. This designation also applies to publicly owned open space.

In order to protect, preserve and enhance the existing open space in Agoura Hills, in 1999, the City of Agoura Hills adopted an ordinance that requires a two-thirds vote of the voters of the City should a change in allowed uses, permitted or conditionally permitted, in the Open Space land use district (OS-R or OS-DR) be proposed.

Local Park (P)

This category accommodates local recreation and active and passive parks serving the local community in nearby residential areas.

Open Water (OW)

This land use category applies to permanent water areas. Lake Lindero is designated *Open Water*.

LAND USE & COMMUNITY FORM (LU)

Public Facilities

Public Facilities (PF) ***(0.50:1 FAR, 35 ft. maximum building height)***

City, county, and other government properties and facilities are permitted in any land use category. Public facilities also include public utilities and utility rights of way. As examples, the Agoura Hills Civic Center is located in PD, the fire station in BP-OR, and the post office in BP-M. Selected sites and facilities, such as public schools, are designated with a Public Facilities (PF) classification.

POPULATION DENSITY

The number of residents per acre can be calculated by multiplying the average dwelling unit per acre for each residential land use designation by a factor of 3.13, which is the average household size in Agoura Hills, per the 2008 Department of Finance Population Estimates.

LAND USE DIAGRAM GOALS AND POLICIES

The following goals and policies apply to the categories of land use depicted on Figure LU-2 regardless of location in the City of Agoura Hills, and supplement the specifications for use, density, and character defined in the preceding description of the “Land Use Classifications.” No additional policies are defined in this section to manage development for the *Local Parks, Restricted Open Space, Open Space/Deed Restricted, and Open Water* categories. Additional policies applicable to the unique conditions or development objectives of a specific site are specified in the subsequent section of this Element.

Goal LU-6

Land Use Distribution and Urban Form. Community conservation and managed growth that protects and enhances the distinguishing qualities of the City, livability of neighborhoods, economically vigorous and viable business districts, sustained environmental resources, and well-being and health of residents.

Policies

LU-6.1 Land Use Diagram. Accommodate development consistent with the Land Use Diagram shown in Figure LU-2 (Land Use Diagram) and Land Use Classifications specified in the preceding section. *(Imp LU-1)*

Residential Neighborhoods

Policies in this section provide for the protection, maintenance, and enhancement of Agoura Hills’ residential neighborhoods, assuring that new development complements and reinforces their unique characteristics through sensitive infill and transitions in scale from adjacent centers and corridors.

Goal LU-7

Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

Policies

LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills’ residential neighborhoods, recognizing their contribution to the City’s identity, economic value, and quality of life for residents. *(Imp LU-10, LU-12, LU-25, LU-27)*

LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City’s *Architectural Design Standards and Guidelines* to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the *Standards and Guidelines*:

- Harmony with the natural land forms and native vegetation
- Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
- Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials *(Imp LU-10, LU-12, LU-25, LU-27)*

LU-7.3 Senior Housing. Encourage the development of senior housing in neighborhoods that is accessible to commercial services, health and community facilities, and public transit. *(Imp LU-13)*

LU-7.4 Complete Neighborhoods. Maintain, improve, and, where necessary, expand parklands and community facilities to serve and provide easy access to Agoura Hills’ neighborhoods. *(Imp CS-1, CS-2, CS-5, CS-6, CS-8)*

LU-7.5 Walkable Neighborhoods. Maintain sidewalks, parkways, street tree canopies, and landscaping throughout the residential neighborhoods to promote walking as an enjoyable and healthy activity, and alternative to automobile use. *(Imp M-31, M-34, CS-21, CS-23, CS-24)*

LU-7.6 Neighborhood Connectivity. Maintain sidewalks or other means of pedestrian connections to neighborhood commercial centers, parks,



Walkable tree-lined street

LAND USE & COMMUNITY FORM (LU)

schools, and other community activity centers. *(Imp M-31, M-32, M-34)*

LU-7.7 Environmental Setting. Protect and enhance the unique features of Agoura Hills’ residential neighborhoods that have contributed to a high-quality aesthetic environment, including the preservation of scenic and visual resources, a quality built environment, open space resources, and attractive streetscapes. *(Imp LU-10, LU-12, LU-24, M-34)*

LU-7.8 Neighborhood Protection. Preserve and enhance residential neighborhoods through enforcement of land use and property standards, ensuring that adjacent nonresidential uses are buffered from residences in harmonious and attractive ways. *(Imp LU-10, LU-12, LU-26)*

LU-7.9 Housing Maintenance. Recognize maintenance of the City’s housing stock as a high priority. *(Imp LU-13)*

LU-7.10 Neighborhood Transitions. Regulate the design and setback of housing in areas where differing housing product and density abut one another to assure smooth transitions in scale, form, and character. *(Imp LU-10, LU-12, LU-25, LU-27)*

LU-7.11 Encroachment of Incompatible Land Uses. Protect residential neighborhoods from the encroachment of incompatible nonresidential uses and disruptive traffic. Zoning and design review shall ensure that compatibility issues are fully addressed when nonresidential development is proposed near or within residential areas. *(Imp LU-10, LU-12, LU-17)*

LU-7.12 Safety and Code Enforcement. Maintain aggressive code enforcement and nuisance abatement programs to ensure that Agoura Hills’ neighborhoods remain attractive, safe, and free of public nuisances. *(Imp LU-26)*

Goal LU-8

Residential Very Low– and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low–and low-density housing reflecting Agoura Hills’ history and designed to respect their environmental setting.

Policies

LU-8.1 Neighborhood Identity. Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals. *(Imp LU-10, LU-27)*



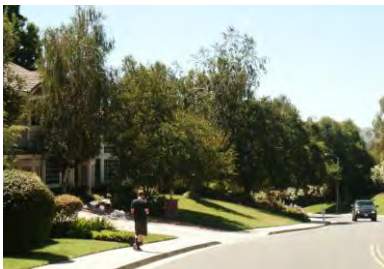
Very low residential

- LU-8.2 Development Compatibility with Community Character.** Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails. *(Imp LU-10, LU-27)*
- LU-8.3 Integration of Development with Natural Setting.** Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines. *(Imp LU-10, LU-11, LU-12, LU-27)*
- LU-8.4 Property Setbacks.** Discourage uniform setbacks to enhance streetscape character and increase building separation. *(Imp LU-10, LU-12, LU-27)*
- LU-8.5 Building Materials and Colors.** Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments. *(Imp LU-1-, LU-12, LU-27, LU-28)*
- LU-8.6 Landscaping.** Require that on-site landscapes transition smoothly to the natural undeveloped open areas. *(Imp LU-28, LU-29)*
- LU-8.7 Open Spaces.** Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area. *(Imp LU-12, LU-27)*

Goal LU-9

Single-Family Neighborhoods. Maintenance of the identity, scale, and character of the City’s distinct residential neighborhoods.

Policies



Morrison Highlands

- LU-9.1 Neighborhood Identity.** Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes Agoura Hills’ single-family neighborhoods. *(Imp LU-10, LU-25)*
- LU-9.2 Parks and Open Space Amenities.** Ensure that existing neighborhoods contain a diverse mix of parks and open spaces that are connected by trails, pathways, and bikeways and are within easy walking distance of residents. *(Imp M-31, M-34, CS-1, CS-2, CS-5, CS-6)*

Goal LU-10

Multi-Family Neighborhoods. Multi-family residential neighborhoods providing ownership and rental opportunities that are well designed, exhibit the architectural characteristics and qualities that distinguish the City, and provide amenities for their residents.

Policies

LU-10.1 Character and Design. Require that new and renovated housing within existing multi-family neighborhoods be located and designed to sustain the high level of architectural design quality and the character of the existing land forms in accordance with Policy LU-4.1 and the following principles as identified in the City's *Architectural Design Standards and Guidelines*:

- Treatment of the elevations of buildings facing public streets and pedestrian ways to achieve the highest level and contextual fit of urban design and neighborhood quality
- Sensitive site planning and architectural design that mitigates the scale of larger buildings through careful use of building massing and modulation, setbacks, façade articulation, fenestration, differentiation of individual living units, varied parapets and roof planes, and pedestrian-scaled architectural details (*Imp LU-10, LU-12, LU-27*)

LU-10.2 Amenities. Encourage new multi-family development to provide amenities for residents, such as on-site recreational facilities and community meeting spaces, and landscaped buffers between multi-family developments and adjacent single-family uses. (*Imp LU-12, CS-8*)

LU-10.3 Development Transitions. Ensure sensitive transitions in building scale between buildings in multi-family residential areas and lower-scale buildings in adjoining residential neighborhoods and commercial districts. (*Imp LU-10, LU-12, LU-27*)

LU-10.4 Streetscapes. Require that multi-family neighborhoods include ample common open spaces, and tree-lined walkways or pathways furnished with appropriate pedestrian amenities that provide comfortable and attractive settings to accommodate pedestrian activity. (*Imp LU-10*)

Goal LU-11

Supporting Uses in Residential Neighborhoods. Ancillary uses serving residential neighborhoods that are subordinate to and compatible with the function and quality of the living environment.

Policies

- LU-111 Home Occupations.** Accommodate home occupation uses in residential neighborhoods, provided that they have no significant traffic, parking, delivery, or other impacts associated with the business activity on the neighborhood. *(Imp LU-10)*
- LU-11.2 Daycare Centers.** Maintain regulations for large-family daycare facilities (as defined by the State of California) and childcare centers to minimize impacts on residential neighborhoods, to the extent permitted by state law. *(Imp LU-10)*
- LU-11.3 Religious Institutions.** Regulate the location and use of religious institutions in and adjoining residential neighborhoods to prevent significant traffic, parking, noise, and other impacts. *(Imp LU-10)*

Commercial Districts

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed commercial districts that offer a diversity of goods and services for residents; provide quality places to walk, shop, and be entertained; and contribute revenue to support City services.

Goal LU-12

Diverse Districts and Corridors. A diversity of vital and active commercial districts providing a choice of uses and activities for Agoura Hills' residents and visitors.

Policies

- LU-12.1 Diversity of Uses.** Provide for and encourage the development of a broad range of uses in Agoura Hills' commercial centers and corridors that reduce the need to travel to adjoining communities, and that capture a greater share of local spending. *(Imp LU-1, LU-10)*
- LU-12.2 Freeway Corridor.** Accommodate the development of commercial centers within the freeway corridor to provide a strong fiscal base for the City. Facilitate the development of vacant and underutilized freeway parcels with commercial uses that capitalize on their freeway access and visibility in an aesthetically pleasing manner. *(Imp LU-1, LU-10, LU-12, LU-23)*
- LU-12.3 Shopping Centers.** Focus larger scale retail development in consolidated shopping centers that offer a variety of retail goods and amenities for Agoura Hills' residents. *(Imp LU-10)*
- LU-12.4 Visitor Serving Commercial.** Provide for visitor serving commercial uses in key locations to attract tourists, beachgoers, and Santa Monica National Recreation Area users.

LAND USE & COMMUNITY FORM (LU)

LU-12.5 Differentiation of Districts. Establish and maintain distinct identities for Agoura Hills' commercial districts, differentiating neighborhood, shopping center, and retail service centers and corridors by use, scale, and form of development, amenities, and linkages with adjoining residential neighborhoods. (*Imp LU-1, LU-10, LU-32, LU-34, LU-40*)

Goal LU-13

Well-Designed and Attractive Districts. Retail centers and corridors that are well-designed and attractive, providing a positive experience for visitors and community residents, and fostering business activity.

Policies

LU-13.1 Enhanced Design Character. Encourage renovation, infill, and redevelopment of existing commercial centers and corridors to improve architectural design (e.g., façade improvements), reduce the visual prominence of parking lots, make centers more pedestrian friendly, reduce visual clutter associated with signage, and enhance the definition and character of the street frontage and associated streetscape. (*Imp LU-20, LU-30*)

LU-13.2 Architecture and Site Design. Ensure that new development and the renovation, addition, or remodel of existing buildings in existing commercial centers and corridors complement existing uses and exhibit a high level of architectural and site design quality in consideration of the following principles:

- Seamless connections and transitions with existing buildings, in terms of building scale, elevations, and materials
- Incorporation of signage that is integrated with the buildings' architectural character and provides meaningful identification
- Landscaping contributing to the appearance and quality, and reducing the heat-island effect, of development
- Clearly delineated pedestrian connections between business areas, parking areas, and to adjoining neighborhoods and districts by such elements as paving treatment, pedestrian paths through parking lots, landscape, wayfinding signage
- Incorporation of plazas and expanded sidewalks to accommodate pedestrian, outdoor dining, and other activities (*Imp LU-10, LU-12, LU-20, LU-30, LU-31, LU-32, LU-34*)

LU-13.3 Buffering Adjoining Residential Areas. Ensure commercial uses adjoining residential neighborhoods or in mixed residential and commercial developments be designed to be compatible and minimize impacts through such techniques as:

- Incorporation of landscape, decorative walls, enclosed trash containers, and/or comparable buffering and/or screening elements
- Attractive architectural treatment of elevations facing the residential uses
- Use of low intensity directional lighting and screening to minimize light spillover and glare onto residential neighborhoods and to preserve a natural twilight environment at night
- Location of automobile and truck access and unloading areas to prevent impacts on residential traffic and privacy (*Imp LU-10, LU-12, LU-14*)

LU-13.4 Retail Streetscapes. Maintain and, where deficient, improve street trees, plantings, furniture (such as benches, trash receptacles, newsracks, and drinking fountains), signage, public art, and other amenities that promote pedestrian activity in retail commercial districts. (*Imp LU-31, LU-24, HR-4*)

LU-13.5 Connectivity to Neighborhoods. Require that commercial districts be linked to adjoining residential neighborhoods and other retail districts by well-designed and attractive pedestrian sidewalks and corridors. (*Imp M-34*)

LU-13.6 Bicycle Facilities. Encourage developers of retail commercial centers to incorporate facilities that promote customer and employee access by bicycles, such as secured storage, showers, and lockers. (*Imp LU-33*)

Commercial Shopping Center/Mixed-Use Districts

Goals and policies of this section of the General Plan provide for the development of properties and buildings that integrate a diversity of uses, such as retail, office, restaurant, entertainment, and residential uses, which are developed as quality places to live, walk, shop, and be entertained. Developments that includes residential are intended to provide opportunities for an individual to participate in multiple activities on a site (shopping, working, living, recreating, and so on), thereby reducing automobile trips, air pollution, greenhouse gas emissions, energy consumption, and noise.

Goal LU-14

Mixed-Use. Districts integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Agoura Hills’ residents to live close to businesses and employment, and are well-designed, reflecting the traditions of the City.

Policies

- LU-14.1 Land Use Mix.** Allow for planned development mixed-use districts that integrate housing with retail, office, entertainment, and public uses where the housing may be developed on the upper floors of nonresidential buildings or located in stand-alone buildings on the site. *(Imp LU-1, LU-14, LU-19)*
- LU-14.2 Ground Floor Development.** Require that the ground floor of buildings integrating housing with nonresidential uses along primary street frontages and public sidewalks and plazas be occupied by retail, dining, and other uses that engage and activate pedestrians. *(Imp LU-1, LU-14, LU-19, LU-34)*
- LU-14.3 On-Site Amenities.** Require that mixed-use projects integrating housing with nonresidential uses incorporate recreational areas and other amenities to support residents. *(Imp LU-34, CS-8)*
- LU-14.4 Design Integration.** Require that residential and nonresidential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape. *(Imp LU-34)*
- LU-14.5 Compatibility of Residential and Nonresidential Uses.** Require that buildings integrating housing with nonresidential uses be designed to assure compatibility among its uses and public safety, including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements. *(Imp LU-10, LU-34, N-2)*

Business Parks

Goals and policies of this section of the General Plan provide for the maintenance and enhancement of diverse, economically vital, and well-designed office districts that offer employment opportunities for Agoura Hills' residents and contribute revenue to support City services.

Goal LU-15

Quality Business Parks. A diversity of business parks accommodating office and light industrial uses that provides a variety of job opportunities for Agoura Hills' residents.

Policies

- LU-15.1 Diversity of Business Park Uses.** Provide for a variety of business park uses that offer job opportunities for Agoura Hills' residents, including office, light industrial, and research and development. *(Imp LU-1)*
- LU-15.2 Supporting Uses.** Encourage the integration of uses in business parks and industrial districts that serve the needs of employees and reduce their need to travel off-site during the workday, including such uses

as financial services, business services, restaurants, and health clubs. *(Imp LU-10, LU-35)*

LU-15.3 Business Park and Office Locations. Target the development of office centers and business park uses within the freeway corridor, facilitating their development on vacant and underutilized parcels that capitalize on their freeway access and visibility. *(Imp LU-10, LU-23)*

LU-15.4 Childcare Facilities. Encourage major business park and industrial development projects to incorporate childcare facilities on site. *(Imp LU-35)*

LU-15.5 Bicycle Facilities. Encourage major business park and industrial business park projects to incorporate facilities that promote employee access by bicycles, such as secured storage, showers, and lockers. *(Imp LU-38)*

Goal LU-16

Well-Designed and Attractive Business Parks. Business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.

Policies

LU-19.1 Site Planning. Require that new and renovated business park development projects are designed to accommodate safe and convenient walking, biking, and transit, and exhibit a high-quality, attractive, and cohesive “campus environment,” characterized by the following:

- Location of buildings around common plazas, courtyards, walkways, and open spaces, including amenities for the comfort of employees, such as outdoor seating areas
- Incorporation of landscape that enhances a park-like setting along property edges, building frontages, and to break the visual continuity of surface parking lots
- Common signage program for tenant identification and wayfinding
- Readily observable site access, entrance drives, building entries, and pedestrian paths through parking lots to create a safe haven for pedestrians and minimize conflict between service vehicles, private automobiles, and pedestrians *(Imp LU-10, LU-20, LU-31, LU-33, LU-34, M-19)*

LU-16.2 Development Form and Architecture. Require that new and renovated business park, office, and supporting buildings are designed to convey a unified and high-quality character in consideration of the following principles:

LAND USE & COMMUNITY FORM (LU)

- Modulation of bulking mass, heights, and elevations and articulation of building elevations, with particular sensitivity to views along the freeway corridor
- Avoidance of blank building walls that internalize uses with no outdoor orientation to public spaces
- Consistent architectural design vocabulary, articulation, materials, and color palette
- Integration of signage with the building's architectural style and character
- Architectural treatment of parking structures consistent with their primary commercial or office building, including possible incorporation of retail and service uses along their periphery
(Imp LU-10, LU-12, LU-20)

LU-16.3 Buffering from Adjacent Properties. Ensure that business park developments are positive additions to the City's community setting, incorporating adequate landscaped buffers to minimize any negative impacts to surrounding neighborhoods and development, and controlling on-site lighting, noise, odors, vibrations, toxic materials, truck access, and other elements that may impact adjoining non-business park and non-industrial land uses. (Imp LU-10, LU-12, S-12, N-2)

Planned Development Districts

Goals and policies of this section of the General Plan are intended to address certain areas in the City that present special planning opportunities that provide for the special development attention of multiple parcels and buildings containing one or more land uses into a cohesive and identifiable district that reflects the character and qualities that have historically distinguished Agoura Hills. Development would be integrated through a common network of sidewalks, streetscape amenities, and public open spaces; the location of buildings at consistent property setbacks to establish a consistent street-frontage and building wall; and use of consistent and high-quality architecture. The Planned Development Districts outline special land use and development standards.

Goal LU-17

Cohesive and Integrated Districts. Districts containing buildings developed on multiple properties that convey the character of cohesive and distinctly identifiable places, which respect their natural setting and are well designed, reflecting the traditions of the City.

Policies

LU-17.1 Site Development. Require that planned development districts seamlessly integrate uses and buildings as a cohesive project characterized by:

- A connected and unifying network of public streets, sidewalks, and public open spaces
- Consistent property setbacks, frontage design, and building massing
- Orientation and design of the ground floor of buildings to promote pedestrian activity
- Inclusion of attractively landscaped public sidewalks and open spaces
- Consideration of shared parking in lieu of separate parking for each use, where appropriate
- Transitions of development in scale and mass, and pedestrian linkages with adjoining neighborhoods and districts (*Imp LU-15, LU-14, LU-19, LU-36*)

LU-17.2 Environmental Context. Require that buildings and improvements respect their environmental setting, addressing such elements as topographic form, slopes, drainages, native landscapes, and viewsheds. (*Imp LU-14, LU-15, LU-19, LU-36*)

LU-17.3 Architectural Design Quality. Require that development in mixed-use districts conveys a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined Agoura Hills. (*Imp LU-14, LU-15, LU-19, LU-36*)

Public and Quasi-Public Uses

Goals and policies of this section of the General Plan provide for the development and maintenance of civic, park, school, utility, institutional, and other public and quasi-public uses to assure adequate distribution and access for residents and businesses; consistency with the pattern, scale, and quality of development; and prevention of adverse impacts on the community.

Goal LU-18

Public and Quasi-Public Uses Supporting Resident Needs. Governmental, utility, institutional, educational, recreational, cultural, religious, and social facilities and services that are located and designed to complement Agoura Hills' neighborhoods, centers, and corridors.

Policies

- LU-18.1 Adequate Community-Supporting Uses.** Seek to ensure that adequate public and private community-supportive facilities and services are located throughout the City, such as schools, parks, and public gathering places. *(Imp (CS-1, CS-2, CS-5, CS-6, CS-14, CS-17, HR-3)*
- LU-18.2 Co-Location of Community Facilities.** Promote the co-location of parks, schools, libraries, health services, recreation facilities, and other community facilities to support resident needs and leverage limited resources. *(Imp CS-6, CS-17, CS-18)*
- LU-18.3 Design of Civic Buildings and Spaces.** Lead by example, demonstrating design excellence in new buildings and properties developed by the City, such as civic facilities and public parking structures, incorporating sustainable building practices, a high level of architectural quality, public art, landscaping sensitive to natural areas, and other features that demonstrate exceptional standards for development. *(Imp LU-10, LU-12, U-7, U-49, NR-13)*
- LU-18.4 Compatibility of Public Buildings and Sites.** Ensure that City-owned buildings, sites, and infrastructure are designed to be compatible in scale, mass, character, architecture, and landscape with the district or neighborhood in which they are located. *(Imp LU-37, CS-4)*
- LU-18.5 Coordination with Non-City Public Service Providers.** Coordinate, partner with, and encourage school and utility districts and other government and independent agencies that may be exempt from City land use control and approval to plan and improve their properties and design buildings at a high level of visual and architectural quality that maintains the character of the neighborhood or district in which they are located. *(Imp LU-38)*
- LU-18.6 School Parking and Access.** Work with school districts to ensure that parking and student drop-offs are located to minimize impacts on adjoining residential neighborhoods. *(Imp LU-38)*
- LU-18.7 Care Facilities.** Encourage the development of senior daycare facilities, assisted living facilities, hospice, childcare, and other care facilities in appropriate areas throughout the City. *(Imp LU-10, LU-35)*
- LU-18.8 Assembly Facilities.** Encourage and support the development of assembly facilities for social, cultural, and educational purposes in appropriate locations of the City. *(Imp LU-10, HR-3)*
- LU-18.9 Parks and Open Spaces.** Seek to expand the City's parklands, greenways, and open spaces as vacant lands are available or existing buildings are demolished. *(Imp CS-1, CS-2, CS-5, NR-1)*

Open Spaces

Goals and policies of this section of the General Plan provide for the retention of lands as open space with limited or no development for the purposes of habitat protection, maintenance of natural topography and slopes, passive recreation, and hazard avoidance.

Goal LU-19 Maintenance of Open Spaces. Open space lands that provide an attractive environmental setting for Agoura Hills and visual relief from development, protect the viability of natural resources and habitat, offer passive recreational opportunities for residents and visitors, and protect residents from the risks of natural hazards.

Policies

- LU-19.1 City of Trees and Open Spaces.** Maintain a multi-functional “green infrastructure” consisting of natural areas, open spaces, urban forest, and parklands, which serves as a defining physical feature of Agoura Hills, provides visitors and residents with access to open spaces and recreation, is designed for environmental sustainability, and reduces greenhouse gas emissions. *(Imp U-40, CS-1, CS-2, CS-5, NR-1, NR-2, NR-4, NR-9, NR-10, NR-15, NR-16)*
- LU-19.2 Open Space Preservation.** Place a high priority on acquiring and preserving open space lands for purposes of passive recreation, habitat protection and enhancement, resource conservation, flood hazard management, public safety purposes, and overall community benefit. *(Imp LU-14, LU-15, NR-1)*
- LU-19.3 Connected Open Space System.** Ensure that new development does not create barriers or impede the connection of the City’s parks and open space systems. *(Imp M-34, CS-21, NR-2, NR-5)*
- LU-19.4 Conserve Natural Hillides.** Encourage the conservation of natural hillides in new and existing development in the City’s hillside areas, including limitations on density and building scale; maintenance of an appropriate distance from hillides, ridgelines, creek beds, and other environmental resources; prevention of erosion; preservation of viewsheds; and protection of the natural contours of the land. Encourage cluster developments in sensitive areas to preserve and reduce the impact to natural lands. *(Imp LU-10, LU-11, LU-12, NR-7)*

Community Districts and Subareas

A number of neighborhoods and commercial and industrial districts in Agoura Hills are characterized by existing development, are constrained by their natural setting and/or infrastructure, or offer opportunities that are unique to their specific locations or use. The goals and policies in this section express specific

LAND USE & COMMUNITY FORM (LU)

intentions for the land use, design, character, and implementation strategies that uniquely apply to and differentiate each of these subareas, which may be referred to as districts if they include multiple properties that cover a large area. These supplement and do not supersede the general goals and policies presented in earlier sections of the Plan. These subareas are depicted on Figure LU-3 (Community Districts and Subareas).

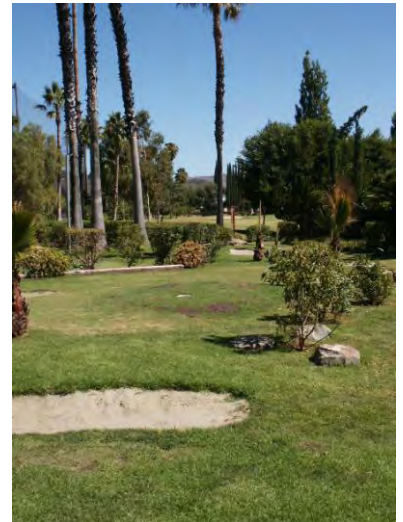
1. COMMERCIAL RECREATION/GOLF COURSE

Goal LU-20

Golf Course Property. Maintenance of the property as open space, a visual amenity, and as a recreational asset for the community.

Policies

- LU-20.1 Protecting the Open Space Character.** Limit development to uses that protect and complement the area's open space character and adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-39)*
- LU-20.2 Uses.** Permit commercial recreational uses, such as golf courses and clubhouses, as well as restaurants and other ancillary structures, provided that they are located and designed to assure the visual prominence of open space and natural landscapes. *(Imp LU-10, LU-12, LU-39)*
- LU-20.3 Compatibility with Adjoining Neighborhoods.** Locate and design active recreational uses to assure the privacy of and protection of adjoining residents from noise, lighting, and other potential impacts. *(Imp LU-10, LU-12, LU-39)*
- LU-20.4 Land Use Priorities.** Require the retention of the property as active or passive open space should the existing golf course or other non-intensive commercial recreation uses be infeasible. *(Imp LU-10, LU-12, LU-39)*



Commercial Recreation—Lindero Golf Course

2. NEIGHBORHOOD COMMERCIAL AT THOUSAND OAKS BOULEVARD AND LAKE LINDERO DRIVE

Goal LU-21

Neighborhood-Serving Commercial Center. An economically viable commercial center serving residents of adjoining neighborhoods, where the physical appearance of buildings, landscapes, and public rights-of-way are improved to complement the neighborhood's quality and character.

Policies



Existing conditions



Illustrative site improvements—
landscaping, pedestrian amenities

LU-21.1 Property Improvements. Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting and landscape. *(Imp LU-10, LU-12)*

LU-21.2 Compatibility with Neighborhood. Require that site improvements be located and designed to assure compatibility with adjoining residential neighborhoods. *(Imp LU-40)*

LU-21.3 Streetscape Improvements. Improve the public streets and sidewalks that enhance the visual character and quality of the neighborhood commercial district, considering such elements as landscape; well-designed benches, trash receptacles, and other street furniture; decorative sidewalk and crosswalk paving; and pedestrian-oriented lighting; wayfinding signage. *(Imp LU-24)*

3. BUSINESS PARK DISTRICT WEST OF REYES ADOBE ROAD AND NORTH OF AGOURA ROAD

Goal LU-22

Business Park with Supporting Uses. An economically viable and well-designed business park offering high quality jobs and incorporating a diversity of uses to minimize the need for employees to travel off site.

Policies



Existing business park development



Infill retail and restaurant uses

LU-22.1 Supporting Uses. Encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-35)*

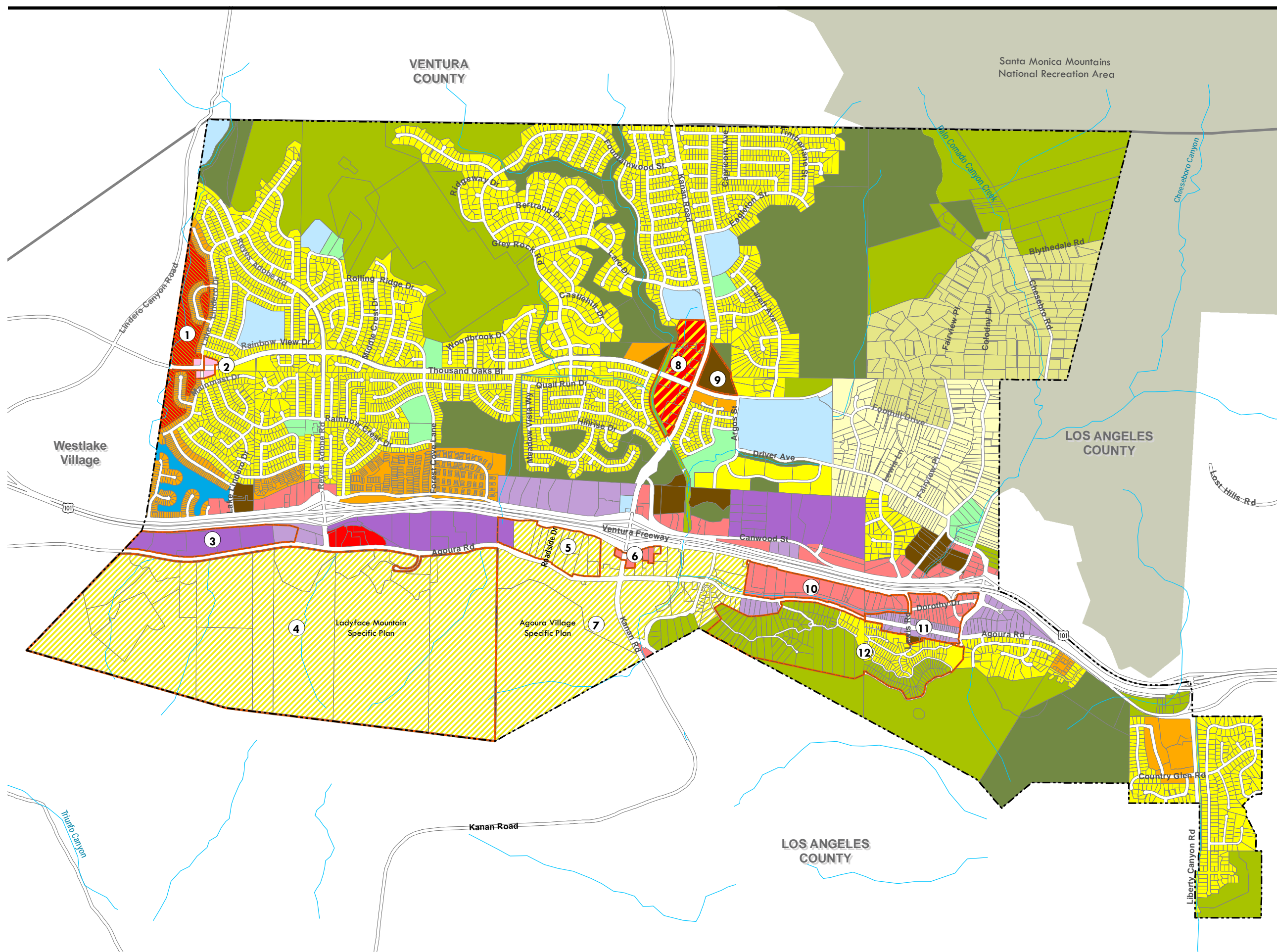
LU-22.2 Cohesive Site Development. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity with, and to complement the quality and character of existing development, while achieving a cohesive and integrated project. *(Imp LU-15, LU-31, LU-34)*

CITY of AGOURA HILLS General Plan Update

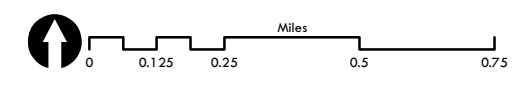
COMMUNITY DISTRICTS AND SUBAREAS

Legend

- # District/Subarea
- Residential Very Low Density (<2 du/ac) (RV)
- Residential Low Density (1-2 du/ac) (RL)
- Residential Single Family (2-6 du/ac) (RS)
- Residential Medium Density (6-15 du/ac) (RM)
- Residential High Density (15-20 du/ac) (HDR)
- Commercial Neighborhood Center (CN)
- Commercial Shopping Center (CS)
- Commercial Shopping Center/Mixed Use (CS-MU)
- Commercial Retail Service (CRS)
- Commercial Recreation (CR)
- Business Park – Office Retail (BP-OR)
- Business Park-Manufacturing (BP-M)
- Planned Development District (PD)
- Public Facility (PF)
- Local Park (P)
- Open Space – Restricted (OS-R)
- Open Space – Deed Restricted (OS-DR)
- City Limits
- County Boundary
- Santa Monica Mountains National Recreation Area
- Streams
- Open Water



Source: City of Agoura Hills, January 2007
D21377_Agoura_Hills\study_area.mxd



4. PLANNED DEVELOPMENT DISTRICT— LADYFACE MOUNTAIN SPECIFIC PLAN (WEST END)

Goal LU-23

Business Park and Natural Open Spaces. An economically viable business park that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high-quality jobs and incorporating a diversity of uses that minimize the need for employees to travel off site.

Policies

- LU-23.1 Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, such as restaurants, personal services, and financial institutions, to lessen the need to travel off-site for these during the workday. *(Imp LU-15, LU-35)*
- LU-23.2 Site Development.** Require that buildings be located and designed to reflect the area’s hillside topography and natural landscapes, with building footprints conforming to topographic contours, setbacks of upper stories to conform to slope, and orientation to preserve view corridors. *(Imp LU-15)*
- LU-23.3 Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications of the natural topography, with development located below the 1,100-foot elevation. *(Imp LU-15)*
- LU-23.4 Landscapes.** Require that landscapes incorporated into development projects respect and transition with those of surrounding natural open spaces. *(Imp LU-15, LU-29)*
- LU-23.5 Trail Connectivity.** Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide Trails and Parkways Master Plan. *(Imp CS-21, CS-24)*
- LU-23.6 Specific Plan.** Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan. *(Imp LU-15)*



Ladyface Mountain



Hillside development

5. PLANNED DEVELOPMENT DISTRICT WEST OF KANAN ROAD AND NORTH OF AGOURA ROAD

Goal LU-24

Mixed-Use Center. Cohesive and integrated redevelopment of the properties as a center of community commerce and living with a distinct community identity that transitions from and complements the uses and development character of Agoura Village.

Policies

- LU-24.1 Development Transformation.** Allow for a mix of uses and development densities that provide economic value, including the re-use and transformation of the existing fragmented uses and buildings into a well-planned and designed center. *(Imp LU-19, LU-36)*
- LU-24.2 Land Use Mix.** Allow for the development of a diversity of uses including retail, office, commercial recreation, entertainment, and residential. Housing units shall be permitted on inclusion in and adoption of a special planning document, as stipulated by Policy LU-24.6. *(Imp LU-19, LU-36)*
- LU-24.3 Internal Street Network.** Consider the development of an internal street and sidewalk network that breaks up the block into a smaller street grid, promoting pedestrian activity. *(Imp LU-19, LU-36)*
- LU-24.4 Site Development.** Promote the development of shared parking facilities and a network of attractively landscaped internal walkways with public amenities, to the extent feasible, in consideration of parcel configuration and the street network. *(Imp LU-19, LU-36)*
- LU-24.5 Connectivity.** Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses, including Agoura Village. *(Imp LU-19, LU-36)*
- LU-24.6 Plan for Cohesive Development.** Require the preparation of a specific plan, master plan, design guidelines, or other regulatory document that provides for the cohesive development of the properties, addressing land uses to be permitted, density, street and sidewalk network, building heights and setbacks, architectural design principles, parking facilities, streetscape and landscape guidelines and standards, implementation actions and responsibilities, and other pertinent elements. In the interim, allow the development of uses consistent with the *Business Park—Manufacturing* designation. *(Imp LU-19, LU-36)*

6. KANAN ROAD GATEWAY (FREEWAY INTERCHANGE)

Goal LU-25

Gateway to Agoura Hills. A distinctively identifiable gateway to the City and Santa Monica Mountains from the Ventura Freeway as defined by its buildings, landscapes, and amenities.

Policies

- LU-25.1 Property Improvements.** Require that, where substantial improvements are proposed for buildings that do not meet current City standards, the improvements shall comply with contemporary City standards for building materials and colors, signage, lighting, and landscape. (*Imp LU-10, LU-12*)
- LU-25.2 Creating Identity.** Consider the installation of signage, monuments, street trees, plantings, lighting, paving materials, art, and other improvements in the public right of way to establish a distinct identity for the area. (*Imp LU-24*)

7. PLANNED DEVELOPMENT DISTRICT— AGOURA VILLAGE

Goal LU-26

Pedestrian-Oriented Mixed-Use Village. Transformation into a pedestrian-oriented village containing a mix of retail shops, restaurants, theaters, entertainment, and housing that serves as a destination for residents and visitors to Agoura Hills.

Policies

- LU-26.1 Diversity of Uses.** Accommodate a range of uses, including community-serving retail, entertainment, office, public and quasi-public, visitor-serving hotel, housing, and complementary uses. (*Imp LU-14*)
- LU-26.2 Site Development and Design.** Create a walkable, vibrant pedestrian-oriented district through such techniques as:
- Breaking of the superblocks into a smaller grid of streets and sidewalks
 - Location of buildings along street frontages, with parking located to the rear or in structures, with building heights transitioning to adjoining districts and open spaces
 - Targeting the development of vertical mixed-use buildings along primary street frontages

- Development of a unified streetscape and pedestrian-oriented sidewalk improvements along Agoura Road and intersecting streets.
- Development of shared parking facilities
- Reduction of the width of the Agoura Road right-of-way to two lanes with a landscaped median
- Minimization of grading and preservation of oak trees and other native landscapes (*Imp LU-14*)

LU-26.3 Connectivity. Require that new buildings, pedestrian walkways, and open spaces be located and designed to promote connectivity internally and with adjoining land uses and the nearby trail networks. (*Imp LU-14*)

LU-26.4 Specific Plan. Require that development be managed in accordance with the land use and development standards, design guidelines, public improvements and public infrastructure and services plans, and implementation processes specified by the Agoura Village Specific Plan. (*Imp LU-14*)

8. COMMERCIAL SHOPPING CENTERS AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-27

Community-Serving Shopping Centers. Improvement of the economic vitality of the existing commercial shopping centers and re-positioning as a focal point of neighborhood identity, activity, and socialization.

Policies

LU-27.1 Development Improvements. Work with property owners to promote the upgrade of shopping centers for pedestrian activity and events, including such elements as:

- Expanded sidewalks along building frontages and incorporation of a public plaza containing benches, trash receptacles, trees and plantings, public art, and other amenities
- Outdoor-oriented uses such as restaurants
- Pedestrian corridors connecting parking areas with buildings that are clearly defined by paving materials, landscape, lighting; and well-designed way-finding signage
- Site landscape that contributes to the aesthetic and economic value of the center and provides a tree canopy reducing the heat island effect and greenhouse gas emissions (*Imp LU-30, LU-32*)



Existing auto-oriented shopping center



Incorporation of pedestrian-oriented amenities

LAND USE & COMMUNITY FORM (LU)

- LU-27.2 Mixed-Use Development.** Encourage the renovation of the existing shopping centers by allowing the limited development of multi-family housing on the upper floors of buildings containing ground floor retail or office uses, in accordance with Policy LU-14.1 through Policy LU-14.5 and contingent on the development of resident-serving amenities. *(Imp LU-34)*
- LU-27.3 Compatibility with Residential Neighborhoods.** Require that the edges of the shopping centers be designed to avoid noise, lighting, odor, and truck delivery and unloading impacts on adjoining residential neighborhoods. *(Imp LU-10, LU-12, LU-19, N-2)*
- LU-27.4 Streetscape Improvements.** Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods. *(Imp LU-24, LU-32, LU-41, M-10, M-19, M-21)*
- LU-27.5 Property Access.** Consider improvements for vehicle circulation among the three shopping centers, including ingress and egress points. *(Imp LU-41)*

9. TOWN AND COUNTRY TOWNHOMES AT KANAN ROAD AND THOUSAND OAKS BOULEVARD

Goal LU-28

Well-Maintained Multi-Family Neighborhood. Maintenance of the quality and character of existing multi-family housing units as a resource of affordable units for Agoura Hills' residents that complements adjoining residential neighborhoods.

Policies

- LU-28.1 Property Maintenance and Improvements.** Work with property owners and residents to promote the repair, renovation, and long-term maintenance of existing buildings and properties. *(Imp LU-13)*
- LU-28.2 Streetscape Improvements and Connectivity.** Improve sidewalks and street crossings for connectivity with adjoining shopping centers. *(Imp LU-24, LU-41)*

10. FREEWAY CORRIDOR COMMERCIAL SERVICES DISTRICT

Goal LU-29

Community-Serving Commercial District. A distinct and unified district exhibiting a high level of visual quality that maintains a diversity of community-serving uses.

Policies

- LU-29.1 Transformation and Cohesive Development.** Promote the re-use of properties developed with nonconforming uses. *(Imp LU-10, LU-12)*
- LU-29.2 Streetscape Improvements.** Explore the potential for upgrading public streetscape to foster consistency of future development and provide a unique identity for the area. *(Imp LU-24)*
- LU-29.3 District Identity.** Work with property owners to improve properties for the visual enhancement of the freeway corridor. *(Imp LU-23)*
- LU-29.4 Chesebro Creek Improvements.** Explore the restoration of Chesebro Creek as an amenity for the community and adjoining development. Improvements may include the removal of concrete surfaces, as feasible, while maintaining the channel's ability to convey floodwaters, and development of bike and pedestrian paths along its length. *(Imp NR-15)*

11. OLD AGOURA BUSINESS CENTER

Goal LU-30

Historic Business Center. A distinct district characterized by its diversity of uses and form, scale, and design of buildings and landscapes that reflect Agoura Hills' history of semi-rural character.

Policies

- LU-30.1 Land Uses.** Limit development to uses predominantly serving community residents, such as office and retail service and commercial, including equestrian-supporting uses, and promote the re-use of underutilized properties. *(Imp LU-10, LU-42)*

LAND USE & COMMUNITY FORM (LU)

- LU-30.2 Identity and Character.** Require that new and upgraded development reflects Old Agoura's history and character, as specified by guidelines for site development, architecture, and public streetscapes. *(Imp LU-24, LU-43)*
- LU-30.3 Streetscape Improvements.** Develop guidelines for public streetscape improvements and wayfinding signage to provide a consistent image reflecting the area's history. *(Imp LU-24, LU-43)*
- LU-30.4 Distinctive Signage.** Develop a public signage program identifying historic sites and buildings. *(Imp LU-20, LU-43)*
- LU-30.5 Connectivity.** Develop pedestrian, equestrian, and bikeways connecting this area with citywide and regional trail networks, and design these to reflect the area's heritage and character. *(Imp M-10, M-34, CS-21, CS-23)*



Old Agoura historic character

12. HILLSIDE NEIGHBORHOODS (INDIAN HILLS AND SOUTHEAST RIDGE AREAS)

Goal LU-31

Hillside Neighborhoods. A predominately hillside open space area with limited residential development at low densities, and reflecting the area's slopes and natural topography.



Policies

- LU-31.1 Lot Consolidation.** Promote consolidation of existing contiguous legal lots of record under common ownership to reduce overall development density. *(Imp LU-10)*
- LU-31.2 Property Acquisition.** Participate in and promote the acquisition of undeveloped parcels to preserve these as open space. *(Imp NR-1)*



Study Area 11

CHAPTER 2: COMMUNITY CONSERVATION AND DEVELOPMENT

LU-31.3 Site Design and Development. Require that housing units be located and designed to reflect the area's hillside topography and natural landscapes, with their footprints conforming to topographic contours, orientation to preserve view corridors, and form and massing scaled to be subordinate to the natural setting. *(Imp LU-11)*



Study Area 12

LU-31.4 Clustering of Housing Units. Require that buildings be clustered to minimize grading and modifications of the natural topography. *(Imp LU-11)*

LU-31.5 Landscapes. Require that developed landscapes respect and transition with those of surrounding natural open spaces, while providing adequate fire protection. *(Imp LU-29)*

B. Economic Development (ED)

The City of Agoura Hills recognizes the importance of maintaining a strong diversified economic base that provides employment opportunities while generating sufficient revenues for ongoing City operations, infrastructure, and public services. The economic development and fiscal policies provided here are designed to enhance the City's economic vitality and sustained fiscal health to support the City's quality of life and its desirability as a great place to live, work, and play.

Goal ED-1

Economic Base. A strong and sustainable economic base that supports continued growth in City revenues.

Policies

- ED-1.1 Diversified Economic Base.** Identify and attract businesses that diversify the City's economy and provide jobs with a range of skills and wages. *(Imp ED-1)*
- ED-1.2 Business Attraction and Retention.** Promote the retention of existing and attraction of new commercial, office, research and development, and light industrial businesses and afford opportunities for their growth and expansion through the designation of sufficient land use capacity and economic development incentives. *(Imp LU-1, LU-2, ED-1, ED-2)*
- ED-1.3 Enhance Sales Tax Revenues.** Target key new retail opportunities for location along the Highway 101 corridor and elsewhere in the City to reduce sales tax leakage from the community. *(Imp LU- 14, LU-19, LU-23, LU-30, LU-34, ED-1)*
- ED-1.4 Infrastructure Improvements.** Enhance Agoura Hills' attractiveness to new businesses by identifying infrastructure improvements that facilitate business development, particularly improvements in accessibility and congestion management. *(Imp LU-4, M-4, M-5, M-6, M-11, M-12, M-27, U-1, U-2, U-10, U-11, U-12, U-13, U-21, U-41)*

Goal ED-2

Fiscal Sustainability. Fiscally sound management of the City to support continued growth in the City's economic resources to maintain a high level of public services and infrastructure maintenance for the City's residents, visitors, and employment base.

Policies

- ED-2.1 Fiscal and Economic Monitoring.** Establish an ongoing system to monitor the City’s key economic and fiscal performance measures. *(Imp ED-3)*
- ED-2.2 Sustainable Guidelines.** Balance the projected revenues from land uses with levels of public services that can be sustained over time, including adequate reserves and replacement of older infrastructure. *(Imp ED-4)*
- ED-2.3 Efficient Service Delivery.** Continue to improve the efficiency and cost effectiveness of providing local public services through monitoring and streamlining service delivery practices, including increasing energy and water efficiency and other “green economy” practices. *(Imp LU-4, U-4, U-8, U-9, U-10, U-11, U-12, U-12, U-21, U-41, U-44, U-45, U-50, U-51, U-52)*
- ED-2.4 Financial Strategy.** Establish a range of financing approaches to develop and maintain public infrastructure, including considering periodic reassessment of development impact fees, using available redevelopment agency (RDA) tax increment financing, and other financing mechanisms. *(Imp LU-4, LU-5, LU-6, LU-7, LU-8, LU-9)*

C. Historic and Cultural Resources (HR)

The area of what is now Agoura Hills was first occupied by the Ventureno band of the Chumash Indians. The Chumash occupied an area that extended along the California coast from San Luis Obispo County into Los Angeles County, and east to the fringes of the San Joaquin Valley, as well as the Channel Islands.

Following the arrival of the Spanish, El Camino Real was built through what would later be known as Agoura Hills. In the early 1800s, ranching was prevalent, with the historic Reyes Adobe being built around 1850.

In the early 1900s, the area now known as Agoura Hills was frequented by stagecoaches traveling along El Camino Real. In 1927, Paramount Pictures purchased 2,700 acres of the former Rancho Las Virgenes just south of the City for use as a movie ranch, with the backdrop of the Santa Monica Mountains used frequently in films. The community then became known as “Picture City” for a brief period, before eventually being named “Agoura” in 1928 after Pierre Agoure, a Basque rancher who had relocated to the area in the 1870s as a shepherd.

Acknowledging the importance of the community’s past, the following goals and policies aim to protect prehistoric artifacts and sites, and protect and enhance the historic resources of City.

Goal HR-1

City That Values Its Historic Resources. The protection and maintenance of historic resources to foster stewardship and civic pride, which contributes to the unique identity and character of Agoura Hills.

Policies

HR-1.1 Appreciation and Protection of Historic Resources. Enhance community appreciation of the importance of the City’s historic sites and buildings, and protect and preserve significant historical resources, to the extent feasible. *(Imp LU-43, HR-1, HR-7, CS-16)*

HR-1.2 Maintenance of Historic Resources. Ensure the maintenance of the physical quality of significant historic resources, particularly those elements contributing to its identity and role in the community. *(Imp HR-2)*

HR-1.3 Community Education. Utilize Agoura Hills’ historic resources as opportunities to educate and engage the community in cultural and civic activities. *(Imp LU-43, HR-1, HR-2, HR-3)*



Reyes Adobe Barn

Goal HR-2

City That Values Its Cultural Amenities. A varied cultural environment that promotes the arts in Agoura Hills.

Policies



Reyes Adobe Days parade horses

- HR-2.1 Cultural Programs.** Create and promote cultural programs for residents of and persons employed in Agoura Hills, including the fine and performing arts, such as theatrical, dance, and music. *(Imp CS-10, CS-16)*
- HR-2.2 Community Participation.** Encourage active community participation in artistic and cultural activities. *(Imp CS-10, CS-16)*
- HR-2.3 Cultural Venues.** Provide sufficient venues to showcase fine art and the performing arts in Agoura Hills. *(Imp HR-3)*
- HR-2.4 Art in Public Places.** Promote the location of art in public places and encourage its inclusion in private development projects, incorporating sculpture, murals, and functional art pieces. *(Imp HR-4)*

Goal HR-3

City That Recognizes its Prehistoric Resources. The protection of significant archaeological and paleontological resources in Agoura Hills.

Policies

- HR-3.1 Recognition of Resources.** Require that the potential for the presence of significant archaeological and paleontological resources be considered prior to the development of a property. *(Imp HR-5)*
- HR-3.2 Protection of Resources.** Require that significant archaeological and paleontological resources be preserve in-situ, as feasible. When avoidance of impacts is not possible, require data recovery mitigation for all significant resources. Require that excavation of deposits of Native American origin be coordinated with and monitored by recognized Chumash representatives. *(Imp HR-6)*

D. Housing (H)

Housing and its production are critical to the economic and social well-being and vitality of the community and its residents. Increasingly, the State of California has recognized this situation and has legislated requirements for local jurisdictions to plan for their fair share of future housing by identifying and analyzing existing and projected housing needs and preparing goals, policies, and programs addressing those needs. The Housing Element is the only General Plan Element for which State Law provides for independent review and certification by the State of California.

Because of the shorter update cycle and special requirements associated with the Housing Element, the 2008–2014 Agoura Hills’ Housing Element is bound separately from the General Plan. The Housing Element was adopted by the City Council in October 2008, and certified by the State Department of Housing and Community Development in January 2009. It identifies strategies and programs that focus on (1) preserving and improving housing and neighborhoods, (2) providing adequate housing sites, (3) assisting in the provision of affordable housing, (4) removing governmental and other constraints to housing investment, and (5) promoting fair and equal housing opportunities.

