

### 3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table II-13 displays the age of Agoura Hills' occupied housing stock by tenure as of 2000. With 54 percent of Agoura Hills' housing stock built prior to 1979, over half of the City's housing will reach the 30 year benchmark over the coming decade, representing approximately 3,600 units. The aging of such a large portion of Agoura Hills' housing stock indicates a need for code enforcement, property maintenance and housing rehabilitation programs to stem potential housing deterioration.

Prior to establishing the City's housing rehabilitation program, the City conducted a Citywide housing conditions survey, supplemented with more in-depth field surveys in targeted areas. The results of the survey showed that concentrations of homes in need of minor rehabilitation improvements were located in the Lake Lindero and Old Agoura neighborhoods. The City's Single Family Housing Rehabilitation Program was subsequently established to assist low and moderate homeowners to correct code deficiencies and make other needed improvements, and has resulted in the upgrading of over 50 units. According to the City's rehabilitation contractor, the most common improvements needed include new roofing, windows, plumbing, and exterior painting. While no units have been identified as needing replacement, City rehabilitation staff estimate 25 percent of the pre-1970 housing stock (approximately 200 units) may be in need of some level of rehabilitation.

**Table II-13**  
**Age of Housing Stock 2000**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	70	6%	231	4%	4%
1980-1989	354	32%	2,597	45%	43%
1970-1979	502	46%	2,285	40%	41%
1960-1969	140	13%	536	9%	10%
1950-1959	15	1%	82	1%	1%
1940-1949	7	<1%	26	<1%	<1%
1939 or earlier	11	<1%	19	<1%	<1%
<b>Total</b>	<b>1,099</b>	<b>100%</b>	<b>5,775</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 2000.

## **4. Housing Costs and Affordability**

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Agoura Hills' residents.

### **Rental Housing Market**

#### ***Regional Trends***

Several factors contributed to a strong rental market in Los Angeles County during 2006.<sup>1</sup> The addition of over 45,000 new jobs to the County, combined with a slowdown in the for-sale market and tighter mortgage lending standards, stimulated the demand for rentals. The conversion of apartment buildings to condominium ownership in many submarkets, including Long Beach, Pasadena and intown Los Angeles, further reduced the supply of available rentals. Overall, apartment occupancy in the County remained tight, at 97.3 percent.

The tightening supply of rentals led to continuing increases in rents during 2006, with effective apartment rents increasing an average of 5.6 percent County-wide, following a 7 percent increase in 2005. Average monthly rents for existing apartments in Los Angeles were \$1,470 at the close of 2006, the fourth highest in the State behind San Francisco, San Jose and Orange County.

The forecast for the Los Angeles County apartment market is for continued high occupancy rates (over 97%) and rising rents over the next two years. Due to the tight supply of rentals and continued job growth, annual rent increases of 4.5-5.5 percent are expected.

#### ***Agoura Hills Rents***

Rental information for Agoura Hills was obtained from rental listings contained in *The Acorn* newspaper, and supplemented with interviews at the City's two major apartment complexes: Archstone Agoura Hills (178 units) and Archstone Oak Creek (336 units). Table II-14 presents the results of the rent survey by unit type, including apartments, condominiums/townhomes, single-family homes, and individual rooms for rent.

A total of 23 apartment units were advertised for rent during March – April 2007, accounting for 60 percent of all available rentals. All listings were one- and two-bedroom units, with no three-bedroom units advertised. Median rents were \$1,850 for a one-bedroom and \$2,055 for a two-bedroom apartment. Over 80 percent of the units advertised were within the two Archstone apartment complexes, which command premium rents for the high level of amenities offered. For example, rents in other

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<sup>1</sup> 2007 *Southern California Multifamily Market Report*, Casden Forecast – USC Lusk Center for Real Estate.

Agoura Hills apartments averaged \$1,300 for a one-bedroom and \$1,650 for a two-bedroom. According to interviews with property management staff at Archstone Oak Creek, occupancy levels are generally maintained at around 94-96%. Many of the tenants residing in this luxury apartment community are employed by major local corporations, including Amgen, Baxter Healthcare and Countrywide Savings.

A limited number of townhomes and single-family home rentals supplement apartments in Agoura Hills, offering larger unit sizes for families. Three-bedroom townhomes rented for a median of \$2,500, and three-bedroom single-family homes commanded median rents of \$2,825.

Individual rooms for rent within condominiums and single-family homes provide another rental option, with rents ranging from \$500 - \$825. Rooms comprised one-quarter of available rentals in Agoura Hills, and provide a lower cost rental option for singles, as well as allowing homeowners to supplement their income, particularly useful for senior homeowners on fixed incomes.

**Table II-14**  
**Survey of Vacant Rental Units: March-April 2007**

<b>Unit Type and Bedrooms</b>	<b># Units Advertised</b>	<b>Rental Range</b>	<b>Median Rent</b>
<i>Apartments</i>			
1	10	\$1,300 - \$1,970	\$1,850
2	13	\$1,450 - \$2,430	\$2,055
<i>Condominiums/Townhomes</i>			
3	3	\$2,095-\$2,500	\$2,500
<i>Single-Family Home</i>			
3	4	\$2,850 - \$3,000	\$2,825
4	1	\$2,850	\$2,850
<i>Rooms for Rent</i>			
1	10	\$500 - \$825	\$650

Source: *The Acorn Real Estate Guide: March - April 2007*. Interviews with property managers at Archstone Agoura Hills and Archstone Oak Creek.

## **Homeownership Market**

### ***Southern California Trends***

Southern California is experiencing a significant decline in the volume of single-family and condominium sales, placing downward pressure on home prices. DataQuick reports that sales in December 2007 have dropped to their lowest level for any December in DataQuick's statistics, which go back to 1988, and reflect a 45 percent decline from the prior year. While the initial slow down in sales in 2006 was coming off the heightened pace of sales activity in 2004 and 2005 and had little impact on price, beginning in January 2007, Southern California<sup>2</sup> prices had fallen 2 percent below the prior year's levels. As of December, sales prices were 13 percent below the prior year.

Much of the drop in the median sales price is due to slower sales of expensive homes resulting from the credit crunch and difficulty in obtaining jumbo mortgages. Slow sales, flat appreciation, and subprime lending activity have all contributed to significant increases in foreclosures, with the number of mortgage default notices in Southern California the highest in ten years. Within Los Angeles County, the number of single-family and condominium units sold declined 48 percent and dropped 10.5 percent in value during December 2007 compared to the prior year.

### ***Agoura Hills Housing Sales***

Table II-15 compares single-family and condominium sales prices in Agoura Hills and nearby communities by zip code during calendar year 2007. A total of 230 single-family homes were sold within the 91301 Agoura Hills zip code<sup>3</sup>, commanding a median sales price of \$845,000. The City's median home price increased by about 5 percent from the previous year, and remains significantly higher than the Countywide median of \$560,000. Home prices in Agoura Hills were more reasonably priced than many of the surrounding communities. Calabasas, Malibu, Topanga, and Westlake Village all had median home prices that exceeded \$1,000,000. Only Thousand Oaks had home prices similar to Agoura Hills, ranging from \$640,000 in zip code 91360, and \$865,000 in zip code 91362.

Condominiums represented one-third of all units sold in Agoura Hills in 2007, with 115 condos sold within the 91301 zip code. The median condo sales price was \$385,000, representing a 6 percent decline from the previous year. Condominium prices in Agoura Hills were below the Countywide average of \$430,000, as well as that in the other communities surveyed, reflecting the older stock of condominiums in the City.

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<sup>2</sup> Data Quick Southern California sales statistics encompass the following counties: San Diego, Riverside, San Bernardino, Orange, Los Angeles, Ventura, and Santa Barbara.

<sup>3</sup> The 91301 zip code also encompasses unincorporated areas outside Agoura Hills, including the Malibou Lake and Cornell communities, and a portion of Calabasas west of Lost Hills Road.

**Table II-15  
Single-Family Homes and Condominium Sales 2007  
Agoura Hills and Nearby Communities**

Community	Zip Code	# Homes Sold	Median Home Price	% Change from 2006	# Condos Sold	Median Condo Price	% Change from 2006
Agoura Hills	91301	230	\$845,000	5.6%	115	\$385,000	-6.3%
Calabasas	91302	282	\$1,422,000	-2.6%	81	\$480,000	-9.3%
Malibu	90265	193	\$2,176,000	+1.2%	67	\$928,000	-2.9%
Topanga	90290	77	\$1,025,000	-6.8%	15	\$535,000	9.2%
Thousand Oaks	91360	371	\$640,000	-5.9%	74	\$418,000	-3.2%
	91362	300	\$865,000	-4.9%	191	\$488,000	-3.5%
Westlake Village	91361	213	\$1,100,000	-2.2%	95	\$540,000	+8.3%
Los Angeles County	all	50,559	\$560,000	+3.7%	13,587	\$430,000	+4.1%

Source: DQNews - 2007 Los Angeles Times Zip Code Chart, <http://www.dqnews.com>

Note - The 91301 zip code encompasses several small residential areas which fall outside the Agoura Hills City limits, including Malibou Lake and several Calabasas neighborhoods located west of Las Virgenes. Table II-16 which follows provides sales information for the City's corporate limits.



Agoura Hills Country Estates



Annandale II Townhomes



While the prior Table II-15 provides an overview of the subregional housing market and sales within the greater 91301 Agoura Hills zip code, the following Table II-16 provides detailed information on all sales of existing and new single-family homes and condominiums within the Agoura Hills city limits during calendar year 2007. A total of 167 single-family home sales were recorded during this period. Three and four-bedroom units were the most prevalent homes sold, characteristic of Agoura Hills' relatively new housing stock of larger sized units. For example, the average unit size among the 87 four-bedroom units sold was 2,500 square feet, and the average year built was 1977. Single-family lot sizes are large, averaging 11,900 square feet. Median sales prices ranged from \$515,000 (one-bedroom), to \$820,000 (four-bedroom), and \$1,250,000 (five or more bedrooms). The overall median home price in Agoura Hills was \$810,000 for a 2,400 square foot home, approximately four percent below the \$845,000 median price documented in Table 11-15 for the entire 91301 zip code.

A total of 115 condominiums were sold during this one year period, comprising 40 percent of all sales in the City. Median prices for condominiums ranged from \$245,000 (one-bedroom), to \$375,000 (two-bedroom) and \$443,000 (three-bedroom). These one and two-bedroom units continue to offer a relatively affordable homeownership option in Agoura Hills.

**Table II-16  
Home and Condominium Sales Prices  
January - December 2007**

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Lot Size	Avg. Year Built
<b>Single-Family Homes</b>						
1	2	\$503,000-\$530,000	\$515,000	1,600 sq.ft.	7,200 sq.ft.	1980
2	4	\$561,000-\$1,215,000	\$667,000	2,200 sq.ft.	15,600 sq.ft.	1974
3	61	\$480,000-\$1,825,000	\$700,000	2,000 sq.ft.	10,200 sq.ft.	1976
4	87	\$288,000-\$2,175,000	\$820,000	2,500 sq.ft.	10,200 sq.ft.	1977
5+	13	\$975,000-\$1,960,000	\$1,250,000	3,900 sq.ft.	30,800 sq.ft.	1985
<b>Total</b>	<b>167</b>	<b>\$288,000-\$2,175,000</b>	<b>\$810,000</b>	<b>2,400 sq.ft.</b>	<b>11,900 sq.ft.</b>	<b>1977</b>
<b>Condominiums</b>						
1	11	\$197,000-\$329,000	\$245,000	700 sq.ft.	-	1980
2	55	\$220,000-\$540,000	\$375,000	1,000 sq.ft.	-	1979
3	48	\$255,000-\$750,000	\$443,000	1,400 sq.ft.	-	1983
5	1	\$1,775,000	\$1,775,000	4,400 sq.ft.	-	1987
<b>Total</b>	<b>115</b>	<b>\$197,000-\$1,775,000</b>	<b>\$385,000</b>	<b>1,300 sq. ft.</b>	<b>-</b>	<b>1981</b>

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

## **Housing Affordability**

The affordability of housing in Agoura Hills can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

California Health and Safety Code<sup>4</sup> defines affordable owner and rental housing costs as follows:

### Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of median area income for a household size equal to one more person than the number of bedrooms in the unit.

### Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable costs are up to 30% of the defined household income
- Household size is based on one person more than the number of bedrooms in the unit.

The HUD published 2007 Area Median Family Income (MFI) for a four-person household in Los Angeles County is \$56,500.

## ***Homeowner Affordability***

Based on these definitions of income and affordable housing cost, Table II-17 presents the maximum affordable purchase price for moderate income households (110% MFI), and compares this with market sales prices for single-family homes and condominiums in Agoura Hills as previously documented in Table II-16. As illustrated in Table II-17, median single-family home prices in Agoura Hills are well beyond the level of affordability for moderate income households. For example, the maximum affordable purchase price for a moderate income four person household is \$205,151 whereas the median priced three bedroom home in Agoura Hills is \$700,000, an affordability gap of \$494,849.

Escalation in sales prices over the past several years have placed even condominiums out of reach to households earning moderate incomes. As shown in Table II-17, the maximum affordable purchase price for a three person moderate income household is

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<sup>4</sup> Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 establishes affordable rents.

\$184,687, whereas the median priced two-bedroom condominium in Agoura Hills sells for \$375,000, an affordability gap of \$190,313.

Agoura Hills redevelopment consultants - Rosenow Spevacek Group (RSG) - prepared a similar affordable housing gap analysis as background to development of the Agency's 2007 Affordable Housing Implementation Strategy. The RSG analysis evaluated housing costs within twelve Agoura Hills' neighborhoods to capture the variation in housing sales prices within different geographic areas of the city. In the lower cost neighborhoods in the City, the study documented an affordability gap (for 120% MFI moderate income households) as low as \$108,000-\$130,000 for condominiums, and \$205,000-\$308,000 for single-family homes.

**Table II-17**  
**2007 Maximum Affordable Housing Cost (Moderate Income)**  
**Los Angeles County**

<b>Moderate Income Affordable Housing Cost</b>	<b>1 Bedroom (2 persons)</b>	<b>2 Bedroom (3 persons)</b>	<b>3 Bedroom (4 persons)</b>	<b>4 Bedroom (5 persons)</b>
Household Income @ 110% Median	\$49,720	\$55,990	\$62,150	\$67,100
Income Towards Housing @ 35% Income	\$17,402	\$19,597	\$21,753	\$23,485
Maximum Monthly Housing Cost	\$1,450	\$1,633	\$1,813	\$1,957
Less Expenses:				
Utilities	\$75	\$95	\$115	\$135
Taxes (1.15% affordable hsg price)	\$150	\$175	\$200	\$215
Insurance (0.6% est. replacement)	\$85	\$100	\$115	\$130
HOA Fees & Other	\$180	\$180	\$180	\$180
Monthly Income Available for Mortgage	\$960	\$1,083	\$1,203	\$1,297
Supportable Mortgage @ 6.25% interest	\$155,915	\$175,892	\$195,382	\$210,649
Homebuyer Downpayment (5%)	\$7,795	\$8,795	\$9,769	\$10,532
<b>Maximum Affordable Purchase Price</b>	<b>\$163,710</b>	<b>\$184,687</b>	<b>\$205,151</b>	<b>\$221,181</b>
<b>Agoura Hills Median Single-Family Sales Price</b>	<b>\$515,000</b>	<b>\$667,000</b>	<b>\$700,000</b>	<b>\$820,000</b>
<b>Agoura Hills Median Condo Sales Price</b>	<b>\$245,000</b>	<b>\$375,000</b>	<b>\$443,000</b>	<b>\$1,775,000</b>

Source: Karen Warner Associates; RSG "Agoura Hills Preliminary Affordable Housing Data Collection and Analysis" 1/16/07.



## Renter Affordability

Table II-18 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares them with median apartment rents on vacant units in Agoura Hills, as documented in Table II-14. As Table II-18 indicates, Citywide median rents are well above the level of affordability for very low, low and even most moderate income households. The monthly affordability gap for a three person household ranges from \$1,320 for very low income households, \$821 for low income households, and \$628 for moderate income households. Some of the least cost rentals advertised, however, (\$1,300 1 bdrm and \$1,450 2 bdrm apartments) are within a level generally affordable to the top end of the moderate income range.

**Table II-18**  
**2007 Maximum Affordable Rents\***  
**Los Angeles County**

Income Level**	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income (50% AMI)	\$483	\$538	\$585
Low Income (60% AMI)	\$596	\$666	\$727
Moderate Income (110% AMI)	\$1,161	\$1,302	\$1,436
<b>Agoura Hills Median Rents</b>	<b>\$1,850</b>	<b>\$2,055</b>	<b>\$2,500</b>

\*Maximum rent reflects deduction of utility allowance per LACDC utility schedule for the Coastal Area subregion: \$82 for 1 bdrms, \$98 for 2 bdrms, and \$121 for 3 bdrms.

\*\*Income levels reflect the 2007 Official State Income Limits published by State HCD.



**Town and Country Condominiums**

## 5. Assisted Housing At-Risk of Conversion

State law requires the city to identify, analyze, and propose programs to preserve housing units that are currently restricted to low income housing use and that will become unrestricted and possibly be lost as low income housing.

Archstone Agoura Hills (previously Oakridge Apartments) located on Agoura Road is currently the only rental project in Agoura Hills in which tenants receive any form of rent subsidy. In 1985, the City issued Multi-Family Housing Revenue Bonds for the purpose of providing financing for the development of the 178 unit Oakridge Apartments. The bonds on this project have been refinanced twice since issuance, in 1995 and again in 1999. As part of the tax-exempt bond issue, the regulatory agreement requires the developer to provide priority occupancy by low income households on a minimum of 20 percent of the units, translating to 36 units. The bond issuance and regulatory agreement do not however impose any rent restrictions on units occupied by low income households. Low income units are required to be intermingled with all dwelling units in the project, and Section 8 tenants are required to be accepted on the same basis as other tenants. The Los Angeles County Housing Authority provides the property owner - now Archstone - with annual income limits for low income tenants, and requires Archstone to conduct annual income recertification.

As a means of maintaining low income occupancy in 36 units, Archstone provides a modest rent discount to low income tenants. For example, market rents for a one-bedroom unit in the complex range from \$1,532-\$1,665, whereas the rent for a low income tenant is reduced approximately \$100 to \$1,450, well above the maximum affordable low income rent of \$596 (refer to Table II-18 on prior page). Similarly, the reduced rent level for a two-bedroom unit is \$1,750, compared to a market-rent of \$1,850, more than double the low income affordable rent of \$666. Archstone Agoura Hills does not meet the definition of an "assisted housing development" under Government Code Section 65863.10, and therefore an analysis of its risk of conversion to non-low income use is not required under the Housing Element.

## D. REGIONAL HOUSING NEEDS

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction within the SCAG region. This is known as the "Regional Housing Needs Assessment" (RHNA) process.

### 1. Existing Housing Needs

#### Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table II-19 shows the incidence of overcrowding in Agoura Hills by tenure, as measured by the 2000 Census.

**Table II-19**  
**Overcrowded Households 2000**

Overcrowding	Households	Percent	L.A. Co. %
<b>Owners</b>			
Overcrowding	97	2%	14%
Severe Overcrowding	34	<1%	7%
<b>Renters</b>			
Overcrowding	82	7%	32%
Severe Overcrowding	47	4%	22%
<i>Total Overcrowding</i>	<i>179</i>	<i>4%</i>	<i>23%</i>

Source: U.S. Census, 2000.

Note: Severe overcrowding is a subset of overcrowding.

In 2000, there were 179 households living in overcrowded conditions in Agoura Hills, representing only 4 percent of all households. Overcrowding was significantly less prevalent in Agoura Hills than in the County of Los Angeles as a whole where overcrowding impacts 23 percent of households. Renter households in the City were more likely to experience overcrowded living conditions than owner households, with 7 percent of renter households overcrowded and 4 percent severely overcrowded (greater than 1.5 persons per room).

## Overpayment

Overpayment remains a critical issue for low and moderate-income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing. Housing overpayment occurs when a household spends more than 30 percent of its income on housing; severe overpayment refers to spending greater than 50 percent of income on housing. Table II-20 shows the incidence of overpayment in Agoura Hills.

**Table II-20**  
**Housing Overpayment**

<b>Overpayment</b>	<b>Households</b>	<b>Percent</b>	<b>L.A. Co. %</b>
<b>Owners</b>			
Overpayment (>30% income on housing)	1,895	35%	35%
Severe Overpayment (>50% income on housing)	762	14%	14%
<b>Renters</b>			
Overpayment (>30% income on housing)	383	35%	46%
Severe Overpayment (>50% income on housing)	185	17%	23%
<b>Total Overpayment</b>	<b>2,278</b>	<b>35%</b>	<b>41%</b>

Source: U.S. Census, 2000.

Note: Severe overpayment is a subset of overpayment.

According to the 2000 Census, 35 percent (1,895) of the homeowners in Agoura Hills were spending more than 30 percent of their total income on housing, comparable to overpayment rates Countywide. Of those overpaying homeowners, 175 were extremely low income (9%), 70 were very low income (4%), and 215 were low income (11%). While state and federal standards measure affordability at 30 percent of income, mortgage qualification is typically measured at 33-35% gross income, indicating modest levels of overpayment are common in today's market. Severe housing overpayment in which homeowners are spending greater than half their incomes on housing affects 14 percent of Agoura Hills homeowners, or 762 households, again consistent with the Countywide average.

At 35 percent, renters in Agoura Hills faced a comparable level of overpayment as owners, although well below the Countywide average of 46 percent. Of Agoura Hills' overpaying renters, 4 were extremely low income (1%), 65 were very low income (17%), and 88 were low income (23%). Severe overpayment impacted 17 percent of all renters, or 185 households, which while significant, still falls below the Countywide level of 23 percent.

Table II-21 provides a more detailed overview of the households that experienced severe housing overpayment in Agoura Hills. Among renters, the elderly were most impacted by severe overpayment, with over one-half of the City's 106 total elderly renters spending more than half of their incomes on rent. In terms of magnitude, 77 small family renter households faced severe overpayment. Regardless of the type of household, any renter spending more than half of his/her income on housing is considered at risk of homelessness.

Among homeowners, elderly and family households experienced fairly comparable levels of severe overpayment (11-13%), with 22 percent "other" single-person households severely overpaying. These households are most at-risk of foreclosure, particularly in the current environment of declining home values and rising interest rates.

**Table II-21**  
**Severe Housing Overpayment by Type and Tenure**

	Elderly	Small Family	Large Family	Other	Total
<b><i>Renter Households</i></b>					
Total # by household type	106	591	90	312	1,099
% with severe cost burden	53%	13%	11%	12%	16%
<b><i>Owner Households</i></b>					
Total # by household type	690	3,626	772	687	5,775
% with severe cost burden	12%	13%	12%	22%	14%

Source: HUD, CHAS DataBook, 2000.

## 2. Five-Year Projected Housing Growth Needs

California's Housing Element statutes requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county southern California region, which includes Agoura Hills, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of Statewide housing demand for a five-year planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

As defined by the RHNA, Agoura Hills new construction need for the 2008-2014 period has been established at 109 new units, distributed among the four income categories as shown in Table II-22. The City will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

**Table II-22**  
**Regional Housing Needs Assessment**  
**2008-2014\***

<b>Income Level</b>	<b>Percent of AMI**</b>	<b>Units</b>	<b>Percent</b>
Very Low***	0-50%	29	26.6%
Low	51-80%	18	16.5%
Moderate	81-120%	19	17.4%
Above Moderate	120%+	43	39.4%
<b>Total</b>		<b>109</b>	<b>100%</b>

Source: <http://SCAG.ca.gov.gov/Housing/rhna.htm>

\* Building permits issued since 1/2006 are credited towards the 2008-2014 RHNA.

\*\* AMI - Adjusted Median Income for Los Angeles County

\*\*\* An estimated half of the City's very low income housing needs (15 units) are for extremely low income households.

### **III. HOUSING CONSTRAINTS**

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Agoura Hills.

#### **A. GOVERNMENTAL CONSTRAINTS**

##### **1. Land Use Controls**

###### **Land Use Element**

The General Plan Land Use Element provides for six residential categories. Densities range from .05 unit/acre in Rural Residential areas to 25 units/acre in Residential High Density areas. Higher densities can be achieved through density bonuses.

The City is currently involved in a multi-phased process to update the Land Use and Circulation elements of its 1993 General Plan. Although the City is largely built out, quality of life and land use issues continue to be of interest to residents as the City contends with the development of remaining parcels.

###### **Zoning Ordinance**

The Agoura Hills Zoning Ordinance provides for seven residential zones, generally corresponding to the General Plan land use designations. One exception is that while the Zoning Ordinance provides for 2 medium density zones: RM (6-10 du/acre) and RMH (10-15 du/acre), the General Plan combines these into a single RM designation ranging from 6-15 du/acre. Table III-1 provides an overview of the City's residential development standards.

The City's parking requirements range from 2 spaces in a garage for single-family units, to 2.5 spaces for condominium units (2 covered spaces, .5 uncovered spaces). Parking for apartments varies based on number of bedrooms as follows: studios - 1 covered, .5 open; 1 bedroom - 1.5 covered, 1 open; 2 or more bedrooms - 2 covered, .5 uncovered. Covered spaces in apartment units can be provided within carports, eliminating the added cost of providing garage parking. Parking requirements for second units and granny flats have been reduced to one covered space per unit. The Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of shopping and transit. In addition, the proportion of covered spaces can be reduced by half to the extent senior housing is provided for lower income households.



**Table III-1  
Residential Land Use Controls**

<b>Zone District</b>	<b>Purpose</b>	<b>Permitted Uses</b>	<b>Setbacks</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Max. Density/Intensity</b>
Rural Residential (RR)	Large parcels in response to topographic and geologic constraints	1 S.F. du. per lot	50' front yard 50' rear yard 50' side yard	2 stories/ 35'	10%	0.05-0.2 du/acre
Very Low Density (RV)	Large lot development suitable for equestrian and agricultural oriented uses; >25% slope	1 S.F. du per lot	25' front yard 25' rear yard 12' side yard	2 stories/ 35'	25%	0.2-1.0 du/acre
Low Density (RL)	Large lots for equestrian uses in conjunction with residential and related development	1 S.F. du per lot	25' front yard 25' rear yard 12' side yard	2 stories/ 30'	35%	1-2 du/acre
Single-Family (RS)	Conventional Single-family detached development	1 S.F. du per lot	20' front yard 20' rear yard 8'-10' side yard	2 stories/ 35'	50%	2-6 du/acre
Medium Density (RM)	Small lot subdivisions and duplexes	1 S.F. du per lot, two-family dwelling per lot, congregate housing	15' front yard 15' rear yard 7'-12' side yard	2 stories/ 35'	60%	6-10 du/acre
Medium High Density (RMH)	Duplexes, Townhouses, Low density apartments	1 S.F. du two-family dwelling per lot, congregate housing, townhouses, multi-family units	15' front yard 15' rear yard 7'-10' side yard	2 stories/ 35'	50%	10-15 du/acre
Residential High Density (RH)	Condominiums Apartments	Duplexes, apartments, dwelling groups, congregate housing, townhouses, multi-family units	15' front yard 10' rear yard 7'-10' side yard	2 stories/ 35'	50%	15-25 du/acre

Source: City of Agoura Hills, Zoning Ordinance

Agoura Hills has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential development types and encourage affordable housing:

***Inclusionary Housing:*** The City requires all new residential development with greater than 10 units to provide at least 15 percent of the total units for low and moderate income households. Units set aside as affordable must remain available for low and moderate income households for minimum of 15 years. In September 2000, the City Council adopted an in-lieu fee option for fulfillment of the inclusionary housing requirement. The in-lieu fee is currently \$6,277 per unit for all project units in a single-family, condominium, or townhome development, and \$4,541 per unit for all project units in a multi-family apartment development. The City is currently re-evaluating the in-lieu fee amount to bring the fee level more in line with market conditions.

The future application of the Inclusionary Housing Program in Agoura Hills is fairly limited as no vacant residential parcels remain that can accommodate 10 or more units. The exception is within the Agoura Village Specific Plan (AVSP), which includes several vacant parcels designated for mixed-use development. However, as the AVSP is within the Redevelopment Project Area, it is not subject to the City's inclusionary housing program, but is instead required to meet the affordable housing requirements under Redevelopment law. Should there be zone changes to residential use or current buildings are demolished and rebuilt as housing, the City's inclusionary housing program may come into play.

***Condominium Conversions:*** As a means of maintaining the supply of rental units and preserving the affordable housing stock, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units.

***Low and Moderate Income Housing Permit:*** Section 9674 of the Agoura Hills Municipal Code provides for a Low and Moderate Income Housing Permit process to encourage the construction of housing for low and moderate income residents. The Permit provides for density bonuses or other incentives, where appropriate, to reduce development costs for or otherwise facilitate projects that provide specified minimum percentages of low and moderate income housing. In addition to a density bonus of 25%-50% for inclusion of 20% low income units, 10% very low income units, or 50% units for qualifying households, additional incentives include, but are not limited to the following: City provision of public improvements, City write-down of land costs, reduced fees, and expedited case processing. The City has not received any density bonus applications.

The City adopted the Low and Moderate Income Housing Permit process as a means of implementing State density bonus law. However, when the State legislature passed SB 1818 (effective January 2005), major changes were made to State density bonus requirements, including significantly reducing the number of affordable units that a developer must provide to receive a density bonus. Agoura Hills is in the process of

developing an updated density bonus ordinance to conform with new State requirements. A program has been added to the Housing Element which identifies the parameters of the new density bonus program and establishes a time frame for adoption of the ordinance.

**Cluster Development:** The Cluster Development (CD) overlay allows for the clustering of residential uses in order to preserve hillside or other sensitive open space areas. The CD overlay can be applied to all residential zone districts and provides for greater flexibility in site design while allowing for densities permitted by the underlying zone. In addition, if certain conditions are met, the CD overlay provides for an increase in density of up to three times the density of the underlying zone. However, as no remaining vacant lands remain with a CD overlay, its applicability in the future is limited.

**Transfer of Development Regulations (TDRs):** The City's Zoning Ordinance establishes a TDR procedure whereby development credits may be transferred from open space parcels, which because of aesthetics, access, geology, slope, biota, or other environmental factors, are retained as open space, to residentially zoned parcels more suited to development. TDRs have yet to be utilized in Agoura Hills.

### **Agoura Village Specific Plan**

The City's Agoura Village Specific Plan covers a 135 acre area running along both sides of Agoura Road generally between Kanan and Cornell Roads. The Agoura Village area is currently characterized by a mix of vacant parcels and commercial land uses, with the goal of the Specific Plan to transform the Village into a pedestrian oriented center with retail, restaurant, entertainment and residential uses. The Plan provides for greater flexibility than what was previously allowed under City zoning regulations, including the integration of both vertical (housing above commercial) and horizontal (stand-alone residential) mixed use.

The Specific Plan provides for development of townhomes and apartments on three vacant sites and one underutilized commercial site, with capacity for development of 235 multi-family units, with additional units achievable through density bonuses. While the specific unit capacities for each of these sites is evaluated as part of the Residential Sites Inventory, the following development standards apply to all residential and mixed use development within the Specific Plan:

- Maximum building coverage is 60%.
- Residential density limits or minimum unit sizes are not prescribed. As a means of providing flexibility, a maximum number of dwelling units are identified for the 4 specific plan zones (sites) planned for residential and mixed use.
- For mixed use, the commercial component is regulated by FAR and a maximum number of residential units is separately established for the residential component within a given zone.
- Maximum building height is two stories (35 feet), or 3 stories (45 feet) if at least one floor is dedicated to residential over commercial use.

- Building setbacks are minimal to create a vibrant, walkable Village environment. For buildings with ground floor commercial and upper story residential, no side or rear setback is required, with front setbacks varying from 5 to 10 feet, depending on the zone. For stand-alone residential, 10 foot side, rear and front setbacks (to the porch) are required.
- Parking requirements for apartments and condominiums are based on the standards established in the City's Zoning Ordinance. Vertical mixed-use projects may be eligible for up to a 25% parking reduction on the non-residential portion. Shared parking agreements between two or more land uses on the same site are encouraged.
- As a means of attaining the densities necessary to support an inter-active village environment, single-family development is prohibited in the Specific Plan.

The City has experienced significant development interest within Agoura Village, and has pre-applications for development on four sites, as well as a conceptual site plan for a fifth site. The Agoura Town Center is a proposed mixed use development on a 22 acre site at the southwestern corner of Kanan and Agoura Roads; the site is proposed to be subdivided into several parcels, with phase one consisting of 72 multi-family units above retail or office. The Cornerstone Project at the southeast corner of Kanan and Cornell Roads involves combining 22 hillside lots into a single 6.8 acre parcel for development of retail, office, and 35 apartment units. At the southeast corner of Agoura and Kanan Road, a concept plan has been prepared for a mixed use project which includes 112 residential units.

Because the Specific Plan is located within the Redevelopment Project Area, development is subject to requirements to provide 15 percent of units as affordable to low and moderate income households, with 6 percent of these affordable to very low income households. The 2007 Affordable Housing Implementation Strategy adopted by the Agency stresses the importance of requiring developments within the Specific Plan to fulfill Redevelopment inclusionary requirements on an individual project, rather than an aggregate Project Area basis.



**Agoura Village Concept**

## 2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table III-2 summarizes the housing types permitted in each of Agoura Hills residential zone districts.

**Table III-2  
Housing Types by Residential Zone Category**

Housing Types Permitted	Residential Zone								
	RR	RV	RL	RS	RM	RMH	RH	CS	CRS
Single-Family	C	P	P	P	P	P			
Multiple-Family					C	P	P		
Manufactured Housing	C	C	C	C	C	C	C		
Second Units	P	P	P	P	P	P	P		
Two-Family Dwelling					P	P	P		
Care Facilities (6 or fewer)		P	P	P	P	P	P		
Care Facilities (7 or more)		C	C	C	C	C	C		
Transitional Housing					C	C	C		
Emergency Shelters								C	C
Congregate Housing				D	P	P	P		

P = Permitted      D = Director's Approval      C = Conditionally Permitted

### Second Units

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. The statute expressly prohibits discretionary review of, and public hearings on such applications. In order to comply with the new law, in May 2003, the City Council adopted Ordinance No. 03-320, amending the zoning ordinance to permit second units as an accessory use in all residential zone districts.

AB 1866 allows cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage. The following summarizes Agoura Hills' second unit development standards:

- ✓ Except for density limitations, all provisions of the underlying zoning district shall be adhered to.
- ✓ One covered parking space shall be provided, which can be either a carport or garage. Parking for the second unit is permitted to be located in any property setback area, provided it does not preclude parking and access for the primary residence.
- ✓ The maximum size of the unit is 640 square feet
- ✓ Second units may be attached or detached from the primary residence
- ✓ Exterior building materials and colors of second units shall be identical to the primary residence
- ✓ Second units shall be connected to either public or private water and sewer facilities

Since adoption of the new ordinance, Agoura Hills has received and approved one application for a second unit in Old Agoura.

### **Manufactured Housing/ Mobile Homes**

The City permits manufactured housing on permanent foundations in all residential zone districts, subject to a conditional use permit (CUP). Section 9674 of Agoura Hills Municipal Code establishes the Mobilehome Permit application process, development standards and specifications designed to ensure compatibility of the manufactured home with surrounding uses.

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. More specifically, the Government Code requires the following:

*Except with respect to architectural requirements, jurisdictions can only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings, but requirements may not exceed those which would be required of conventional single-family dwellings constructed on the same lot. In no case may a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.*

While the Agoura Hills Mobilehome Permit primarily focuses on the regulation of roofing overhang, and roofing and siding materials, several requirements exceed those standards for a single-family dwelling, and therefore are in conflict with State law. For example, the Permit allows the Planning Commission to impose additional conditions, requires Planning Commission approval of landscaping, and requires the mobilehome to be removed at the end of five years. In addition, the City requires a CUP for approval of the manufactured unit. A program has been added to the Housing Element for the City to modify its Mobilehome Permit provisions to provide greater consistency with State law.

### **Multi-Family Rental Housing**

Multi-family housing makes up almost one-fifth of the City's total housing stock. The Agoura Hills Zoning Ordinance permits the development of multi-family housing in the RMH and RH residential zones by right. The City allows for densities of 10-25 units per acre in the RMH and RH zones, with additional densities achievable through density bonuses. The RM zone is characterized by small lot development and duplexes, with permitted densities of up to 10 units per acre. Because the RM zone is primarily single-family in character, multiple family uses require a conditional use permit.

### **Community Care Facilities**

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Agoura Hills Zoning Code identifies the following as permitted uses in the RV, RL, RS, RS, RM and RMH districts: "homes for aged persons, foster family" and "homes for children, foster family." The following are conditionally permitted uses in the RV, RL, RS, RM, and RMH districts: "homes for aged persons, small group care" and "homes for children, special boarding." The City places no concentration limitations or spacing requirements on these uses or other types of special needs housing. Review of the California Community Care Licensing Division inventory of community care facilities identifies seven residential care facilities in Agoura Hills with six or fewer residents; each of these facilities was treated as a permitted use. So while the City has acted consistent with State law in permitting small community care facilities by right, the City's Zoning Code definitions require updating to more clearly define small and large care facilities,

and distinguish the processing procedures for each. Revision of the Zoning Code to address community care facilities has been added as a program to the Housing Element update.

### **Accessibility Accommodations**

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Agoura Hills accommodates most accessibility modifications through issuance of a simple remodel permit. Handicapped ramps or guardrails (up to 42" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. More significant accessibility modifications, such as a ramp with several switchbacks visible from the public sidewalk, may require a general site plan for Planning Department staff to review the project's aesthetics, and are able to be reviewed within approximately five days. While Agoura Hills provides modifications to zoning and building requirements for persons with disabilities as a matter of practice, the City does not currently have a codified or clearly described policy on providing reasonable accommodations.

The Building Department strictly enforces State and federal accessibility requirements in new construction based on a standard of "equivalent facilitation" for disabled individuals. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. The City also makes available housing rehabilitation funds to income qualified households for accessibility improvements.

The City's off-street parking requirements for handicapped spaces can be summarized as follows:

<u># Total Parking Spaces</u>	<u># Handicapped Spaces</u>
1 to 100	1 for every 25 spaces
101 to 200	1 for every 50 spaces
201 to 500	1 for every 100 spaces
501 to 1,000	2% of total spaces
1,001 and above	20 plus 1 for each 100 over 1,000

The City's Zoning Ordinance specifies that the Planning Commission can reduce parking requirements for senior housing by up to 25 percent based on the proximity of



shopping and transit, and the proportion of covered spaces by 50 percent to the extent senior housing is provided for lower income households. The Planning Commission also maintains the discretion to reduce parking requirements for projects with unusual circumstances which warrant a reduction in the City's standard parking requirements. Housing for persons with a non-ambulatory disability, other disability which restricts driving, would qualify for parking reductions under these provisions.

**Land Use Controls:** As described under the discussion of Community Care facilities above, the City permits small community care facilities by right, and facilities with more than six persons with a CUP within its residential districts. However, the City has included a program in the Housing Element to revise the Zoning Code to more clearly define small and large care facilities, and distinguish the processing procedures for each.

**Zoning Definition of Family:** The California courts have invalidated the following definition of "family" within jurisdictions Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit. Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution.

The Agoura Hills Municipal Code includes the following definition of family:

"Family" shall mean any number of persons living together in a room or rooms comprising a single dwelling unit and related by blood, marriage or adoption, or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage, or adoption, but inhabiting a dwelling unit, shall for the purpose of this article be considered to constitute one (1) family if it is a bona fide single household, including servants and other live-in employees contained in such group.

Pursuant to California statutes, Agoura Hills' definition of family is not limited to individuals; encompasses persons not related by blood, marriage or adoption; and does not limit the number of unrelated persons living in a housing unit. It therefore is not a constraint to housing development in general or the provision of housing for disabled persons.

**Building Codes:** The City's Building Code is based on the latest, 2007 version of the California Building Code, along with all required updates. The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities.

In summary, while Agoura Hills has not identified any constraints on the development, maintenance and improvement of housing for persons with disabilities, the City has not developed specific procedures for requesting a reasonable accommodation. As a means of facilitating such requests, the City has included a program in the Housing Element to develop procedures for reasonable accommodation requests with respect to zoning, permit processing, and building laws.

### **Transitional Housing and Emergency Shelters**

The Agoura Hills Zoning Code defines transitional housing as “a facility that provides shelter for homeless individuals and generally involves integration with other social services and counseling programs to assist in the transition of self-sufficiency through acquisition of permanent income and housing.” Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The Agoura Hills Zoning Code currently allows transitional housing in the RM, RMH, and RH zones subject to a CUP. However, recent changes in State law (SB 2 - effective January 2008) require transitional housing to be treated the same as any other residential use within the same zone. The Housing Element includes a program for the City to modify its zoning ordinance consistent with these new requirements.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Agoura Hills regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

The Agoura Hills Zoning Code defines emergency shelters as “a facility which provides immediate short-term housing for homeless individuals,” and currently allows emergency shelters in the CS and CRS zones subject to a CUP. Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), homeless in Agoura Hills are entirely related to the day laborer population, and consist of up to 15 to 20 men who form encampments in the evening hours in the Ladyface Mountain foothills. The Sheriff Department’s policy is generally to leave these individuals alone, unless they are causing a public nuisance.

In compliance with SB 2, Agoura Hills has conducted a review of its zoning districts and determined the CRS (Commercial/Retail Service) zone is best suited to house an emergency homeless shelter. This zone district is characterized by proximity to transit (bus service), is centrally located and has good freeway access. Review of existing land use within the CRS zone identifies 12 vacant parcels (6 acres), and 20 parcels considered underutilized (10.8 acres), providing adequate capacity for provision of an emergency shelter.

The City has included a program within the Housing Element to modify the Zoning Ordinance to permit shelters in the CRS zone subject to the same development and management standards as other permitted uses in the zone. The City's CRS development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 sq ft
- Minimum lot width and depth: 100 ft
- Maximum lot coverage: 60%
- Building height: 35 ft
- Front yard setback: 35 ft or up to building height
- Side yard setback: none, or 10 ft if adjacent residential zone or public street
- Rear Yard Setback: 10 ft or up to building height
- Landscaping: 10% of property

In addition to application of CRS development standards, pursuant to SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly;
- Off-street parking based on demonstrated need;
- The size and location of exterior/interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

### **Single Room Occupancy (SRO)**

The Agoura Hills Zoning Code does not currently specify provisions for single room occupancy (SRO) hotels. While many jurisdictions classify SROs similar to hotels, Section 9312.1 of the Agoura Hills Zoning Code (Similar and Like Uses) indicates that if a use is not identified in the commercial use table, shown as a permitted use in any other zone, or the Planning Commission has not made an interpretation that the use is similar to another use, such use shall be prohibited. Planning staff have reviewed the City's zoning districts and determined the BP-OR zone west of Palo Comodo Canyon Road is the most conducive to provision of SROs, either through new development or

reuse of an existing building. A program has been added to the Housing Element to revise the Zoning Code to explicitly specify SROs as a conditionally permitted use within this zone.

### **Farm Employee Housing**

According to data compiled by SCAG derived from the 2000 Census, only 10 of the 10,565 jobs in Agoura Hills are in the industries of farming, fishing or forestry, and only nine Agoura Hills residents are employed in this industry. Therefore, given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

### **3. Site Improvements**

Developers of single-family residential tracts in the City are required to install arterial and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare. The cost of these required off-site improvements vary with the sales price of each dwelling unit, depending on the nature of development (i.e., hillside or flatland development). The City charges a Traffic Impact Fee (TIF) for cumulative traffic mitigation. Public street right-of-way impacts are credited against this TIF.

In terms of street standards, the City uses a standard 36-foot curb-to-curb width requirement within a 50-foot right-of-way for local residential streets. Secondary arterial streets are 50-64 feet curb-to-curb, within a 70-80 foot right-of-way. Within the Agoura Village Specific Plan, reduced street widths are provided to encourage slower travel speeds and reduce pedestrian crossing distances. For example, Agoura Road which is at the heart of the Village, is designed to consist of one 12 foot travel lane in each direction, an 8 foot buffer/Class II bike route, and 16 foot diagonal parking. Within Old Agoura, the City allows rolled curbs to maintain consistency with the area's rural character.

The developed portions of Agoura Hills have the majority of necessary infrastructure already in place. However, areas designated Rural Residential, Very Low Density, and even some Low Density Residential areas are not served by infrastructure necessary to support higher density development, and the extension of sewer and water lines to these areas would add significantly to development costs.

### **4. Development Fees**

Table III-3 summarizes development fees for residential projects. The City's development fees were established based on an independent study to reflect the actual cost involved in permit processing and providing services. The City lacks the resources to provide these services at less than cost for the purposes of subsidizing housing.

However, fees will vary per unit depending on the value of the unit and the nature of the approval process (such as whether a conditional use permit, plan amendment, oak tree report, soils/geology report, hydrology report, or major grading is required). Based on a review of current City fees, these per unit fees average \$24,990 for a single-family home, \$22,811 for a small lot subdivision, and approximately \$8,000 per unit for a multi-family project. As indicated in Table III-3, the City may provide fee reimbursements for affordable housing developments. In addition, fee reductions are an eligible incentive under the affordable housing density bonus.

**Table III-3  
Development Fees for Residential Projects**

Fee Category	Fee
<b>Environmental Assessment</b>	
Categorical Exemption	\$560
Initial Study	\$1,175
EIR or MND (Deposit)	\$14,120
<b>Plan Check</b>	
SFD	\$1,868
<b>Parcel Map</b>	
Tentative Map	\$1,123
Final Map	\$175
Revisions:    Minor	\$804
Major	\$1,344
<b>Tract Map</b>	
Tentative Map	\$1,123
Vesting Map	\$1,123
Final Map	\$175
Revisions:    Minor	\$657
Major	\$2,042
<b>Zoning/Land Use Entitlement</b>	
Conditional Use Permit	\$1,886 - \$3,267*
Zone Change	\$2,355
<i>General Plan Amendment</i>	
Pre-Screen Review	\$899
Public Hearing	\$2,259
<i>Site Plan/Architectural Review</i>	
Zoning Administrator	\$993
Planning Commission	\$3,178
<b>Pre-Application Review</b>	\$1,500 Deposit + \$2,166 (Admin. Cost)
<b>Consultant Review</b>	
Geological Consultant Review	\$2,000 Deposit + \$199
Geotechnical Consultant Review	\$2,000 Deposit + \$320
<b>Oak Tree Permit</b>	
Administrative Review	\$214 - \$449
Consultant Review for Administrative Approval	\$350 - \$600 Deposit
Consultant Review for Planning Commission	\$1,000 Deposit
<b>Art in Public Places</b> (for 40+ dwelling units only)	
	In-Lieu Fee: 1.25% building valuation or Art Installation: 1% building valuation
<b>General Plan Cost Recovery</b>	\$1.41/\$1,000 construction valuation
<b>Specific Plan Cost Recovery (Agoura Village only)</b>	\$.5882/s.f.
<b>Traffic Impact Fee</b>	\$2,440/unit + front footage & ROW fee

Source: City of Agoura Hills, Planning Department Fee Schedule, 2007.

\* Affordable projects may be provided a fee discount on Zoning and Land Use entitlement application fees.

By Resolution No. 493, the City established in October 1988 a 17-year Arterial Street System Improvement Plan.<sup>5</sup> Development fees are assessed for cumulative traffic impacts. The development fee is \$2,440 per residential unit plus additional front footage and right of way fees, if applicable; fees for commercial and industrial development are somewhat higher than residential fees based on the greater number of trips generated by these land uses. These fees are necessary to provide for roadway improvements due to deficiencies caused by new development. These fees, in effect, remove a constraint on housing as additional roadway improvements and capacities are made which help accommodate additional housing development throughout the City. The Redevelopment Plan provides for extensive infrastructure improvements along the Ventura Freeway corridor, and will thereby cover a number of infrastructure costs.

In addition to evaluating the cost of developing housing in the City, the Kosmont-Rose Institute *Cost of Doing Business Survey* (2006) provides overviews of general business costs and specific project costs for numerous cities in California. This Survey compiles city profiles derived from a database of municipal taxes and fees, including business taxes, utility taxes, sales and property taxes, transient occupancy taxes, and a variety of development impact fees and exactions. The Study then assigns an overall cost of doing business rating for each municipality, ranging from \$ for cities with relatively low tax rates, to \$\$\$\$\$ for cities with relatively high tax rates. Agoura Hills received a rating of \$\$, indicating relatively modest tax rates. For purposes of comparison, the cost ratings for some of Agoura Hills' neighboring cities are as follows:

➤ Agoura Hills	\$\$
➤ Calabasas	\$\$\$\$
➤ Camarillo	\$\$
➤ Moorpark	\$\$
➤ Oxnard	\$\$\$
➤ Thousand Oaks	\$\$\$
➤ Westlake Village	\$\$

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<sup>5</sup>Arterial System Financing Program for the City of Agoura Hills, April, 1988. Wildan Associates.

## 5. Processing and Permit Procedures

Permit processing in Agoura Hills takes an average of three to six months for single-family development and up to a year for a tract development if an Environmental Impact Report (EIR) is required. The City has adopted one-stop permit coordination, and conducts a pre-application conference for larger scale projects to identify any potential concerns early on, and to identify any special studies required. Because of geologic and geotechnical conditions in the City, all proposed hillside development must have a geologic and geotechnical report, and all other proposed projects are required to submit a geotechnical report. Applications are not deemed complete until these reports have been accepted by City staff. Although the requirement for geological and geotechnical reports can extend the permit process and thereby raise the cost of residential development, these reports are necessary to ensure public safety in Agoura Hills, as there has been a history of slope failures in the City.

All multi-family projects are required to undergo site plan review by the Planning Commission without a public hearing requirement unless deviation from zoning is requested. Hillside developments are required to obtain a Conditional Use Permit, triggering public hearing and noticing requirements.

### Agoura Village Specific Plan

Development within the Agoura Village Specific Plan undergoes a unique review process to enhance development flexibility and innovation, while ensuring conformance with the vision of the Specific Plan. The City Council has declared development within Agoura Village as a priority, with the philosophy behind the established review process for staff to work closely with applicants up front to gain consensus prior to submittal of a formal application. All projects require an Agoura Village Development Permit (AVDP), with the Planning Commission serving as the final approval body. An interdepartmental Staff Review Team (encompassing Planning, Building and Safety, Engineering, County Fire, Oak Tree/Landscape, Traffic, Geotechnical, and Architecture) is assembled to work with the applicant early on in project design and throughout the process. The following describes the two-step AVDP Concept Plan Review and Formal Application Review process for multi-family and mixed-use development; single-family development is not permitted within the Specific Plan.

**Concept Plan Review** occurs early in the process while the site layout is in the preliminary stage. Its purpose is to work with the applicant from the outset to ensure projects are designed consistent with the Specific Plan. Concept plan review focuses on general design and site planning principles, including creation of streets and blocks, placement of buildings, location of parking, building types, and design of the public realm. The applicant is also informed about affordable housing requirements and opportunities, and invited to meet with City staff and the City's Redevelopment Housing consultant to assist in determining how affordable housing can be accommodated in the project. The concept plan review process involves: 1) submittal of concept application materials by the applicant; 2) review of concept application by Staff Review



Team; 3) applicant meeting before the Planning Commission/City Council Agoura Village Specific Plan subcommittee; and 4) review by the City's Architectural Review Panel (ARP). The ARP is a two member committee whose role is to provide feedback on the project concept based on the Design Guidelines contained in the Specific Plan; the ARP is not an official recommending or decision-making body.

Once the concept project has been reviewed by the three bodies, staff compiles a complete set of comments and meets with the applicant to help to coordinate any refinements or additional materials requested. Upon submittal of the requested information, the Staff Review Team reviews the submittal for completeness and forwards the project to the Subcommittee for final review. The applicant maintains the option of returning to the Subcommittee (or ARP) for additional direction prior to preparation of the formal application. Upon refinement of the project through Concept Plan Review, a more detailed project application is submitted to the City to initiate the

**Formal Application Review.** The formal application submittal includes a complete set of drawings, including detailed site plan, building elevations, cross sections, floor plans, roof plans, grading plans, and landscape plans. These are not construction drawings, yet provide more detail than the conceptual drawings included in the preliminary application. Additionally, any required technical studies are submitted, including those related to soils/geology, and as applicable, an oak tree report and/or traffic study.

The formal application process involves: 1) completion of a formal Agoura Village Development Permit application; 2) review of application by Staff Review Team; 3) review by the Subcommittee; and 4) review by the Architectural Review Panel. Each of these bodies can meet fairly quickly, with review by the Subcommittee and ARP within two weeks of the Staff Review Team.

As with the concept review process, once the formal application submittal has been reviewed by the three bodies, staff prepares a complete set of comments and meets with the applicant for review. Once any necessary revisions are made to the application, it is forwarded to the Subcommittee for final review and recommendation to the Planning Commission for decision and issuance of the Development Permit.

CEQA review is managed by City staff, and as the Program EIR for the Specific Plan includes extensive baseline environmental analysis (including a detailed biological survey), project-level CEQA review will focus on project-specific impacts.

The City's policy is to work with applicants early on in the process to expedite processing of applications within the Agoura Village Specific Plan, with a goal of completing concept plan review through entitlement approval within one year.

## **6. Additional Governmental Constraints**

Based on Agoura Hills' environmental characteristics, a number of performance standards are required of new development to minimize impacts on the community. Because the vast majority of future residential development will occur within the Agoura Village Specific Plan (AVSP), it is important to recognize that few of these special standards and overlay districts are applicable within the Specific Plan area. None of the overlay districts described below apply within the AVSP. The City's Hillside Management Ordinance, Grading Ordinance and Oak Tree Preservation Ordinance all apply to development within the Plan, with the exception of the density limitations identified in Section 9652.13 of the Hillside Ordinance (see Table III-4), which are superseded by the Specific Plan dwelling unit capacities identified for each zone.

### Hillside Management Ordinance

The City's Hillside Management Ordinance protects the public health and safety with regard to fire hazards and slope stability. In order to preserve the natural character of the hillsides, plant and animal life, and scenic viewshed, the City has established the following density and open space requirements tied to the slope of the property:

**Table III-4  
Density Limitations and Open Space Requirements**

Percent of Slope	Minimum Acreage/unit	Minimum Open Space/Parcel
10-15	0.50 acres	32.5%
16-20	0.66 acres	47.5%
21-25	1.00 acres	62.5%
26-30	1.66 acres	77.5%
31-35	2.50 acres	92.5%
36-over	20.00 acres	97.5%

Note: Should open space requirements preclude all development potential, one residential unit is permitted per parcel, subject to certain limitations.

### Oak Tree Preservation

The purpose of this ordinance is to protect and preserve oak trees in recognition of their historical, aesthetic and environmental value to Agoura Hills and to provide regulatory measures designed to accomplish this purpose. The City's Oak Tree Preservation Ordinance provides that "no one shall cut, prune, remove, relocate, endanger or damage any tree protected by this section or any public or private land located within the incorporated areas of the City of Agoura Hills, except in accordance with the conditions of a valid Oak Tree Permit, issued by the Department of Planning and Community Development or the Planning Commission." The City has retained the services of an Oak Tree Specialist to coordinate the processing of Oak Tree Permits and

to supervise the pruning, relocating, or altering of any oak trees. This involves administrative and consultant review for the project. The oak trees in the City are, for the most part, located in hilly areas designated for single-family homes or commercial uses. The oak tree ordinance promotes slope stability, erosion control and energy conservation by providing buildings with shade, and adds to the character and identity of the community.

### **Drainageway, Floodplain, Watercourse Overlay District**

The D District is intended to be applied to those areas of the City which, under present conditions, are known to be subject to flooding. The primary objective of this district is to establish criteria for land management and use in flood-prone areas in order to prevent and minimize economic loss caused by flood flows. Structures designed for human habitation are prohibited within the D District. A hydrology report is typically required to determine the limits of the floodplain prior to allowing construction.

### **Geologic Hazard Overlay District**

The purpose of the hazard overlay district (GH) is to protect life and property in the City from the hazards of geological conditions and to establish requirements for the level of geological consideration that must be incorporated into development proposals prior to design and construction. All applications for a conditional use permit in the GH District shall be accompanied by a combined in-depth geologic and soils investigation prepared by a registered geologist, a licensed civil engineer qualified in soil mechanics, and the city geologist.

### **Freeway Corridor Overlay District**

The purpose of the freeway corridor overlay district is to recognize the importance of the land use, architectural design, and appearance of development within the freeway corridor to the City's image and to establish special design guidelines for all development within said areas. The areas within the FC District are "gateways." They are of crucial importance in establishing the City's identity and character in the minds of visitors and residents. Any project within the FC District must be compatible with the City's semi-rural character and should not overwhelm the City's low-intensity development style.

### **Grading Ordinance**

The primary goals of the General Plan Scenic Highway Element are to identify, establish, preserve and enhance a system of scenic highways within the City of Agoura Hills. In order to maintain consistency with and ensure the implementation of the policies of the Scenic Highway Element of the General Plan, the City adopted a number of grading criteria designed to minimize the visual and public safety impacts of grading. The Grading Ordinance establishes development regulations designed to protect residents from geologic hazards and destruction of property.