

b. Paving (within project and individual site entries)

Concrete, integrally colored, rock salt, exposed aggregate finish with brick or wood edges, or stamped concrete.

- Paving brick in earth tones.
- Paving brick tile in earth tones.
- Textured concrete in earth tones.
- Precast rough-textured pavers, integrally colored.
- Quarry tile in earth tones.
- Rough textured granite.
- Rough textured marble.
- River washed stones/cobblestones.

c. Slopes

Engineered slopes shall be stabilized with jute stapled to slope prior to planting.

d. General Sign Design Guidelines

The purpose of signs is to provide identification, not advertising. All signage along Agoura Road shall conform to the guidelines and restrictions outlined herein, and to Signage Guidelines established under Chapter 9600 of the City Zoning

Ordinance. All signs shall be built according to City approved plans. Any permanent or temporary sign found not to be in conformance with the provisions of these guidelines or the approved plans shall be removed by the owner within five days of receipt of written notice. If the removal is not accomplished in the specific period, the City may enter on the property and remove the sign. Removal costs will be reimbursed to the City prior to release of the sign or the acceptance of an application for a new sign.

All signs shall be in scale with the surrounding building environment. Colors and materials shall be sensitively selected to blend signage with landscape and architectural elements, including building design, material and color.

Pennants, banners, flags, inflatable displays, sandwich boards, or signs on vehicles parked on private or public property for the purpose of advertising shall not be allowed without prior City approval. Temporary signs are allowed per City Code upon obtaining proper City approvals.

Sign structures, supports and hardware shall be concealed or integrated into the signage design. Architectural screening surrounding sign posts shall not be calculated as part of the sign face area. No lighting signs or light fixtures shall have exposed conduits or raceways.

Ground signs may be placed in building setback areas. Permanent signs which are parallel to the

street and temporary signs shall be located a minimum of 5 feet behind the property line. Monument signs shall be located in landscaped areas. When signs are present in setback areas, care shall be taken to position the signs so as to maintain safe sight distances at entrances to the public right-of-way (see Exhibit III-3a).

The ground surrounding monument signs may be bermed, and walls with signing attached may be stepped, if necessary, in order to elevate the signs. Berming shall be limited to 2 feet in height above the surrounding finish grade.

When signage criteria requires sufficient letter height for readability, letter height shall be determined by measuring the intended viewing distance and speed of vehicle travel.

Overall Permanent Sign Criteria. Materials for permanent ground and monument signs should be of stucco or concrete sign face area with native stone, clay tile or red brick trim. Colors for the sign face area shall be pastel or earth tones. Sign typography shall be compatible to architecture in style and materials.

Pole signs and other signs with exposed supports shall be prohibited.

All permanent signs shall be made of durable rust-inhibited materials.

No wall signs shall cover windows, frames, strips or other architectural details. Wall signs shall fit comfortably into open wall surfaces leaving ample margins.

No fascia signs shall be allowed on angled walls or mansard roofs, or on equipment screens. Freestanding walls with signs attached may be stepped, if necessary, to elevate the sign. However, the height of the wall to which signage is attached shall not exceed the height prescribed for the use area.

Within each commercial development, the letter on all project and establishment identification signs shall be of similar and/or complementary type style. The type style shall also complement the overall design of the sign structure.

Gateway Signs. All gateway signs shall be freestanding monuments, or shall be associated with retaining or planter walls. The purpose of gateway signage is to be an identifier of the Ladyface Mountain Specific Plan area, a predominantly office and commercial zone at the base of the main open space ridge and mountain viewshed.

Location of gateway signs shall be at the main entry areas, specifically east along Agoura Road at the Westlake Village - City of Agoura Hills, at the intersection of Reyes Adobe and Agoura Road, and west along Agoura Road at Kanan (see Exhibit III-3b).

Gateway monuments shall reflect by name and material the natural character of the area. Frontlit graphics are encouraged.

Project Identification Signs. All permanent project signage, whether wall or monument type, shall conform to the General Sign Design Guidelines specified within this Specific Plan and the overall criteria for permanent signs, as well as to the criteria specified to each use area.

All project identification signs shall be freestanding monuments, or shall be associated with garden retaining or planter walls. No wall signs on building shall be allowed for project identification, with the exception of hotel projects.

Identification signage may be of two configurations:

- Monument Signs. Monument signs may be single or double-faced, located perpendicular or parallel to the street near a site entrance or on a corner.
- Entry Wall Signage. Entry Wall Signage may be associated with entry walls and may be placed on either one or both sides of a site entry. Wall heights and designs shall be in accordance with the guidelines applicable for the use area.

Address Signs. Address signs shall conform to the General Sign Design Guidelines and the overall criteria for permanent signs, as well as to the

specific criteria which may be established for address signs in each use area.

As part of the provisions for secondary site signs, address signage shall be provided on each building or site. Address signage shall be clearly visible from the public right-of-way. Address signs may be on building walls near entries or corners. Addresses may be on low monuments. Address monuments may be lighted. Commercial facilities shall display at least one building address per street frontage.

Secondary Site Signs. Secondary Site Signs are signs other than the primary project or tenant/occupant identification signs and include:

- Entrance signs
- Directory maps and listings
- Directory signs, both pedestrian and automobile
- Address and unit number signs
- Parking control signs
- Traffic control signs
- Information signs
- Building entrance signs

Secondary site signage in all use areas shall conform to the General Sign Design Guidelines as well as the specific criteria which may be established for individual secondary sign types in each use area.

Secondary site signs are not to be visible from the public right-of-way, with the exception of entrance

signs, parking control signs, and address signs which should be oriented toward the public right-of-way. All secondary site signs shall be designated as part of a family of signs. Elements within the family of signs shall remain consistent, such as type, style, layout, form, detail, color and materials.

A strong connection shall be maintained between secondary site signs and the project architecture and landscaping. Elements of color, material, form and detail shall be reflected in the signage.

Secondary site signs may be freestanding or wall-mounted. Freestanding signs shall not exceed four (4) feet in height, with the exception of tow-away, handicapped, address, clearance and traffic regulatory signs, which shall conform to the regulations and safety standards established by the City of Agoura Hills. Traffic regulatory signs may be reduced in scale where viewing distances are diminished.

All secondary site signs shall be located on walls or in planter or walkway areas. Signs shall fit comfortably, never crowding the architectural and landscape elements in the immediate vicinity.

Illumination. Illumination shall provide unobstructive yet visible signage for night viewing. Permanent signage may be illuminated using the following techniques.

- Front Lighting: Front lighting may be accomplished by weather-tight light fixtures. All front lighting shall be even over the surface of the sign area. In general, the quality and intensity of the sign lighting shall match the project lighting.
- Silhouette Lettering: Reverse channel letters may be back-illuminated with low-voltage lights or neon to create a silhouette effect. Letter faces may not transmit light.
- Internally Illuminated: Internally illuminated signs are permitted, provided that the background of the sign is opaque. Only letters and figures shall transmit light.

Signs may be illuminated only during the hours the establishment is open for business.

e. Lighting

- Exterior building lights (floodlights) shall be concealed in landscaping. Spot-lighting shall be avoided; accent lighting of exterior building walls is encouraged.
- On-site driveway/parking lot lights shall consist of "high cut off" type of light fixtures with adjustable reflectors to direct light downward, avoid light spillover, and minimize glare. The design of the fixtures shall be compatible with the design of the building and



is subject to approval by the Architectural Review Board.

- Pedestrian pathways (bollard lights).
- Pedestrian plaza/courtyards (bollard lights).
- Landscape lighting (spot or floodlights concealed in landscaping).
- Signage lighting (self-contained or concealed in landscaping).
- Lighting fixtures at traffic signals shall consist of "high-cut off" type luminaries.

#### C. ARCHITECTURAL CONCEPT

Architectural guidelines are established to create an overall theme for the physical design of the Specific Plan area. It is intended that architectural and landscape consistency be maintained throughout the area. Criteria for the siting of buildings are illustrated in Exhibits III-4 and III-5.

##### 1. Building Form

Building facades shall not have the appearance of excessive massing or shading. On buildings consisting of two stories or more, the facade should be stepped back. Design approaches such as deep setbacks to entrances and windows, reveal-creating overhangs by fully peaked roofs and architectural detailing of exterior walls will help reduce the solid form to a more

interesting composition of forms. Variations in building massing are illustrated in Exhibits III-6 and III-7. Stepping the facade back or varied setback of building masses will create interest by avoiding a straight facade. In addition, the use of grading techniques and grade changes should be considered in order to minimize mass and bulk on buildings.

Building roof forms shall be pitched with generous roof overhangs for shade. An all-flat roof design is not acceptable, but a combination of sloped and flat roof (such as Mansard) is acceptable. Pitched and mansard roof forms serve to provide an attractive skyline. Roof material shall be tile, glazed or unglazed. Tile color shall be compatible with building style and be subject to City architectural approval.

Buildings clustered around a pedestrian area, such as a courtyard/plaza shall be designed to minimize excessive shading and maximize light exposure. Facades which are in excess of two stories and oriented onto courtyard/plazas should be stepped back to minimize the appearance of excessive mass.

The juxtaposition and configuration of building forms shall be given careful attention so as not to create a wind tunnel effect. This is particularly important on the steep Ladyface hillside, particularly near canyons.

Orientation, configuration and location of building masses shall emphasize visual corridors or viewsheds between development to the uninterrupted ridgelines that characterize Ladyface Mountain. Views to natural open

space areas shall be provided between buildings located on the same or adjacent parcels.

Special consideration shall be given architecturally to emphasize pedestrian areas such as entryways, walkways and courtyards/plaza (e.g., concrete trellis, low parapet walls, extended roof or patio overhangs).

Long, uninterrupted exterior walls shall be avoided on all structures. Walls shall incorporate relief features to create an interesting blend with the landscaping, other buildings and the casting of shadows.

Architectural design shall take full advantage of energy-efficient concepts, such as natural heating and/or cooling, sun and wind exposure, and solar energy opportunities. Ladyface Mountain's north-facing slope offers cooling and shade operations.

Solar collectors, if used, shall be oriented away from public view or made as an integral part of the roof structure.

Particular consideration as to color and material shall be given to the design and treatment of roof because of their potential visual impact. Earth toned tile roofing, either glazed or unglazed, shall be considered.

Roof flashing, rain gutters and downspouts, vents and other roof protrusions shall be screened from view or finished to match adjacent materials and/or colors. Roof mounted equipment shall be completely screened from view of public streets and other areas through the use

of a full roof or a partial full roof. Roof ladders shall not be located on the outside of buildings.

Walls and/or fences shall be used to screen utility and maintenance structures/facilities, storage, parking, etc. These surfaces shall match the exterior finish of any structure with which they are in contact.

Color, materials, textures and finishes for exterior building walls shall be chosen to achieve maximum quality of design. Intense or bright colors are to be avoided except as minor accents to buildings. Muted colors are preferred.

## 2. Exterior Building Materials

The following materials are encouraged to be used as the exterior wall materials throughout the Specific Plan area.

- Concrete, concrete masonry, decorative block and brick: in a manner which will express natural colors and characteristics ranging from whites through earth tones. Concrete tilt-up construction is not acceptable.
- Stucco: smooth finish in natural grey or a color ranging from white through earth tone.
- Wood: Wood as a predominant building material is discouraged, but is acceptable as an accent material.

Glossy and reflective exterior wall materials are discouraged.

D. OAK TREE PROTECTION/REPLACEMENT GUIDELINES

Oak trees presently on site are plotted on Exhibit II-6.

Oak trees are sensitive to changes in the environment which modify the amount of water and nutrients that normally receive and utilize. Damage which frequently occurs during construction includes root injury from soil cuts, fills, compaction, trenching and wounding from excessive pruning and construction equipment. The purpose of these guidelines is to ensure that the site alterations within the Specific Plan area that occur do not adversely affect oak trees intended to remain.

Consideration of the oaks is necessary in the design phase, implementation (construction) phase and post-construction/maintenance phase if preservation is to be successful. Sketches depicting various oak tree guidelines are depicted on Exhibits III-8 and III-9.

When specific development is proposed, an oak tree mitigation plan will be required as a part of the Site Plan review process. All mitigation will take place consistent with the City's Oak Tree Preservation Guideline and Section 9650.700 - Oak Tree Preservation Regulations.

1. Design

Every effort shall be made to prevent location of structures, retaining walls, grading or trenching within

5 feet of the dripline or 15 feet of the trunk of any oak tree, whichever is greater.

No landscaping or irrigation shall be installed within the dripline of any oak tree trunk.

Drainage shall be directed away from the trunks of oaks to ensure that water will not stand at the crown.

Careful consideration shall be given to planning structures near any oak to avoid unnecessary or excessive pruning.

## 2. Construction

Trees within a construction area are to be protected from damage by equipment by installing temporary barriers such as fencing at the protective zone.

Equipment, debris, building materials and/or excess soil shall not be stored within the protective zone of any oak.

Trenches for utilities or irrigation shall be routed around the dripline wherever possible.

Equipment shall be operated from outside the protective zone where possible.

## 3. Maintenance

Oak tree pruning shall be kept to a minimum. Heavy pruning can cause a decline in vigor and increase disease problems.

No oak tree shall be pruned substantially to alter its size or formation, except as necessary to relieve a potential safety or fire hazard. Oaks shall be maintained free of dead and diseased wood.

4. Irrigation

Under natural conditions oak trees do not require supplemental water. However, when development occurs within proximity to the tree, the tree's ability to absorb water and nutrients is reduced because roots may be damaged.

5. Fertilization

Oaks normally receive adequate nutrients from decomposition of their own leaf litter and from the soil. If the litter is removed and/or roots damaged, additional nutrients shall be added.

6. Insect and Disease Control

Many insects and diseases attack native oaks. Usually the trees can withstand these attacks unless they have been weakened. For this reason, it is important to maintain vigorous trees. In addition to irrigation, fertilization, proper pruning and insect and disease control measures performed by a qualified arborist/plant pathologist may be required.

**E. FUEL MODIFICATION**

A fuel modification zone is a wide strip of land where native vegetation has been removed, modified, or replaced

with fire resistant plants. It provides a more acceptable level of risk from loss of life and high value property from wildland fires. It provides a reduction of radiant and convective heat which allow fire suppression forces to take safer action.

Generally, graduated decreases in native plant densities and the substitution of fire resistant plants near development areas shall be provided in favor of standard fire breaks. The pattern of vegetation removal and introduction will be consistent with these principles and those of wildlife habitat conservation. Fuel modification zones will be established according to the pattern of development in the following way:

**Primary Zones** The primary zones of fuel modification are the development areas defined by the extent of grading and road rights-of-way. When development occurs, these areas will be revegetated using irrigated plant materials in intense development areas along with the introduction of fire resistant and drought tolerant materials. In development areas where existing vegetation is retained, a program of thinning, pruning and select removal (up to 70 percent) of high fuel species will be implemented. Roads are planned at most edges of the development providing more than adequate buffering and fire access for the community.



**Secondary Zone** The secondary zone is defined as an area of varying size which surrounds the primary zone and acts as a buffer between areas of development and undisturbed open space. Within the secondary zone the removal of high fuel species and the introduction of fire resistant materials will occur. From the primary zone to the natural landscape, through the secondary zone, removal will take place in decreasing amounts in order to create effective transitions to undisturbed vegetation. The amount of removal and the extent of the transition will depend on the plant material present, prevailing wind patterns, and topography.

The City of Agoura Hills has established medium, high and extreme fire hazard areas. Fuel modification may be required in any of these areas, with complexity depending on vegetative fuel loading, topography, fire weather frequency, exposure to large open space (such as national forest, parks or other open space) and planned use.

Many variables exist which make it impossible to develop precise regulations. Therefore, each development must be reviewed with as much information as possible being submitted which would impact the needs for fuel modification.

Some areas require fuel modification widths of 300 to 400 feet, which could have a significant cost impact. It is therefore suggested that any proposed development consider possible fuel modification requirements as early as possible.

Where it is determined that fuel modification is required, a condition of approval will be required. The fire department will review the fuel modification plans for approval and will make final inspections for release.

Table III-2 defines the criteria by which fuel modification performance within the Ladyface Mountain Specific Plan shall be evaluated.

**F. ART IN PUBLIC PLACES**

The City Council adopted an "Art in Public Places" ordinance in 1989 requiring the submittal of an Arts Plan for buildings exceeding 30,000 sq. ft. in area. (See Ordinance No. 157, adopted 8-8-89.)

**TABLE III-2  
FUEL MODIFICATION PERFORMANCE CRITERIA**

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**Delineation:**

The width must be established, which may require on-site evaluation with applicant and fire department representative. For preliminary approval, general dimensions will be adequate. For precise plans, exact delineation showing undulated borders, etc. must be submitted.

**Off-Site Area:**

Where required width cannot be achieved within lot or tract boundaries, the off-site permission may be required to obtain an acceptable width. Documentation

of permission for off-site fuel modification must be attached to preliminary plans.

**Method(s):** How native vegetation will be removed, disposed of (mechanical or hand) and herbicide or stump treatment, to prevent undesirable regrowth. This will also reduce maintenance costs.

**Irrigation:** Delineation of that portion of the fuel modification which will be permanently irrigated.

**Maintenance:** Continual maintenance must be provided, such as through homeowners associations, property owners or other entity. Maintenance includes removal of undesirable vegetation, irrigation, etc., to maintain the fuel modified area in a fire safe condition as required by the City of Agoura Hills Fire Department written evidence of responsibility must be submitted with the preliminary fuel modification plan.

**Plant List:** Must contain botanical and common name of plant materials. Plant materials may be drought tolerant and should be fire resistant. Plant materials used outside irrigated areas must be fire resistant.

**Submittal:** A preliminary fuel modification plan must be submitted and approved prior to issuance of grading permits, or where grading permits are not required, prior to issuance of building permits, the preliminary plan must include: (1) general delineation and that portion to be irrigated, (2) a letter of permission for any off-site requirement, (3) and methods to be used for removal of vegetation, (4) a statement of maintenance responsibility.

A precise fuel modification plan must be submitted and approved prior to issuance of building permits. The precise plan must include the same as the preliminary and in addition, the plant list, irrigation and precise delineation.

A final inspection procedure may include a landscape architect, and must include the City of Agoura Hills Fire Department. Final inspection and approval must be obtained prior to use and occupancy of any structure adjacent to the fuel modified area.

CHAPTER IV.  
DEVELOPMENT REGULATIONS AND REQUIREMENTS

#### IV.

#### DEVELOPMENT REGULATIONS AND REQUIREMENTS

##### A. GENERAL REGULATIONS

The following regulations and requirements shall govern all development within the Ladyface Mountain Specific Plan area.

##### 1. Development and Density

The density of development provided by Scenario 1-A in Table IV-1 shall be the maximum permitted building area for each parcel specified therein. The maximum permitted density or building area may be reduced in connection with the approval of conditional use permit for a proposed development in order to meet the development standards and make the findings required by the Specific Plan. Notwithstanding the foregoing, a property owner in the Specific Plan area may request in connection with an application for a conditional use permit that the maximum building area and traffic budget for its parcel or parcels be increased by an amount not exceeding the maximum density and traffic budget provided under Scenario 2-A in Table IV-2. In making such request, the applicant shall have the burden of proving that:

1. The findings required by Section V(A) of this Specific Plan can be made for the proposed development with the increased density.
2. The increased density will not adversely affect the goals, objectives and policies of the General Plan or the Specific Plan.

3. The increased density will not reduce the traffic Level of Service (LOS) at any intersection in the City to below LOS C as determined by the General Plan. In the event that the existing LOS is below LOS C, then the increased density will not reduce the existing level of service to a lower level. Any increase in the traffic budget is offset by increases in roadway capacity or other acceptable mitigation measures.
4. The increased density will not create any potentially significant environmental effects.
5. Manufactured slopes do not exceed a ratio of 2:1.
6. The increased density will not result in an increased loss of oak trees.
7. Exposed retaining walls will be used only to enhance design or to protect oaks trees.
8. Grading will be limited and innovative building techniques such as stepped massing, sculpturing the building into the hillside, undergrounding parking, or other similar mitigating measures will be incorporated into the project.
9. Landscaping will be provided that exceeds the minimum requirements.
10. The proposed project with the increased density will comply with the maximum developable land area, maximum building pad, and minimum open space requirements provided for Scenario 1-A in Table IV-1.

TABLE IV - 1

MAXIMUM DEVELOPMENT POTENTIAL - Scenario 1-A

Parcel No.	2061-33 11	2061-33 13	2061-33 15	2061-2 22	2061-2 24	2061-2 25	2061-1 22	2061-1 25	2061-1 27(4)
Total Acreage of Parcel	151.52	109.15	1.65	87.09	28.76	74.24	7.45	7.10	
Average % Slope (1)	23.9%	17.0%	15.2%	17.3%	20.3%	17.2%	22.6%	11.15%	
% Development Area Allowed (acres) Under Hillside Guidelines (2)	37.5% (56.82)	52.5% (57.30)	67.5% (1.11)	52.5% (45.72)	52.5% (15.10)	52.5% (38.98)	37.5% (2.79)	67.5% (4.79)	
% Open Space Under Hillside Guidelines (2)	62.5%	47.5%	32.5%	47.5%	47.5%	47.5%	62.5%	32.5%	
Total Developable Pad Area 30.18 AC	11.83AC.	4.58AC.	.74AC.	5.23AC.	1.79AC.	2.76AC.	.83AC.	2.42AC.	
Land Use & Developable Building Square Footage	Bus.Pk. 47,200 Ret. 65,900(3) Com.	64,000	7,000	52,000	20,400	27,000	8,000	24,000	
Business Park	249,600	-	-	-	-	-	-	-	
Retail Commercial	65,900	-	-	-	-	-	-	-	
Traffic Budget (PM Peak Hour Trips) 1315/1005(5)	Bus.Pk. 130 Ret. Com. 700/390(5)	135	20	115	55	75	20	65	

- (1) Conforms to the LMD limit of development below 1,100 feet elevation.
- (2) Application of guidelines established for Hillside Regulations (Chapter 9650).
- (3) 33,000 sq. ft. of this may be senior citizen housing.
- (4) Property was designated Open Space as part of development.
- (5) Represents 45% reduction from "passer-by" trips captured from adjacent roadways.

Table IV-2  
Scenario 2-A

Assessor's Parcel #	Permitted Land Use	Maximum Bldg. Area	Traffic Budget
2061-33-11	bus. park	78,000 s.f.	175
	ret. com.	84,700 s.f.	745/415*
	disc.com.	39,500 s.f.	240/135*
2061-33-13	bus. park	75,000 s.f.	155
2061-33-15	bus. park	8,000 s.f.	25
2061-02-22	bus. park	97,300 s.f.	190
2061-02-24	bus. park	31,500 s.f.	75
2061-02-25	bus. park	58,800 s.f.	125
2061-01-22	bus. park	14,000 s.f.	35
2061-01-25	bus. park	34,000 s.f.	90
<u>Total</u>	bus. park	396,600 s.f.	1855/1420*
	ret. com	84,700 s.f.	
	disc.com	39,500 s.f.	

\*represents 45% reduction from "passer-by" trips captured from adjacent roadways.

In order to exceed the Scenario 2-A density limitation and the traffic budget, in addition to a CUP, a Specific Plan Amendment would be necessary.

2. Methodology Used for Determining Development and Density for Scenario 1-A

a. Maximum Development Area and Minimum Open Space Area

The maximum development area and the minimum open space area were developed by applying the City's Hillside Development Criteria to each parcel. It also assumes that development is prohibited above the 1,100 ft. elevation.



b. Maximum Pad Area

The total developable pad area within the entire specific plan area is 30.18 acres. The maximum pad areas were developed based on assumptions of applying the Hillside Development Criteria, using 2:1 manufactured slopes, minimal retaining walls, and applying all setback requirements and the grading guidelines established for grading adjacent to scenic highways (City Council Resolution No. 329, adopted July 8, 1986). The intent of the Specific Plan is not to encourage the use of graded pads. In fact, this Specific Plan encourages the use of innovative siting techniques such as sculpturing the building into the hillside. One of the reasons why the maximum pad areas was established was to obtain quantifiable figures for the purpose of developing conceptual maximum building areas and assessing traffic impacts.

c. Maximum Developable Building Area

The maximum building areas were developed assuming the pad areas for each parcel consists of a 2 story building with on grade parking provided at a ratio of 3/1,000 square feet of building area. Other zoning constraints and Specific Plan provisions contained herein such as building set backs, lot coverage, oak tree encroachment restrictions, retaining wall and grading guidelines, and landscaping were also applied.

d. Traffic Budget

In order to ensure that cumulative traffic generated from development of the specific plan (Scenario 1-A) does not result in unacceptable levels of service at any of the 8 intersections/interchanges analyzed in Chapter II, a traffic budget has been established for each parcel in the Specific Plan area. Each parcel has been assigned a maximum number of afternoon peak hour trips it may generate based on the conceptual building square footages. A project specific traffic report is required for any development that is projected to generate over 50 afternoon peak hour trips.

3. Development Considerations

A Conditional Use Permit is required for all development within the Specific Plan area and shall adhere to the following guidelines. Compliance with these guidelines shall be required as part of the granting of a CUP. In this manner, compatibility of development with adjacent properties and the unique elements of Ladyface Mountain will be ensured.

- a. All development (as measured to the top of the building) shall be limited to below the 1,100 foot elevation. All area above said line shall be designated as Open Space.
- b. Setbacks of all structures shall maintain views of Ladyface Mountain from Agoura Road.

- c. Height of structures shall be limited to below the line-of-sight between viewer and ridgeline as viewed from the Ventura Freeway.
- d. Landscaped areas shall be required at ground level between structures.
- e. Landscaping shall be utilized to soften and enhance structures and conceal roadways and parking areas.
- f. All development shall conform to the existing terrain.
- g. Major rock outcroppings and natural canyons shall be preserved within designated natural open space areas.
- h. Building materials and colors shall be used which are compatible with the surrounding natural environment and which do not draw attention to structures.
- i. Existing natural drainage courses shall be preserved and special consideration shall be given for minimizing downstream impacts.
- j. As part of the Conditional Use Permit process, all archaeological sites shall be preserved to the maximum extent possible. Special archaeological studies shall be required.
- k. As part of the Conditional Use Permit process, special geological studies shall be required of all development applications to guarantee the stability of any development.

- l. Whenever possible structures shall be clustered in a north-south configuration, with significant view corridors between clusters.
- m. As part of the Conditional Use Permit process, a site specific biota study shall be required for each development.
- n. Any subsequently adopted ordinance will supersede the provisions and regulations contained on the Specific Plan unless specifically excluded in such subsequent ordinances.

#### 4. Building Height

Maximum building height within the Specific Plan area is 35 feet. However, no structure shall extend above the 1,100 foot elevation and building heights shall be sensitive to the natural terrain. Therefore, buildings of more than one story shall not be placed upon the higher elevations.

#### 5. Building Coverage

Subject to the provisions of the City of Agoura Hills Zoning Ordinance, the maximum building coverage below the 1,100 foot elevation shall be 30 percent of each parcel.

#### 6. Building Yards

- a. Minimum front yards shall be equal to twice the height of any building, but not less than 25 feet.

- b. Minimum rear yards shall be equal to twice the height of any building.
- c. Minimum side and street side yards shall be as follows.

When two or more buildings are sited at the same time, the minimum side yard shall be equal to the sum of both building heights. This applies whether the buildings are on the same parcel or abutting parcels. If a building is situated adjacent to an undeveloped parcel, the minimum side yard shall equal the height of the building. However, if the two buildings are on the same parcel, the minimum side yard shall be 0.75 times the sum of the two building heights.

7. Off-Street Parking and Loading Requirements

Off-street parking and loading shall be provided as required by the City Zoning Ordinance.

8. Utilities

All utilities shall be provided as required by the City Zoning Ordinance.

9. Landscaping

A minimum of 20 percent of the total project area shall be landscaped unless otherwise specified by the City Planning Commission. ("Project Area" is defined as the contiguous development zone including pad, pad access and manufactured slopes, but not including back slopes located at the rear portion of the development pad). A 25-foot buffer shall be provided within all required yards adjacent to public right-of-way. Said landscaping shall be provided and maintained in perpetuity subject to the following:

- a. Berming (undulating or embanked) shall be required with a minimum variation of 30 inches in height. No walls shall be located in the front setback area.
- b. One native Oak tree of a minimum 24" box per 15,000 square feet of gross floor area shall be provided within said areas or at alternate locations as approved by the appropriate authority.
- c. No other usage or storage shall be permitted within any required landscaping.
- d. Within all commercial parking lots, sufficient landscaping shall be provided to achieve shading of a minimum of 50 percent of the parking area within 15 years of the development's completion. Uniform coverage of trees in parking areas shall be provided to ensure uniform shading.
- e. Drought tolerant and native landscape materials shall be encouraged.

- f. Low volume irrigation systems and native landscape materials shall be encouraged.

#### 10. Grading

The cut or fill of slope bank within the study area shall not exceed 15 feet where visible to public area (R.O.W., parking, access, etc.). Up to 25 foot high slopes are permitted in areas not visible to public view. All slope banks shall be contoured to achieve a natural appearance, as well as fully landscaped and irrigated.

Along Agoura Road and Kanan Road, Resolution No. 329 of the City of Agoura Hills pertaining to grading next to scenic highways shall apply. All other grading shall be subject to the standards outlined in City Council Ordinances 65 and 109.

#### 11. Refuse Containment

A decorative masonry trash enclosure compatible with the main building material shall be provided for all uses, unless the proposed location of the trash area is completely enclosed by walls or buildings. All developments shall provide for a master trash disposal agreement to guarantee uniform trash pickup within the development's entirety. Trash enclosures shall be of a size to facilitate the provision of recycling containers at a location that is accessible to trash haulers.

## 12. Fire Protection

All projects shall be designed to provide adequate access to fire protection and emergency vehicles and equipment. This access shall serve the project as well as adjacent open space to facilitate access for the fighting of wildland fires. Adequacy of access shall be determined by the designated City Fire Protection Officer.

### B. PERMITTED LAND USES

Within the Specific Plan area there are three subareas: Business Park, Shopping Center, and Open Space.

#### 1. Business Park

The permitted uses within this subarea are itemized in the Commercial Land Use Tables for the BP-OR (Business Park-Office Retail) Zone (Section 9312.2 of the Zoning Ordinance). A wide range of uses such as offices, hotels/motels, restaurants and retail uses that are incidental to offices are permitted. However, the following uses that are listed in the Commercial Use Table for the BP-OR Zone are expressly prohibited:

- Auto rental or lease agency
- Auto service station
- Bar - tavern
- Bookstore - adult
- Business School
- Candy store
- Church (unless it is the only use on a parcel)



- Driving School
- Hospital
- Live entertainment
- Live entertainment-adult
- Live theater
- Massage Parlor
- Motion picture theater
- Physical fitness studio
- Psychiatric facility-outpatient
- Recreation facility-indoor
- Sanitarium
- School; business
- School; charm, culture
- School; college & university
- School; private k-6
- School; trade
- School; self defense
- School; gymnastics
- School; vocational
- Towing service-office only
- Utility trailer-rental, service, sales

Additionally, residential uses are not permitted.

Anyone wishing a land use, other than what is specifically allowed under this subarea must file an amendment to the Specific Plan (see Chapter V. "Implementation").

## 2. Shopping Center

This subarea is intended for planned retail and service shopping center use that will serve the convenience needs

of nearby residents and business members. Typically, the primary tenant of a shopping center in this district will be a supermarket, drug store or other large retail store. These centers are required to fit into the residential patterns of development and not create either architectural or traffic conflicts.

Permitted uses within this subarea are limited to the uses specified in the Commercial Use Tables, Section 9312.2 under the CS (Commercial Shopping Center) Zone. In addition, Senior Citizen Housing is permitted on Assessor's Parcel Number 2061-033-011 in lieu of 33,000 sq. ft. of Retail Commercial.

The following uses listed in the Commercial Use Table of the Zoning Ordinance for the CS Zone are expressly prohibited:

- Churches
- Live entertainment-adult
- Massage Parlor
- Motion Picture Theater-adult

Provisions for development are as specified in Chapter 3, Part 3 of the Zoning Ordinance (except as provided herein).

A portion of the Shopping Center subarea is within a riparian zone. This riparian area is indicated as the alluvial area with greatest liquefaction potential in Exhibit II-4. Development within this area shall also comply with the provisions of the Drainage, Flood Plain, Watercourse (D) Overlay District, Chapter 5, Part 2 of the City Zoning Ordinance.

Anyone wishing a land use other than what is specifically allowed in this subarea must file for an amendment to the Specific Plan (see Chapter V).

### C. OPEN SPACE

Within the Ladyface Mountain Specific Plan area, the subarea that is generally at or above the 1,100 foot elevation, or contains major rock outcroppings and natural canyons is designated Open Space. This area is subject to the provisions of the Open Space (OS) District, Chapter 4, Part 8 of the City Zoning Code.

The purpose of this subarea is to designate areas that, because of natural habitat, visual and aesthetic value or other reasons, should be preserved as natural open space. Preservation is accomplished through restrictions or transfers of development rights in conformance with the goals, policies and objectives of the City's General Plan. It is the intent of the City to achieve permanent open space areas by these policies.

No uses are permitted by right in this district. Subject to a Conditional Use Permit, certain designated uses that are sensitive to the designation of open space and the area's existing natural resources may be permitted. These uses are as follows:

1. One single family dwelling per lot, at a maximum density of one dwelling unit per 5-acre lot. Reference Section 9480.600 of the City Zoning Code regarding transfer development rights, and Chapter 9650 regarding Hillside Development.
2. Light agricultural uses subject to the provisions of Section 9210.410 of the City Zoning Ordinance.

3. Parks and trails.
4. Wildlife preserves.
5. Public or private recreational uses which bear a reasonable relationship to open space; including riding academies, golf courses and the like.

Anyone wishing a land use other than what is specifically allowed in this subarea must file a Specific Plan Amendment.

**D. EXISTING NON-CONFORMING LOTS, BUILDINGS, USES AND LAND**

Existing non-conforming lots, buildings, uses and land shall be regulated per Section 9700 of the Zoning Ordinance.

V.  
IMPLEMENTATION

V.

**IMPLEMENTATION**

The Ladyface Mountain Specific Plan shall function as a Master Plan to encourage the cohesive development of the study area. All future development within the study area shall conform to the policies and standards established in this document, including those pertaining to:

- Land Use Designations
- Circulation/Traffic
- Public Services/Utilities
- Grading
- Landscape Treatment
- Architectural Treatment
- Oak Tree Protection
- Fuel Modification
- Development Standards

To ensure that the policies and standards of the Specific Plan are successfully implemented, all proposed development within the study area shall comply with the processing, monitoring and review procedures outlined in this section.

All costs and expenses incurred as a result of the requirements of this section and the Ladyface Mountain Specific Plan, including cost and expenses of an independent review of material submitted under these provisions by qualified persons retained by the City, shall be borne by the applicant.

**A. CONDITIONAL USE PERMIT PROCEDURES**

To ensure that all developments are compatible with the guidelines and standards of this specific plan, a Conditional

Use Permit is required for all new construction and additions, subject to the following findings:

1. The proposed use is consistent with the objectives of Section 9670 of the City Zoning Ordinance and the purposes of the zoning district in which the use is located.
2. The proposed use is compatible with the surrounding properties.
3. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare.
4. The distance from other similar and like uses is sufficient to maintain the diversity of the community.
5. The proposed use will not mar the property's unique natural elements and has a positive relationship to the character of Ladyface Mountain.
6. Adequate evidence and guarantees have been provided to indicate that all provisions of the Specific Plan can be satisfied.
7. The proposed use is consistent with the goals, objectives and policies of the General Plan.

An application for a Conditional Use Permit within the Specific Plan area shall not be considered complete unless it contains the following additional information:

1. Complete Cultural Resource Survey of the subject property by a City approved archaeologist.
2. Complete Geological Report of the subject property by a City approved geologist.
3. Scaled model of existing terrain including 100 feet into all adjacent property.
4. Scaled model depicting proposed project.
5. Scaled cross-sections depicting the view impact from Agoura Road, Ventura Freeway, and the nearest adjacent existing development.
6. Detailed Oak Tree Report prepared by City approved specialist.
7. Colored photographs taken displaying the property from Agoura Road and the Freeway from at least eight different locations acceptable to the City Director of Planning and Community Development.
8. Accurately surveyed visual inventory map, drawn to scale, identifying all visually notable geological, archaeological, and biological features.
9. Complete biota study of the subject property to the satisfaction of the City.

**B. ARCHITECTURAL REVIEW PROCEDURES**

No building permit involving any new construction or sign on property within the Specific Plan area shall be issued without



approval of an architectural review application. The purpose of the architectural review is to ensure development conforms with the guidelines and standards of this Specific Plan. The reviews shall be conducted in accordance with Section 9670.720 of the City Zoning Ordinance.

#### C. ENVIRONMENTAL REVIEW PROCESS

All development shall be subject to an environmental assessment in accordance with the California Environmental Quality Act and the City established environmental review process (Reference Chapter 9810 of the City Zoning Ordinance). The Environmental Impact Report (EIR) prepared for this Specific Plan shall serve as a Program EIR to guide the preparation of all subsequent environmental assessments within the Specific Plan area.

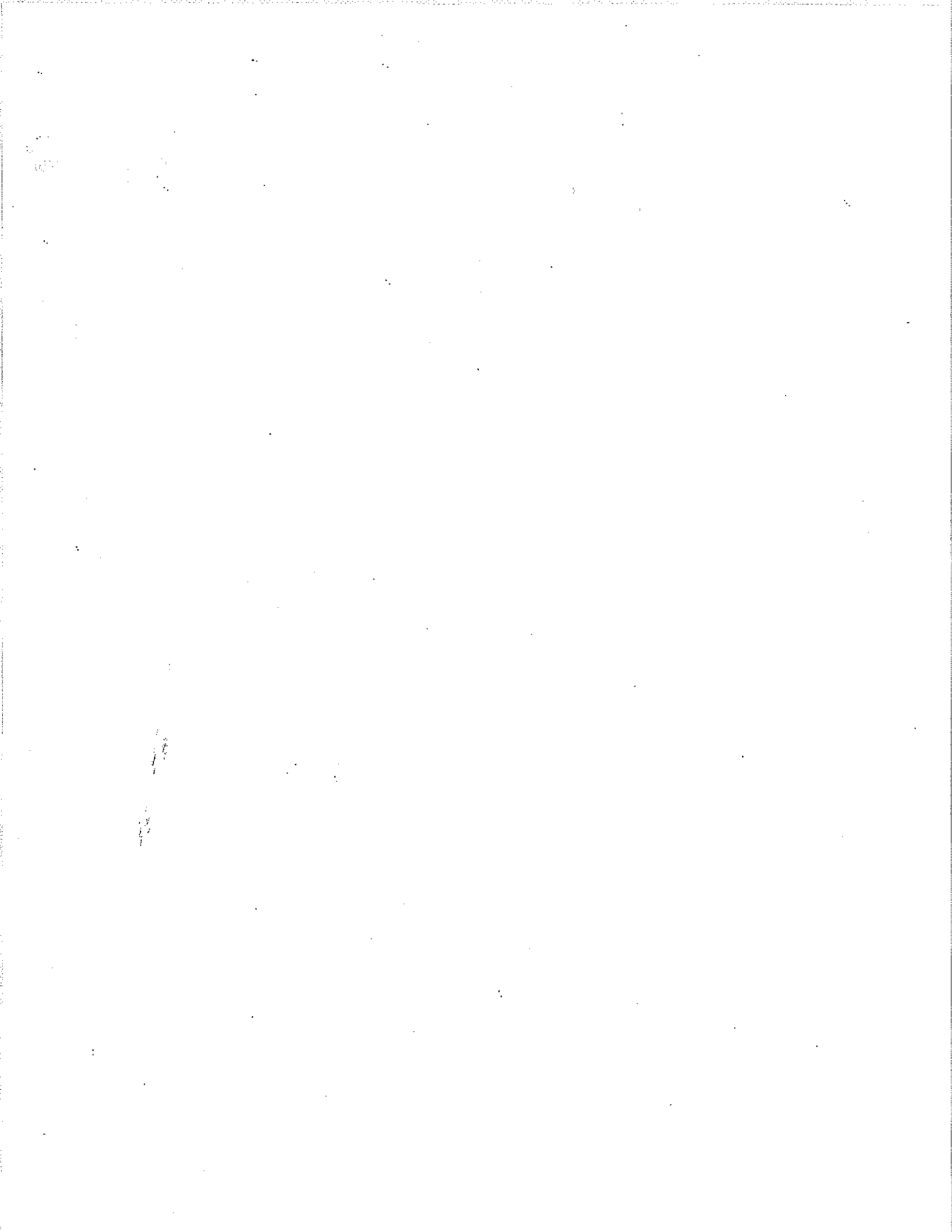
#### D. SPECIFIC PLAN AMENDMENTS

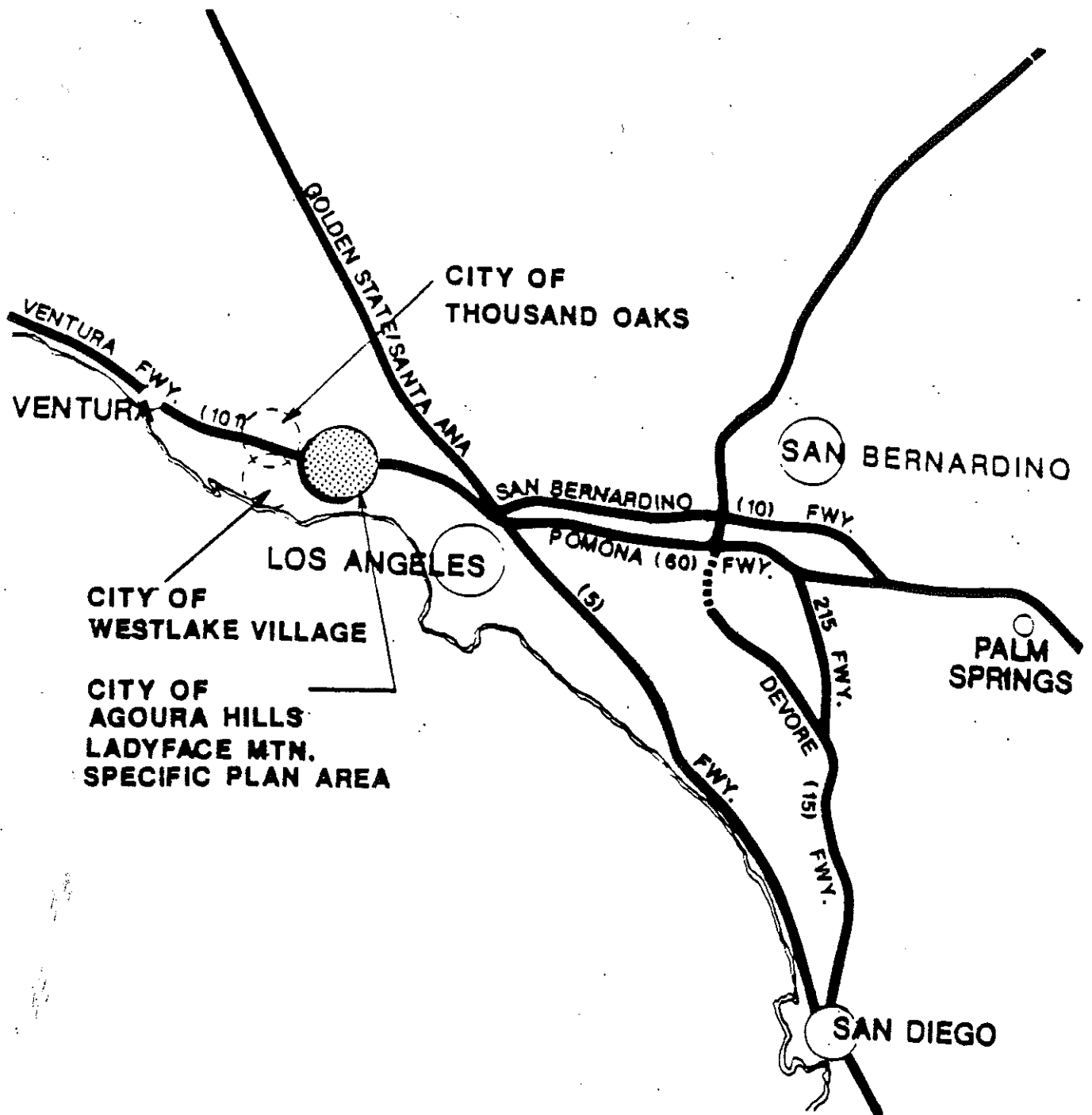
Applications for an amendment to this Specific Plan shall be reviewed in accordance with the provisions of Chapter 9820 of the Zoning Ordinance. Specific plan amendments may deal with issues such as changes to permitted land uses, maximum building area, development standards or any other issues relevant to the development of the property subject to this Specific Plan. In reviewing an amendment, the Planning Commission and City Council shall consider the following factors:

1. Whether the amendment is consistent with the General Plan.
2. Whether the intent and purpose of the Specific Plan is preserved.
3. Whether the amendment is sensitive to the maintenance and protection of the natural terrain and environment.

4. Whether adequate traffic generation will exceed the acceptable levels of service established by the Specific Plan.
5. Whether circulation to and from the Specific Plan area will be maintained.
6. Whether public services and utilities will adequately serve the Specific Plan area.

**VI.**  
**EXHIBITS**



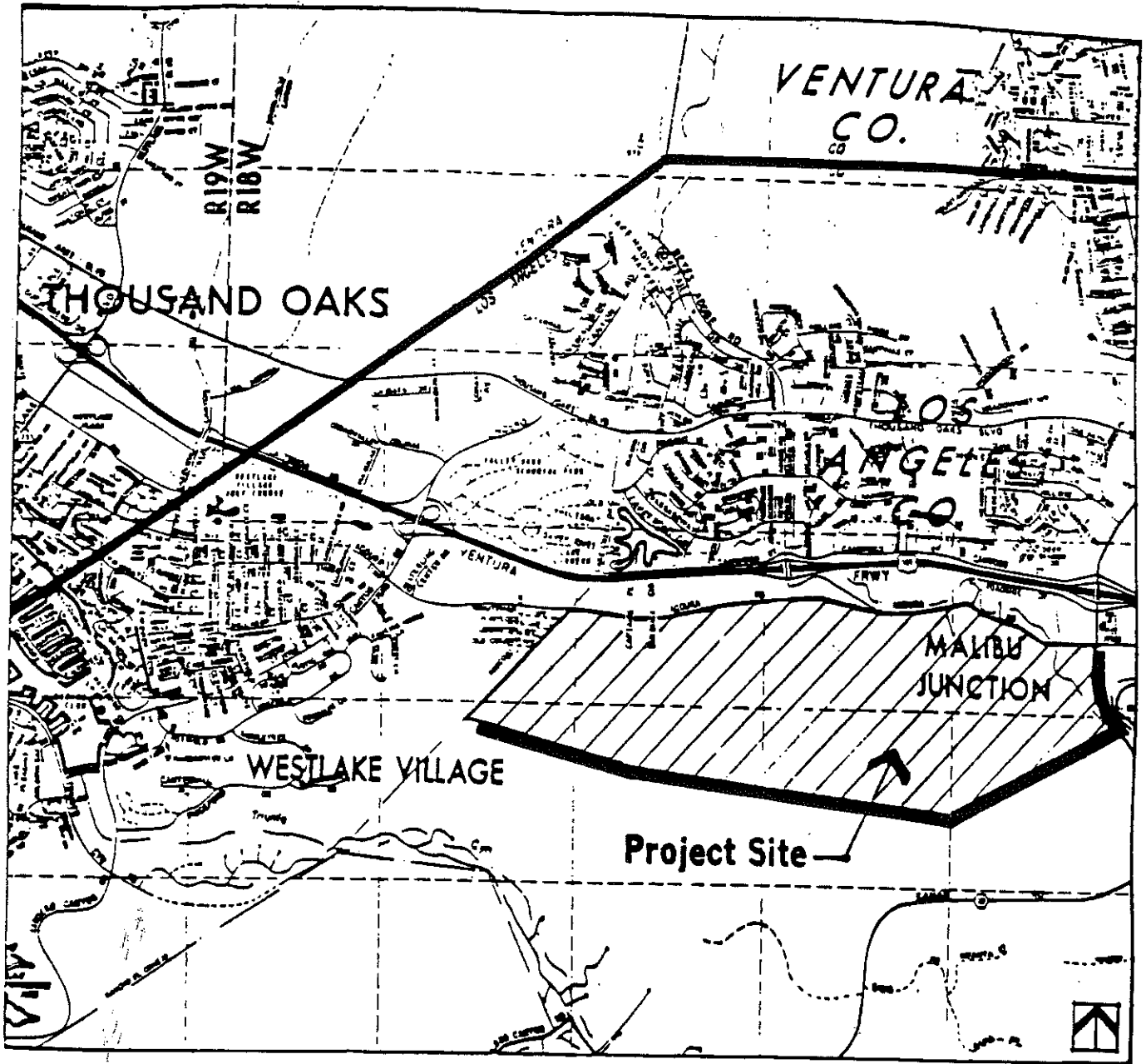


**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS



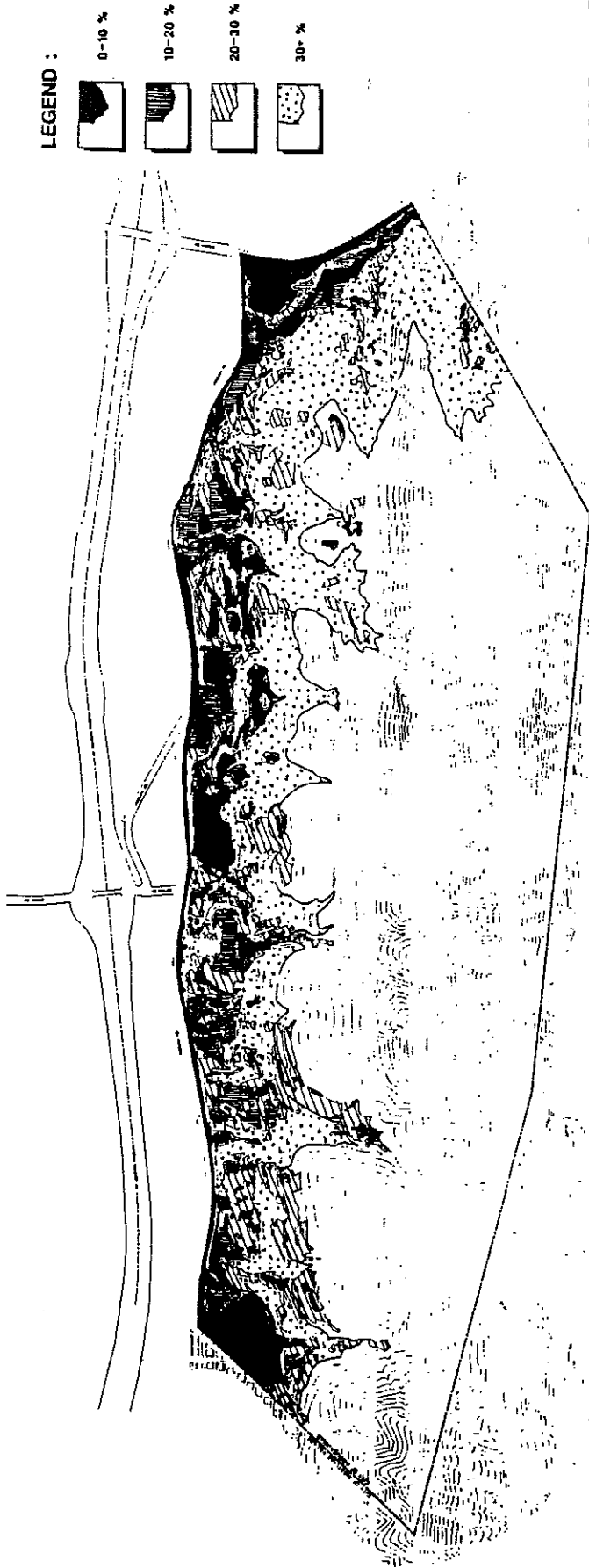
City of Agoura Hills  
 Planning Department

**REGIONAL LOCATION**  
**MAP**  
 EXHIBIT II-1

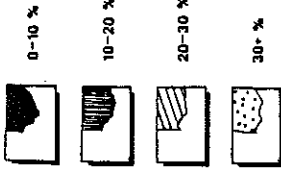


**LADYFACE MOUNTAIN**  
**F&D SPECIFIC PLAN**  
 CITY OF AGOURA HILLS

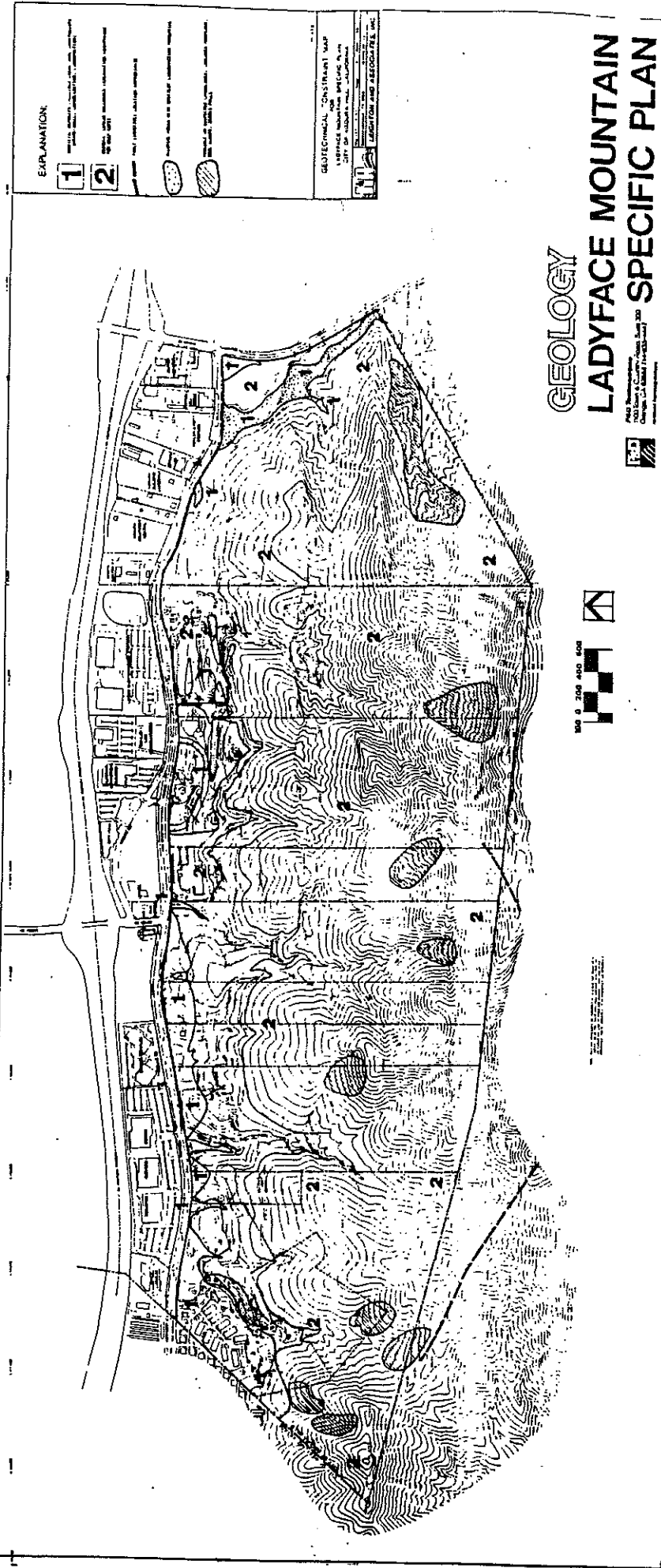
VICINITY MAP  
 EXHIBIT II-2



LEGEND :



**SLOPE ANALYSIS**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS  
 EXHIBIT II-3



EXPLANATION:

**1**

UNIT 1: SANDSTONE, SLOTTED, WITH SANDSTONE LENSING

**2**

UNIT 2: SANDSTONE, SLOTTED, WITH SANDSTONE LENSING

Symbol: Dotted pattern

Symbol: Dotted pattern

Symbol: Stippled pattern

Symbol: Stippled pattern

Symbol: Horizontal lines

Symbol: Horizontal lines

GEOTECHNICAL CONSULTANTS, INC.  
 2000 S. AGOURA AVENUE, SUITE 200  
 AGOURA HILLS, CALIFORNIA 91301  
 (818) 476-1111  
 PROJECT NO. 98-001  
 LADYFACE MOUNTAIN AND AROUND AREA

**GEOLOGY**

**LADYFACE MOUNTAIN  
 SPECIFIC PLAN**

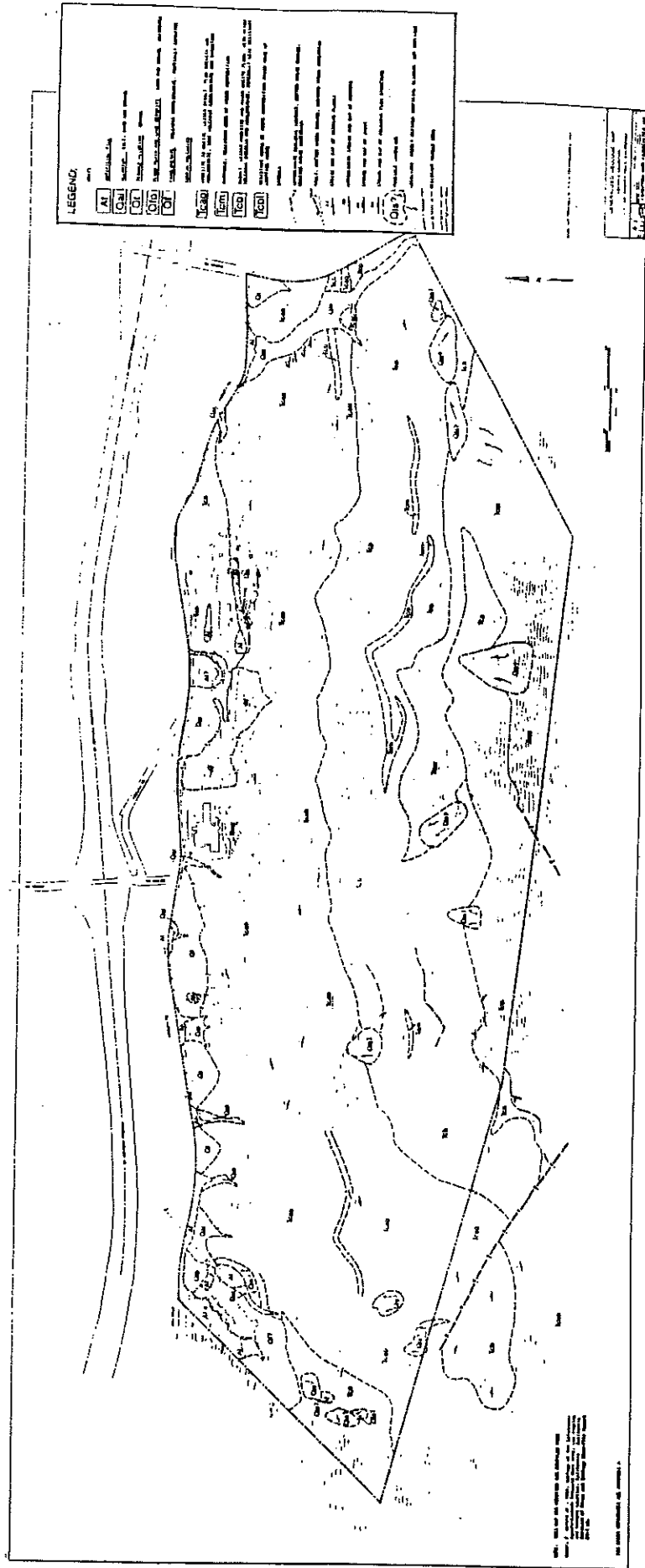


GEOLOGY CONSULTANTS, INC.  
 2000 S. AGOURA AVENUE, SUITE 200  
 AGOURA HILLS, CALIFORNIA 91301  
 (818) 476-1111



CITY OF AGOURA HILLS  
 EXHIBIT II-4





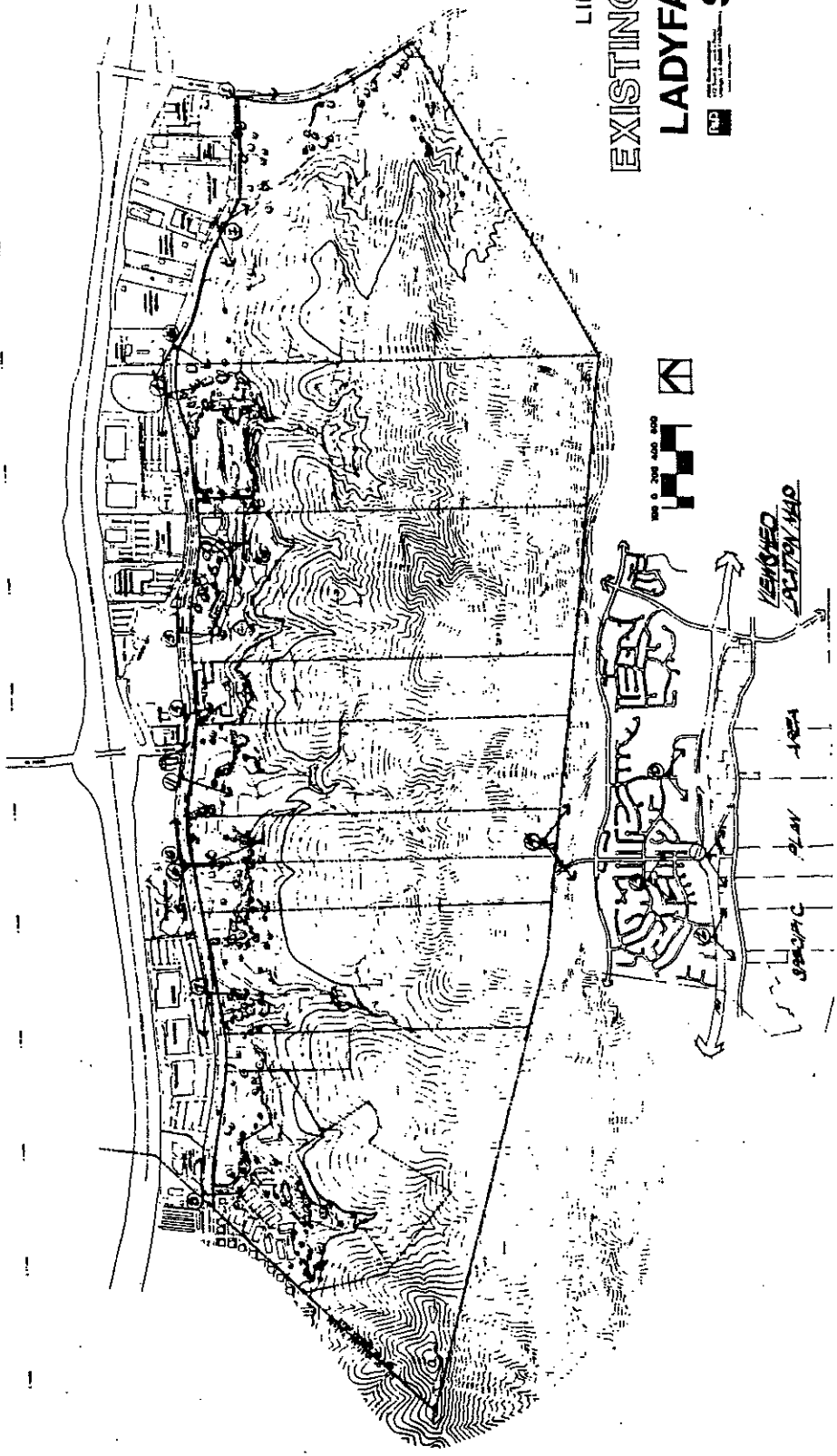
**SOILS**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS  
 EXHIBIT II-5



DATE: 10/15/01  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

LEGEND :

-  EXISTING OAK TREES (REPORT BY REPORT)
-  EXISTING OAK TREES (REPORT BY AERIAL PHOTO OBSERVATION)
-  EXISTING OAK TREES (REPORT BY REPORT BUT ABSENT IN AERIAL PHOTO)
-  LINE OF SIGHT (REPORT BY REPORT)



LINE OF SITE LOCATIONS  
 EXISTING CONDITIONS  
**LADYFACE MOUNTAIN**  
 CITY OF AGOURA HILLS  
 SPECIFIC PLAN  
 EXHIBIT II-6



REMOVED  
 EXISTING ROAD

AREA

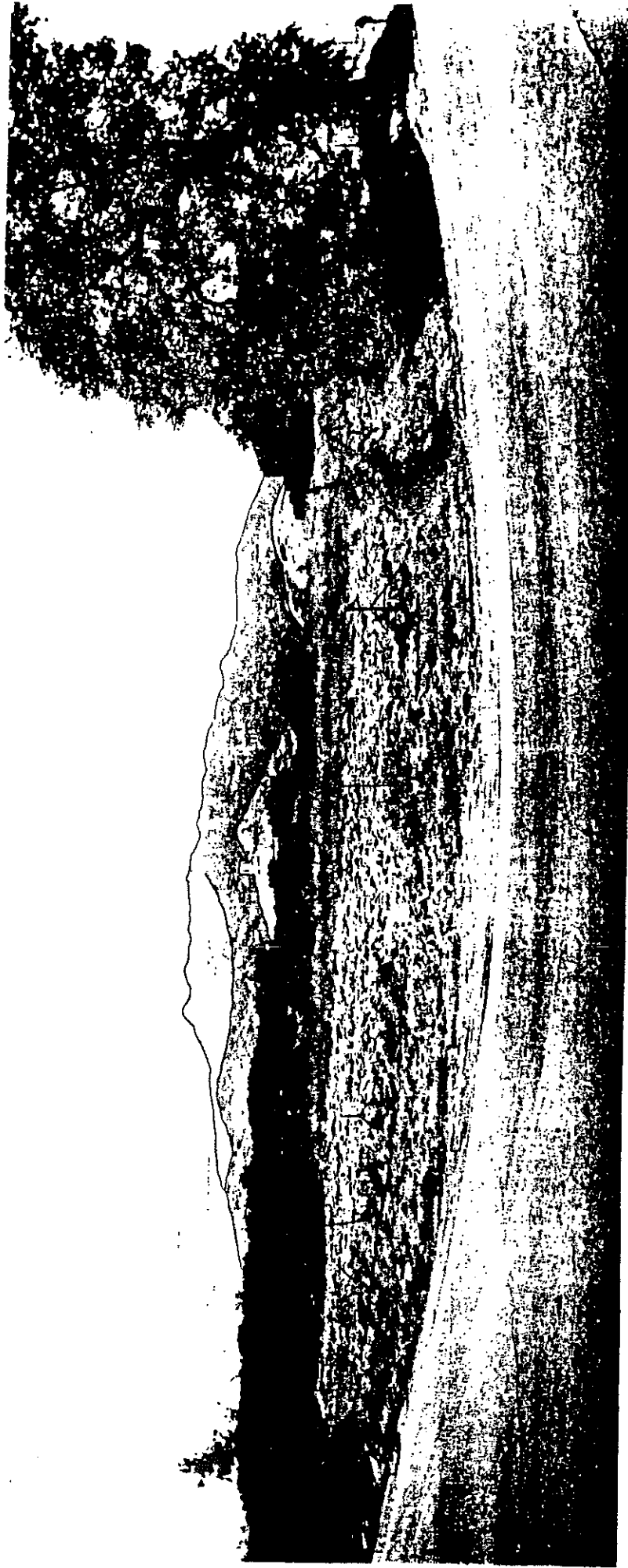
PLAN

SPECIFIC



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

**LINE OF SIGHT**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILL  
EXHIBIT II-



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 2  
LADYFACE MOUNTAIN  
CITY OF AGOURA HILLS  
SPECIFIC PLAN  
EXHIBIT II-B



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 4

**LADYFACE MOUNTAIN  
SPECIFIC PLAN**

CITY OF AGOURA HILLS  
EXHIBIT II-10



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 5  
LADYFACE MOUNTAIN  
CITY OF AGOURA HILLS  
SPECIAL SPECIFIC PLAN  
EXHIBIT II-1



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 6  
LADYFACE MOUNTAIN  
CITY OF AGOURA HILL  
SPECIFIC PLAN  
EXHIBIT II-1



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

**LINE OF SIGHT 7**

**LADYFACE MOUNTAIN  
SPECIFIC PLAN**

**CITY OF AGOURA HILLS  
EXHIBIT II-13**





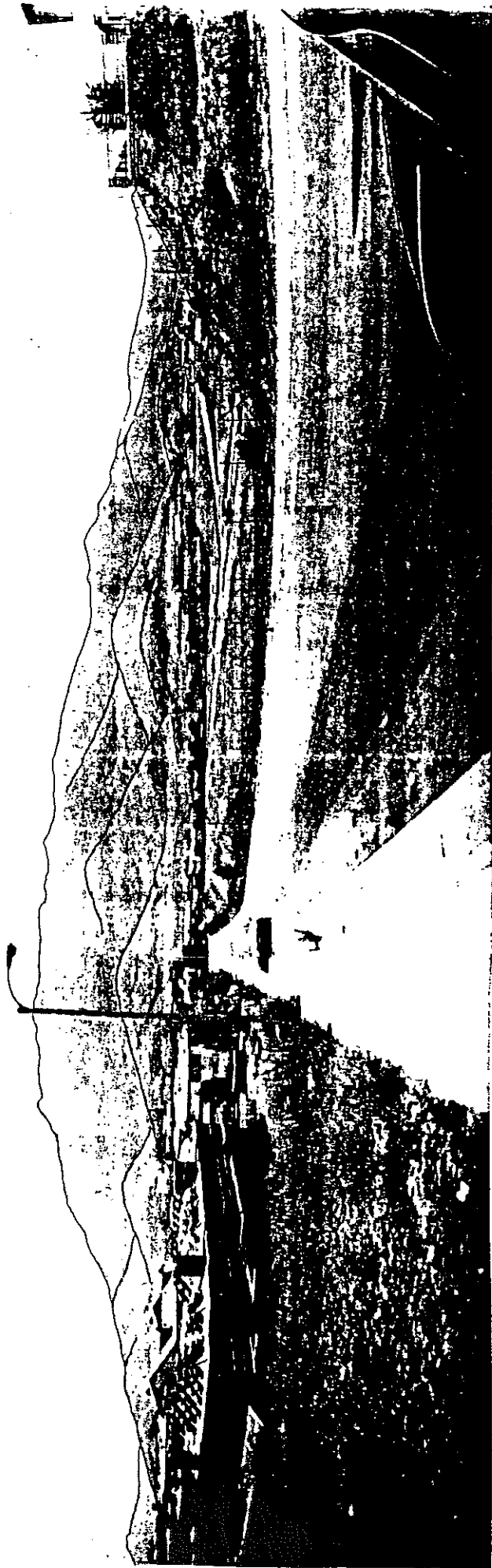
REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 8

LADYFACE MOUNTAIN

 SPECIFIC PLAN

CITY OF AGOURA HILL  
EXHIBIT II-1



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

**LINE OF SIGHT 1C**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILLS  
EXHIBIT II-T

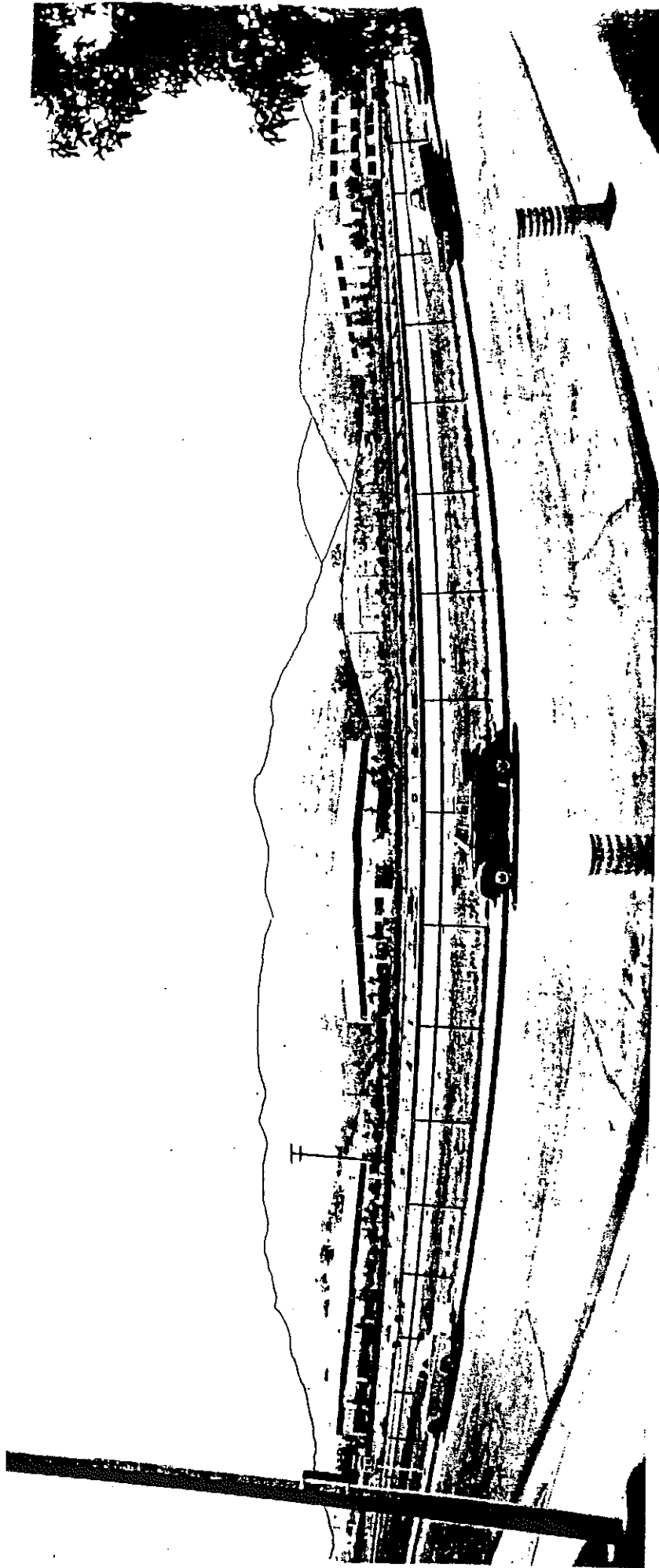


REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 11

**LADYFACE MOUNTAIN  
SPECIFIC PLAN**

CITY OF AGOURA HILLS  
EXHIBIT II-1

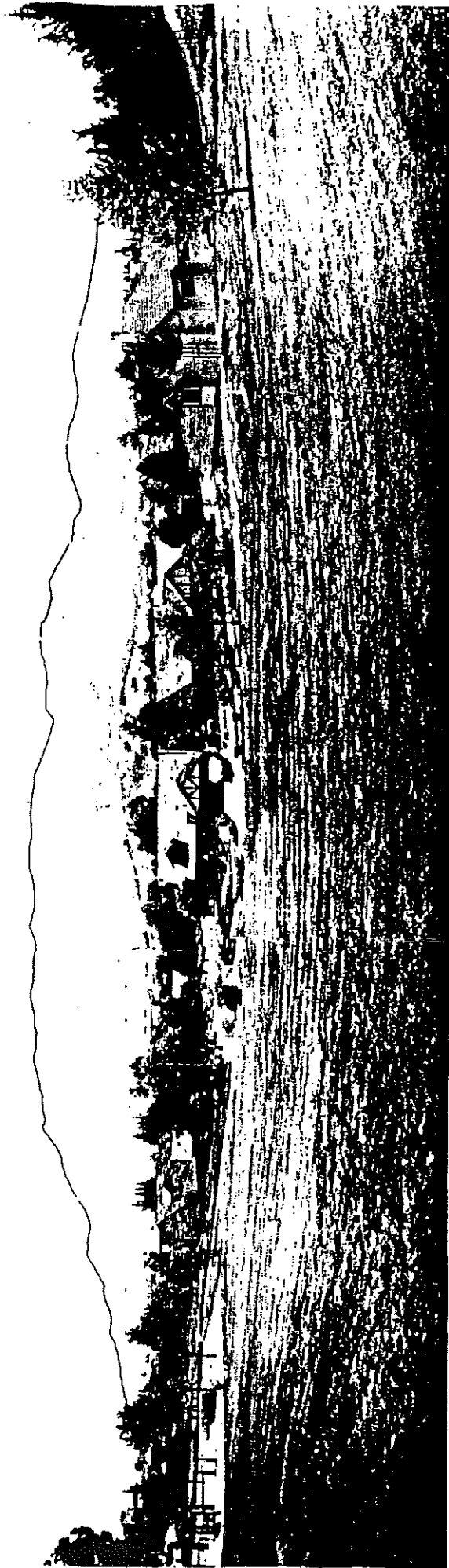


REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 12

LADYFACE MOUNTAIN  
CITY OF AGOURA HILLS

 SPECIFIC PLAN  
EXHIBIT II-17



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 13

LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILLS  
EXHIBIT II-18



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 14

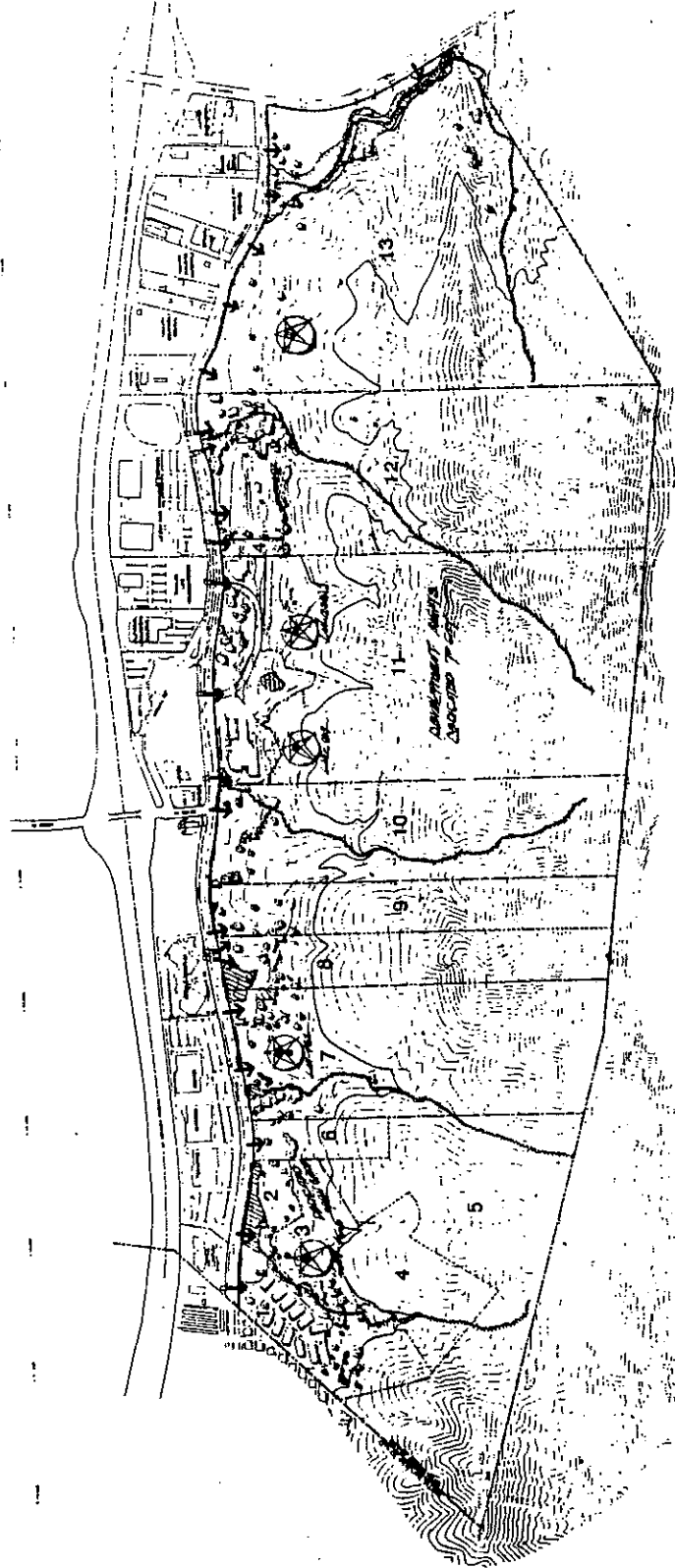
**LADYFACE MOUNTAIN  
SPECIFIC PLAN**









CITY OF AGOURA HILLS  
EXHIBIT II-19



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 16  
LADYFACE MOUNTAIN  
CITY OF AGOURA HILL  
SPECIFIC PLAN  
EXHIBIT II-21



-  DRAINAGE CONTOUR
-  STREET
-  EASEMENT
-  EASEMENT
-  EASEMENT
-  EASEMENT
-  EASEMENT
-  EASEMENT

**DEVELOPMENT FACTORS,  
LADYFACE MOUNTAIN  
SPECIFIC PLAN**  
CITY OF AGOURA HILLS  
EXHIBIT II-21



**NOTES:**

EXISTING OAK TREES VERIFIED BY OAK TREE REPORT OR RECENT AERIAL PHOTOGRAPHY EXACT NUMBER BY PARCEL NEEDS TO BE FIELD-VERIFIED

PARCEL NO.	EXISTING OAKS
1	N.A.
2	9
3	70
4	0
5	0
6	6
7	40
8	16
9	18
10	29
11	N.A.
12	101
13	43
14	18

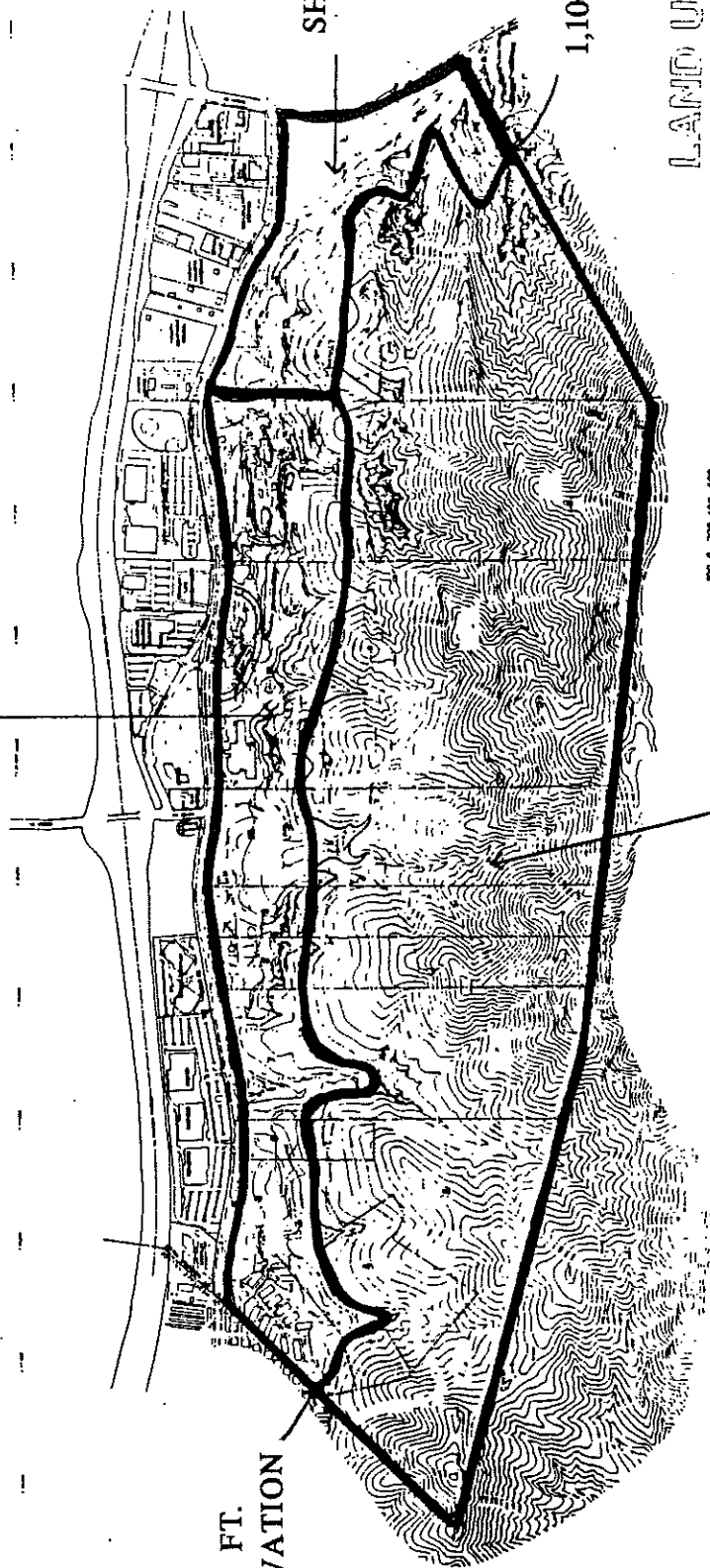
PLANNING DEPARTMENT  
CITY OF AGOURA HILLS  
10000 AGOURA HILLS BLVD. SUITE 200  
AGOURA HILLS, CALIFORNIA 91201



BUSINESS PARK SUB AREA

SHOPPING CENTER  
SUB AREA

1,100 FT. ELEVATION



1,100 FT.  
ELEVATION

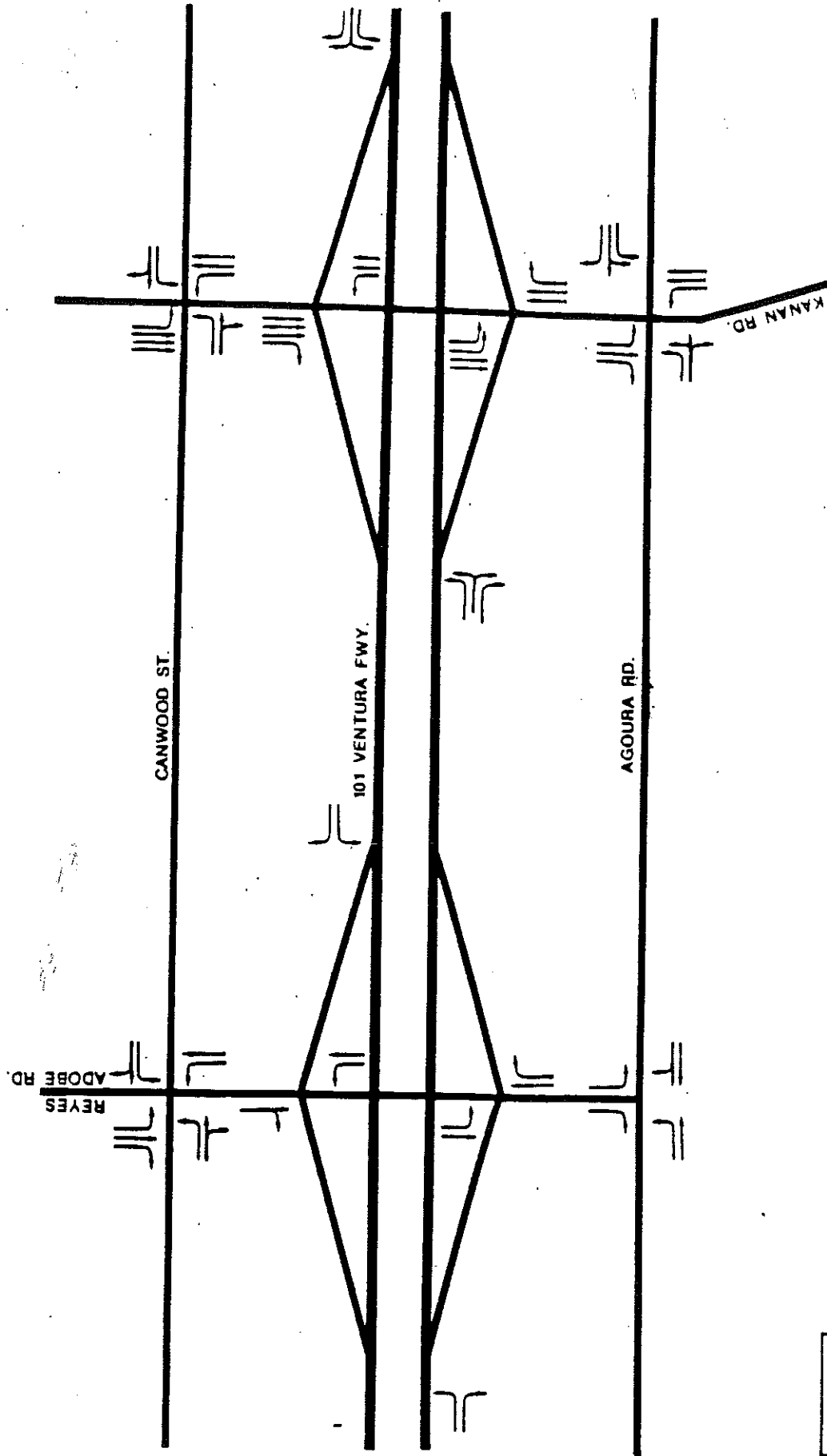


OPEN SPACE SUB AREA

LAND USE PLAN

LADYFACE MOUNTAIN  
CITY OF AGOURA HILLS  
SPECIFIC PLAN

EXHIBIT II-22



ARROWS SHOW NUMBER OF LANES  
AND DIRECTION OF TRAFFIC MOVEMENT



CIRCULATION - EXISTING  
TURNING MOVEMENTS

LADYFACE MOUNTAIN

 SPECIFIC PLAN

CITY OF AGOURA HILLS

EXHIBIT II-23

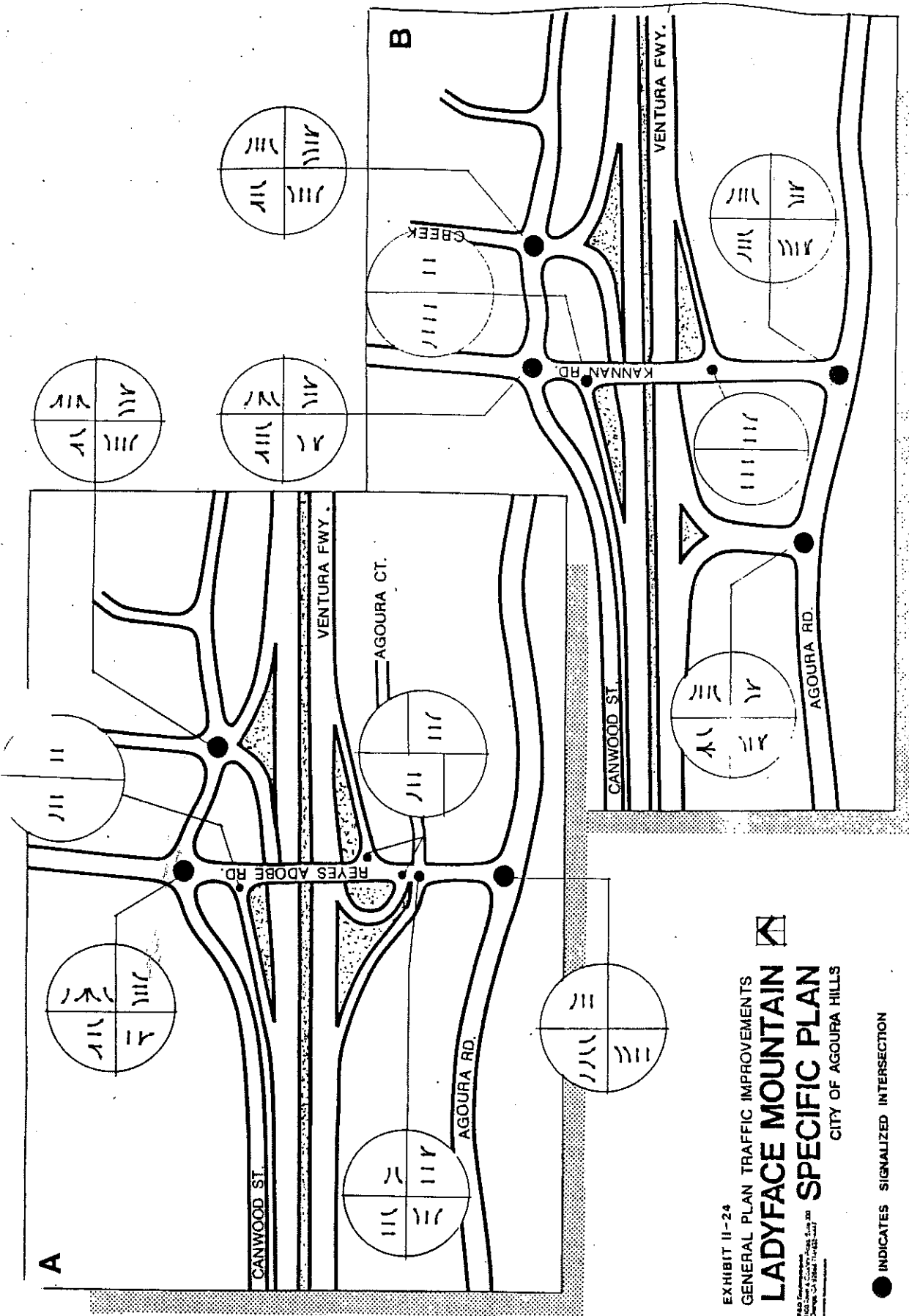
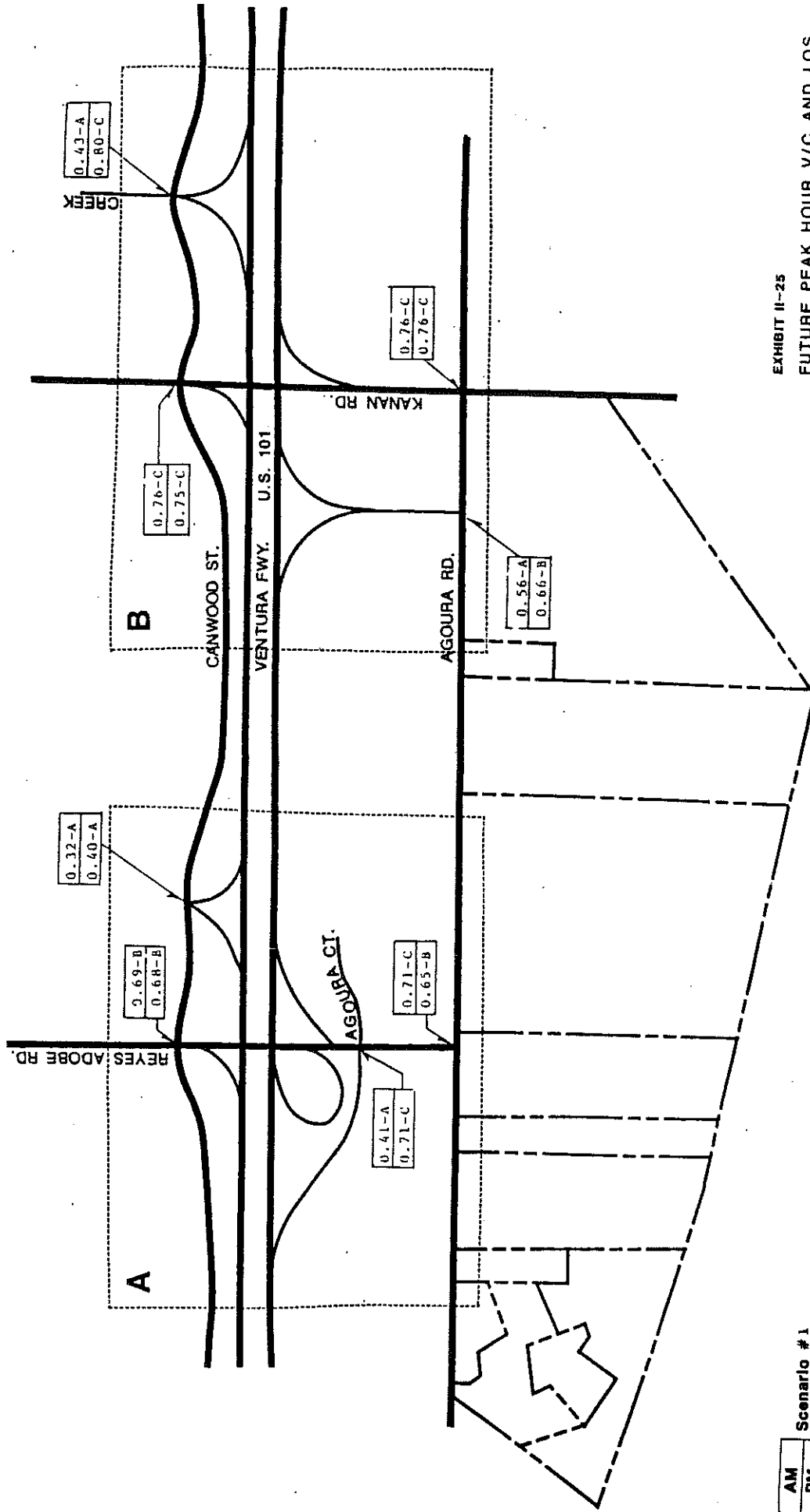


EXHIBIT II-24  
 GENERAL PLAN TRAFFIC IMPROVEMENTS  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS



● INDICATES SIGNALIZED INTERSECTION



0.43-A  
0.80-C

CREEK

B

0.76-C  
0.75-C

CANWOOD ST.

VENTURA FWY. U.S. 101

KANAN RD.

0.76-C  
0.76-C

AGOORA RD.

0.56-A  
0.66-B

0.32-A  
0.40-A

0.69-B  
0.68-B

REYES ADOBE RD.

AGOURA CT.

0.71-C  
0.65-B

0.41-A  
0.71-C

A

EXHIBIT II-25  
FUTURE PEAK HOUR V/C AND LOS  
**LADYFACE MOUNTAIN**  
SPECIFIC PLAN  
CITY OF AGOURA HILL, CA



LEVEL OF SERVICE (LOS)	VOLUME/CAPACITY (V/C)
A	≤ .60
B	.61- .70
C	.71- .80
D	.81- .90

Scenario # 1

Source: Supplemental Impact Analysis for the Ladyface Mountain Specific Plan dated May 10, 1989 By Willdan Associates

AM
PM

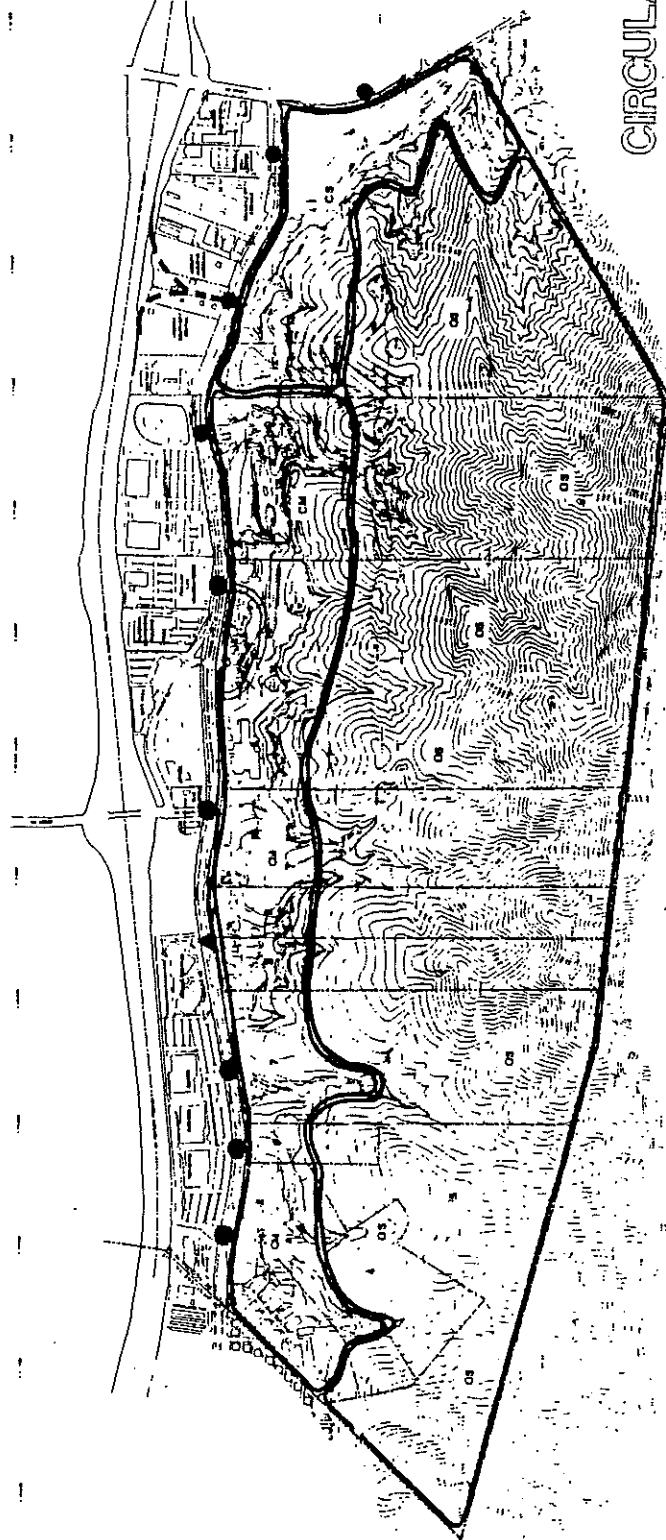
**LEGEND**



POTENTIAL  
FULL-TURN ACCESS



POTENTIAL SHARED  
FULL-TURN ACCESS



**CIRCULATION**

**ACCESS PLAN**

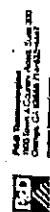
**LADYFACE MOUNTAIN  
SPECIFIC PLAN**

PLANNING & DESIGN  
ARCHITECTURE & ENGINEERING

CITY OF AGOURA HILLS  
EXHIBIT II-26

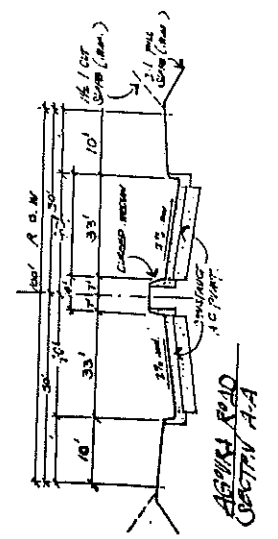
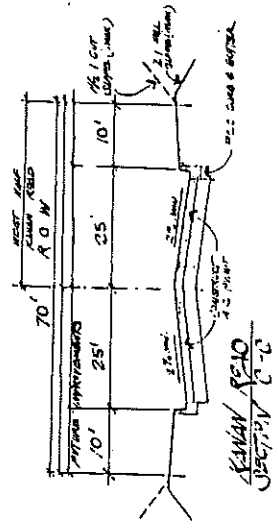
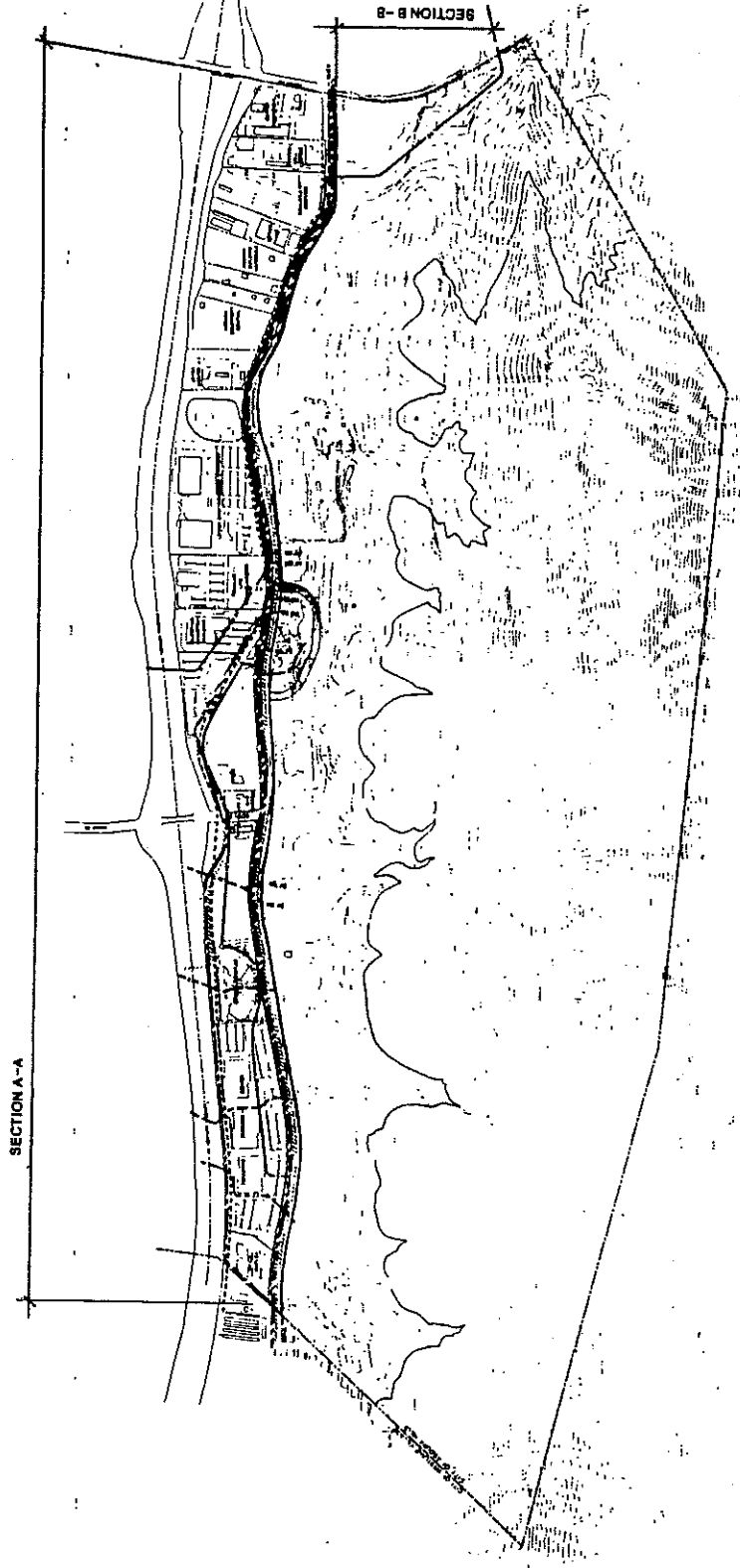


**INFRASTRUCTURE**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS  
 EXHIBIT II-27



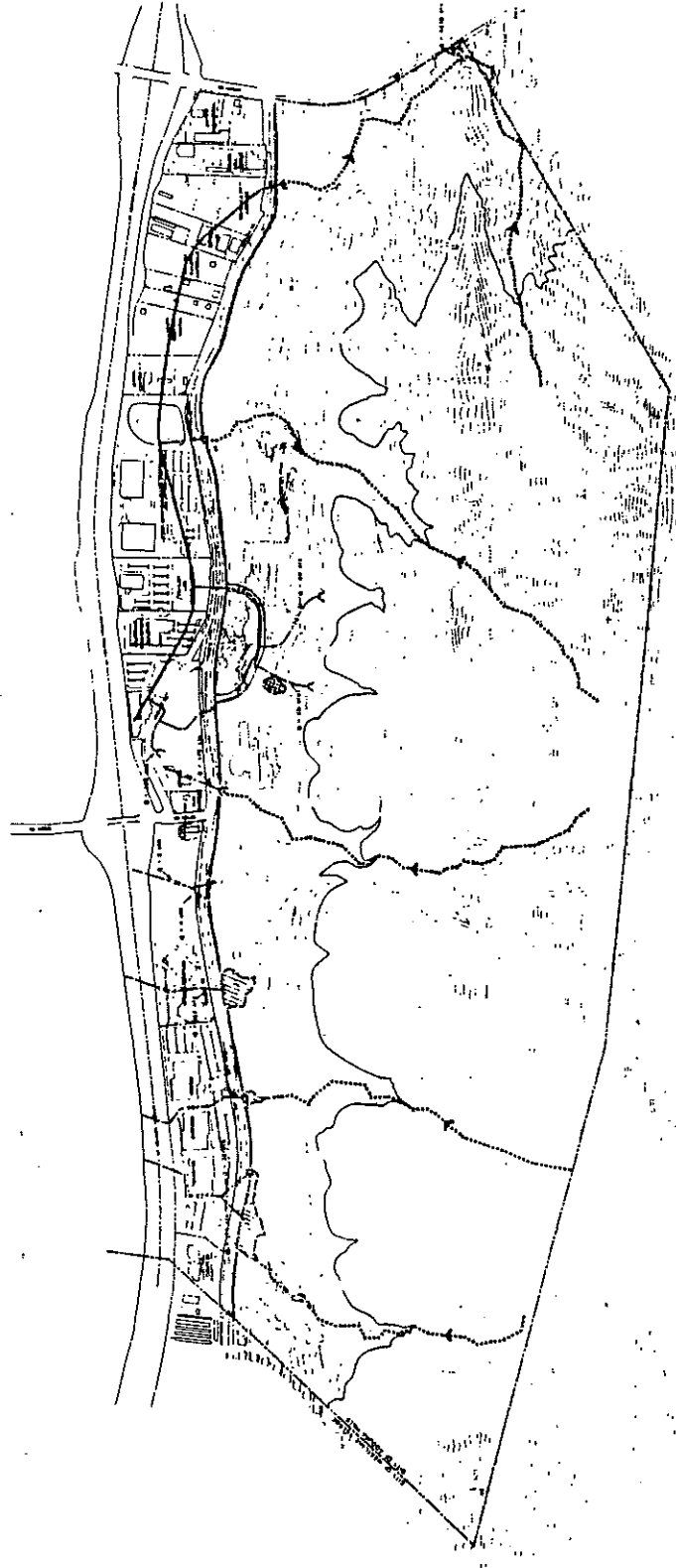
**LEGEND :**

- WATER LINE
- RECLAIMED WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- POWER LINE
- 8" HP GAS LINE
- TELEPHONE LINE










2-2  
 KIMMEL ROAD  
 SECTION A-A

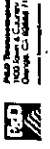
AGOURA ROAD  
 SECTION A-A



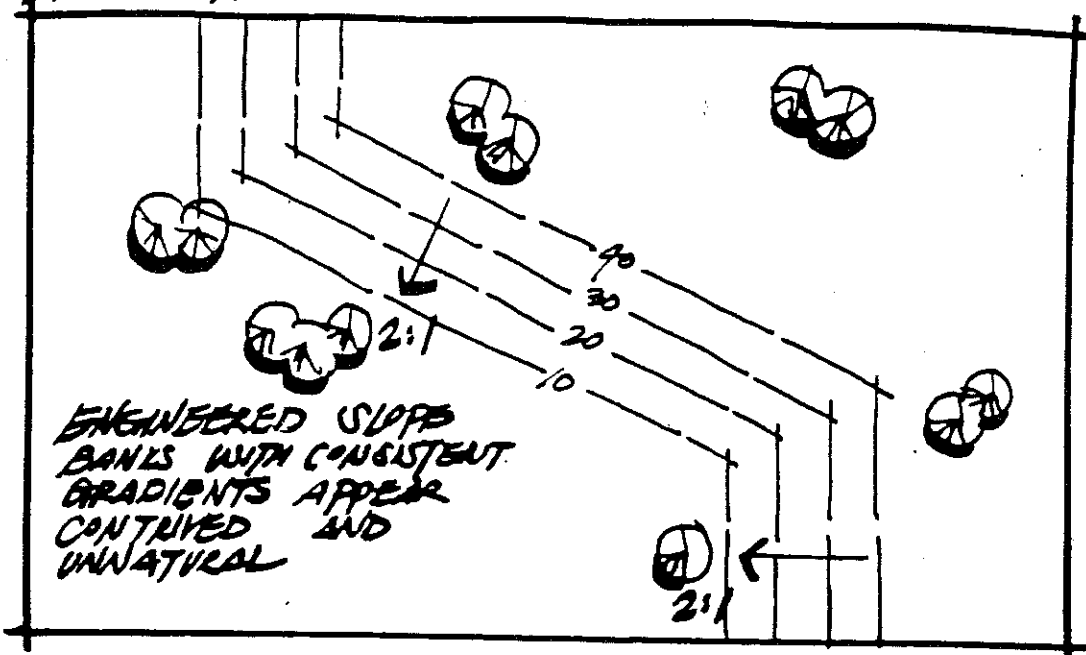
**LEGEND :**

-  INTERMITTENT STREAM ABOVE GRADE
-  INTERMITTENT STREAM CHANNELLED
-  DETENTION BASIN POND
-  CULVERT STRUCTURES
-  STORM DRAIN LINE
-  LINDERO CANYON CHANNEL BOX CULVERT
-  RATE OF RUNOFF 150 YEARS STORM EVENT

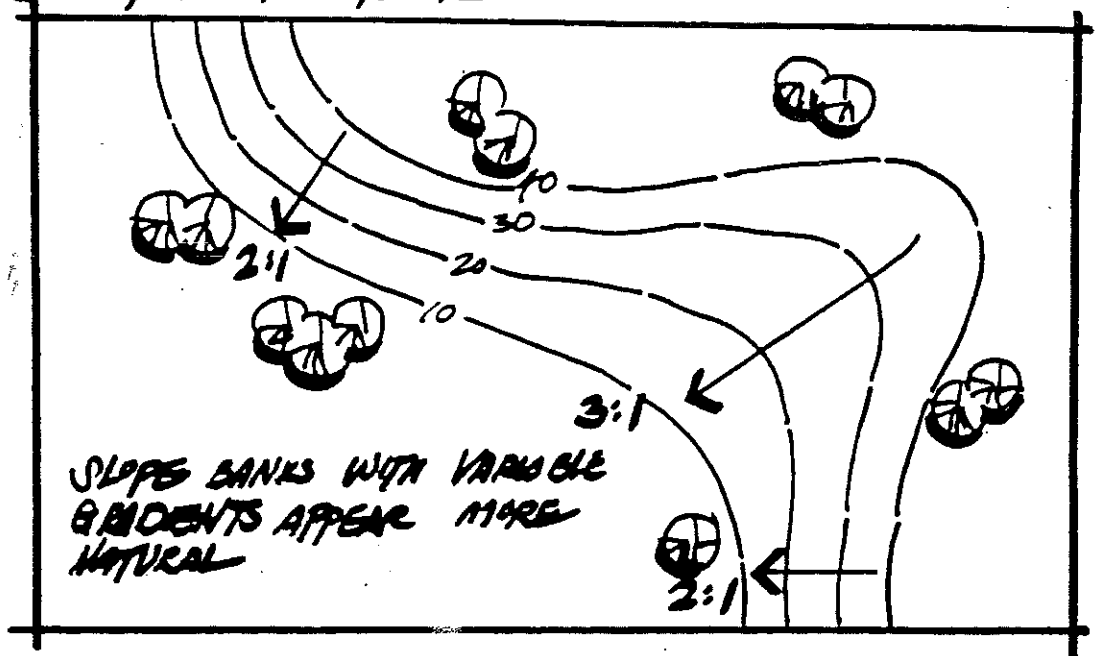
**DRAINAGE/HYDROLOGY**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS  
 EXHIBIT II-26



**AVOID THIS**

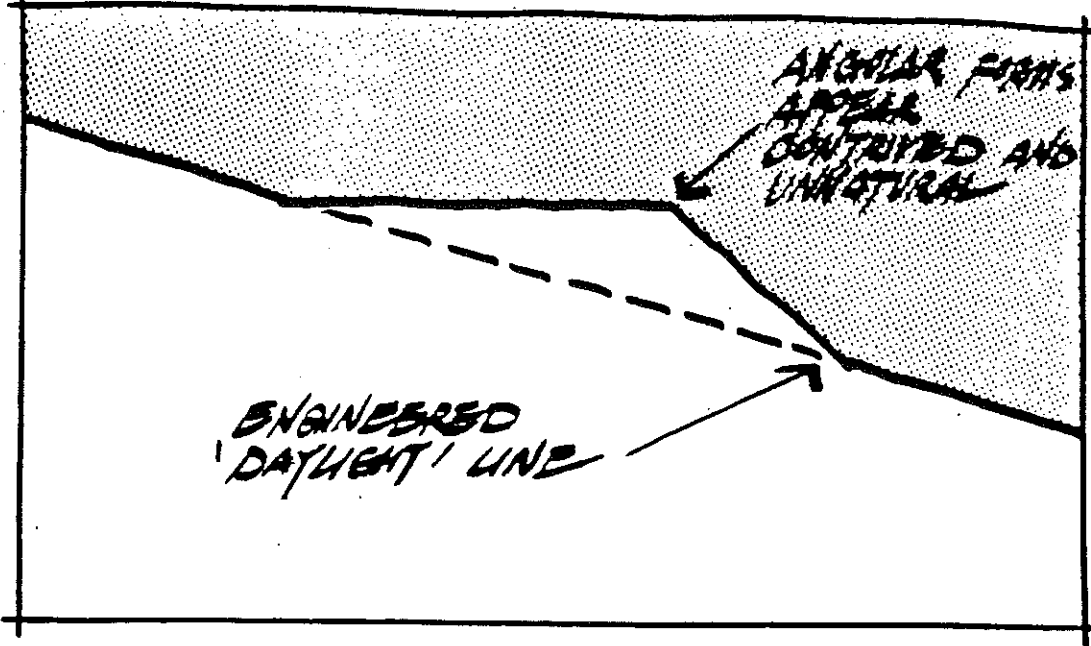


**DO THIS INSTEAD**

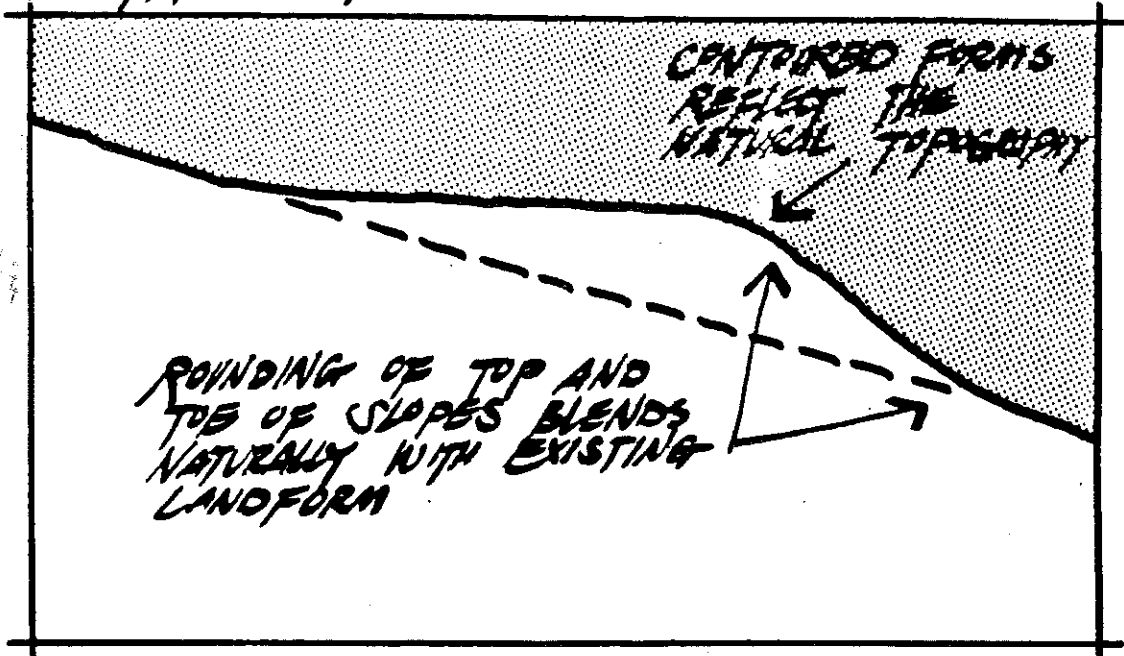




AVOID THIS



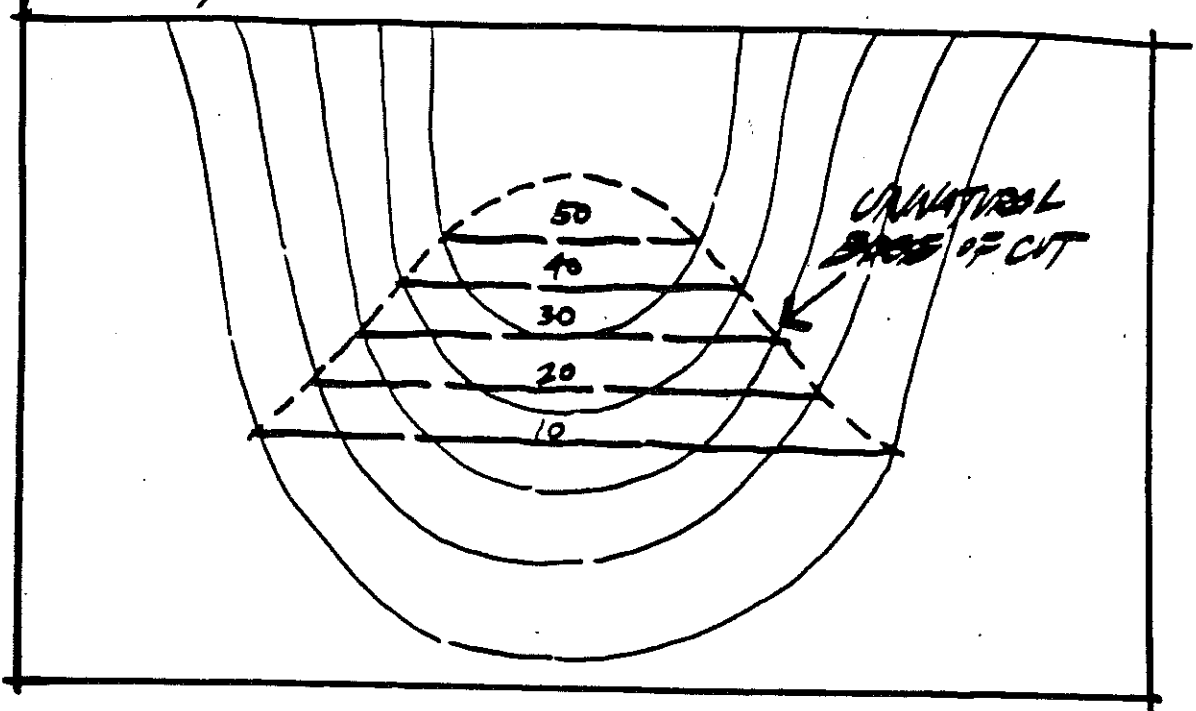
DO THIS INSTEAD



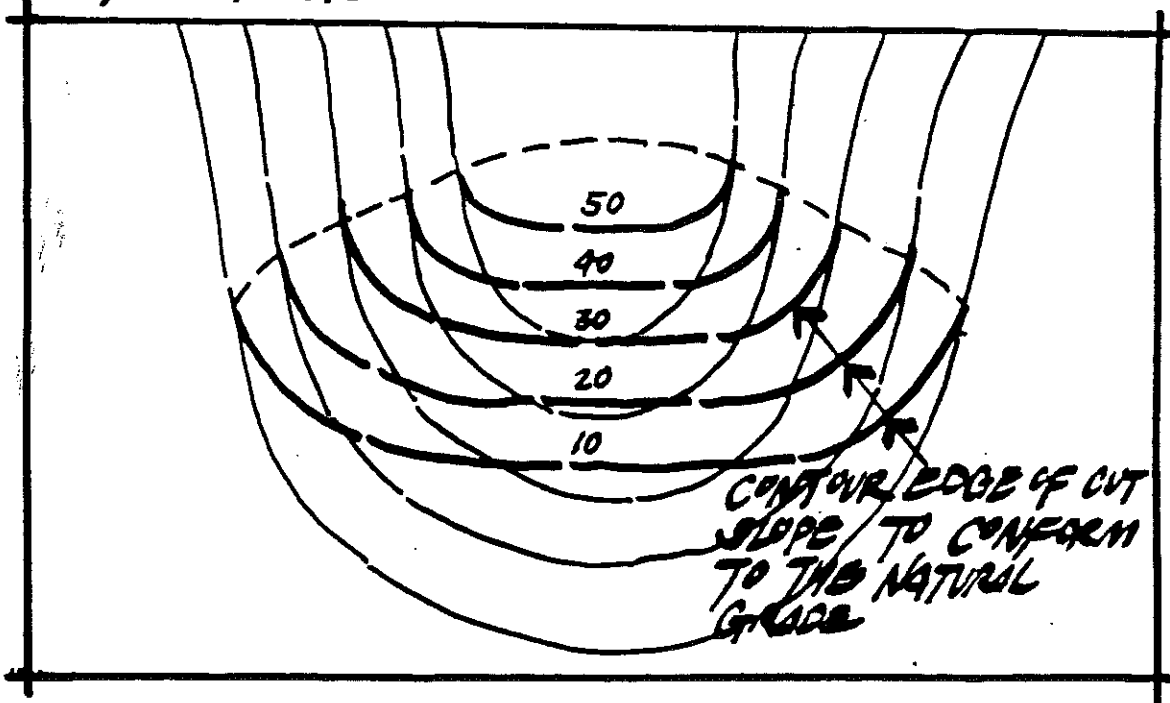
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILLS

GRADING DESIGN  
GUIDELINES-SLOPE  
TOP & TOE  
EXHIBIT II-30

*AVOID THIS*



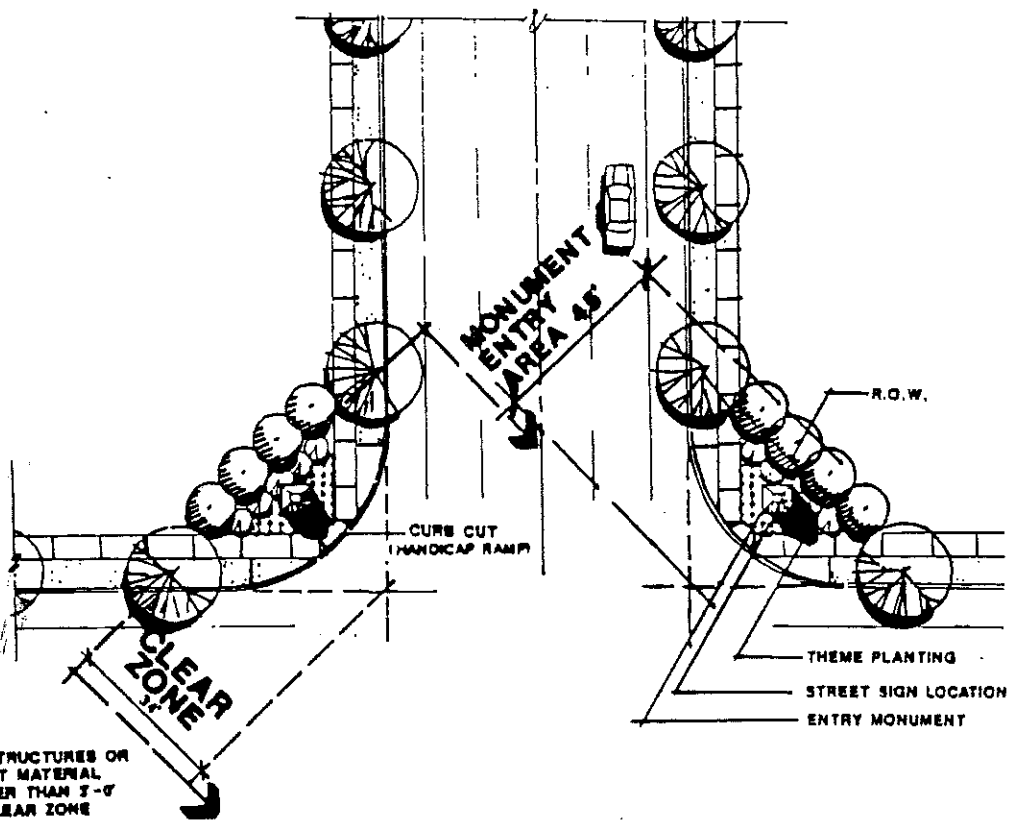
*DO THIS INSTEAD*



**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILLS

GRADING DESIGN  
GUIDELINES-CONTOUR  
TRANSITIONING

EXHIBIT II-31



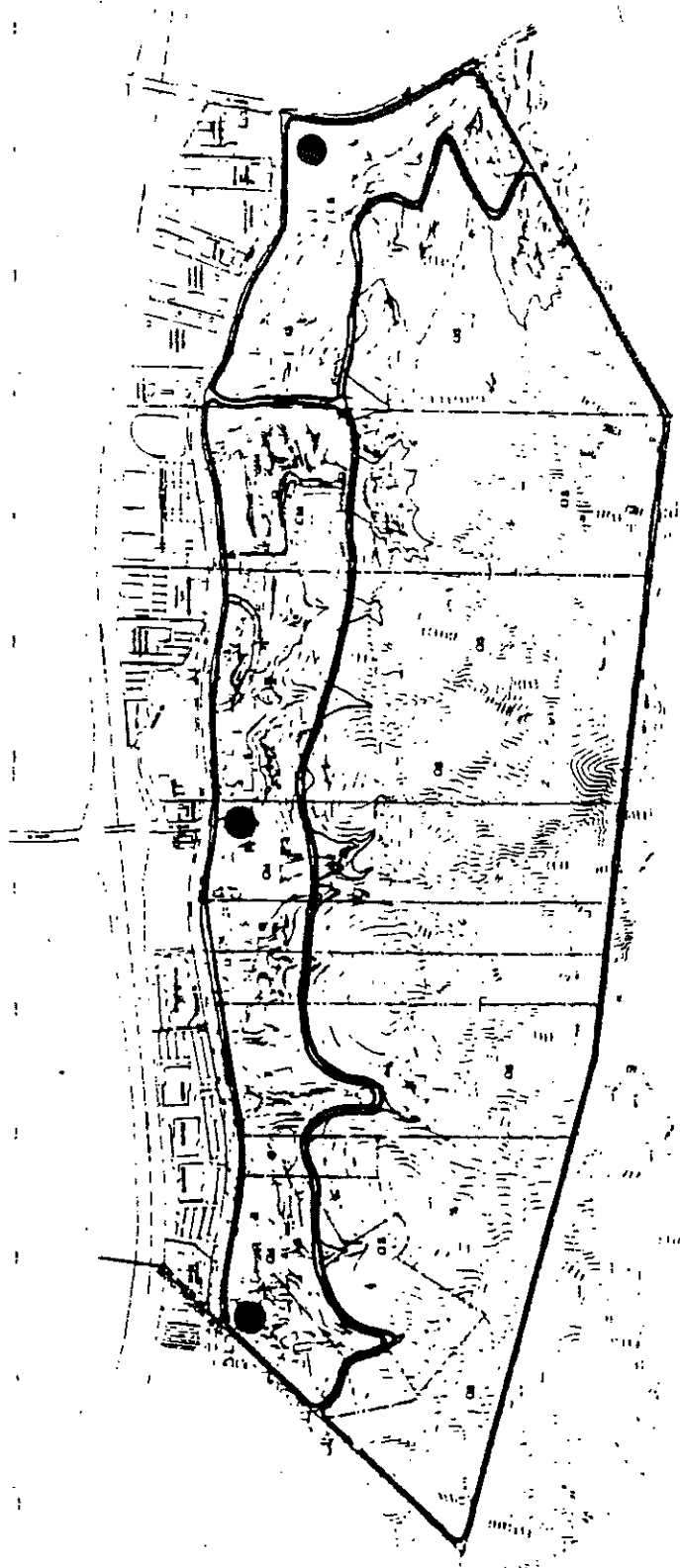
NO STRUCTURES OR  
PLANT MATERIAL  
HIGHER THAN 3'-0"  
IN CLEAR ZONE

- NOTE**  
**THEME PLANTING TO INCLUDE:**
- ACCENT TREES
  - FLOWERING SHRUBS
  - AND GROUNDCOVER
- ANNUAL COLOR ENCOURAGED.

# MONUMENT SIGNS LADYFACE MOUNTAIN SPECIFIC PLAN

**R&P** 222 West 4th Street, Suite 200, Orange, CA 92667  
 (714) 961-1111  
 www.rpdesign.com

CITY OF AGOURA HILLS

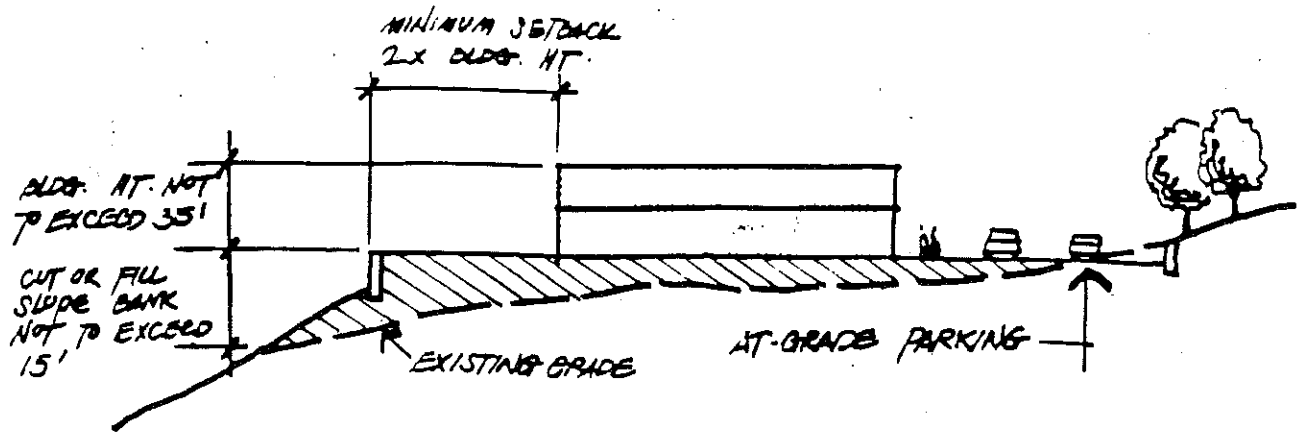


● PROPOSED LOCATION OF GATEWAY SIGNS

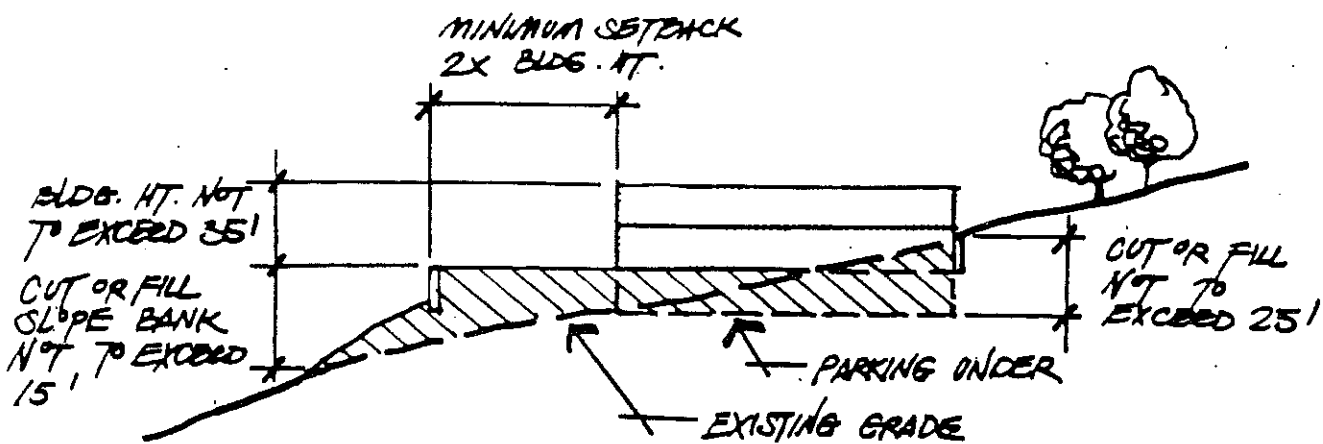
GATEWAY SIGNS  
**LADYFACE MOUNTAIN**  
 SPECIFIC PLAN



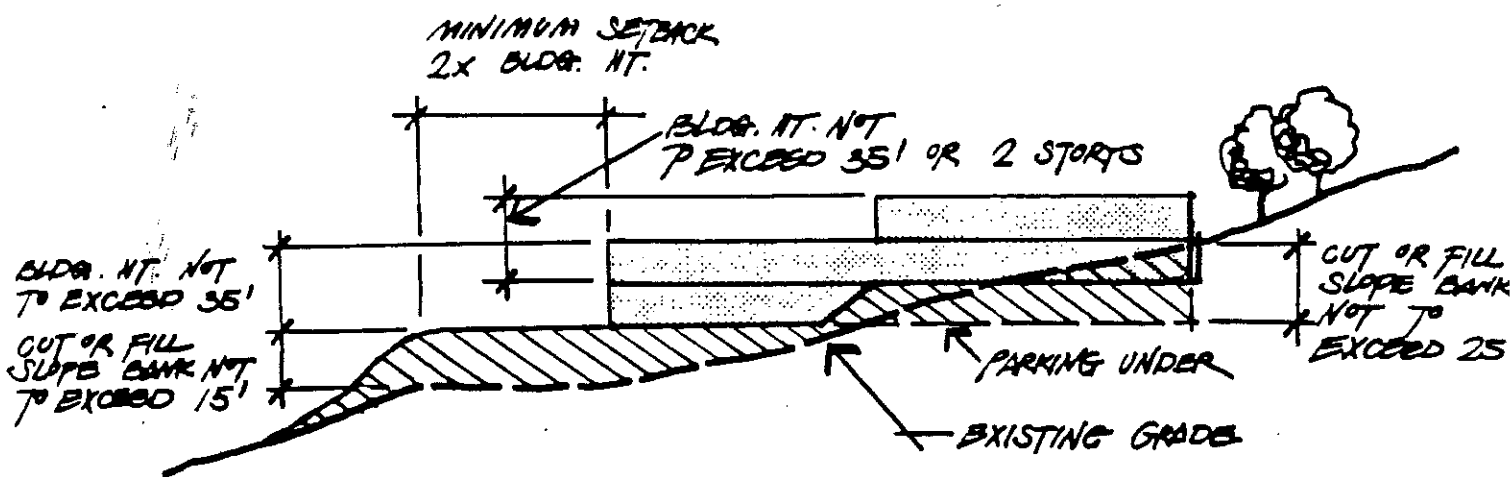
CITY OF AGOURA HILLS  
 EXHIBIT III-3b



SECTION A- PARKING AT GRADE W/FLAT PAD



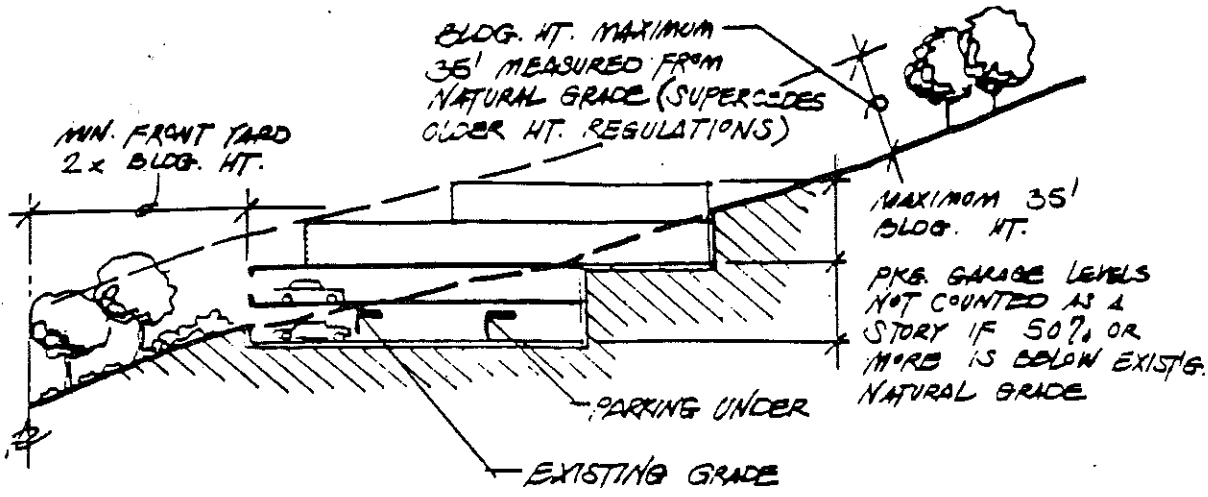
SECTION B - PARKING BELOW GRADE W/FLAT PAD



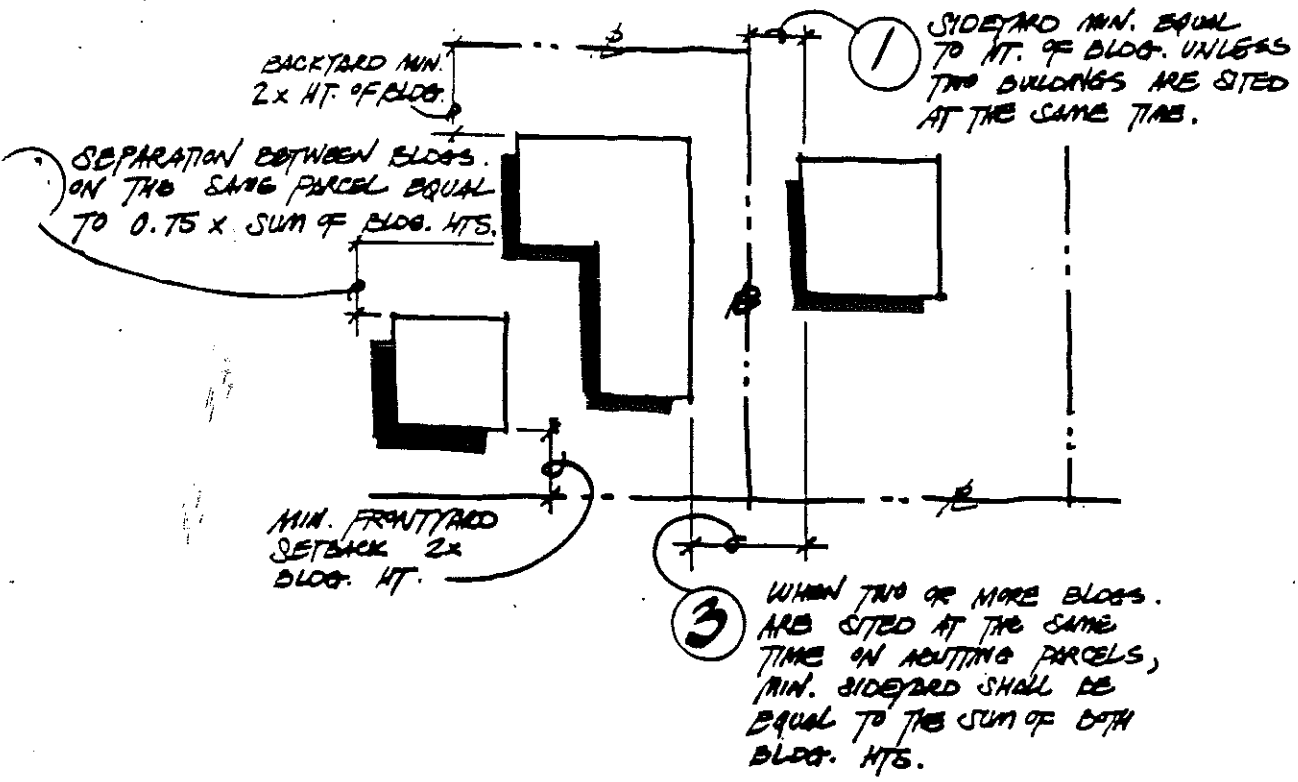
SECTION C- PARKING BELOW GRADE W/STEPPED PAD  
(PREFERRED)

**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILLS

**HILLSIDE SITING**  
**CRITERIA**  
EXHIBIT III-4

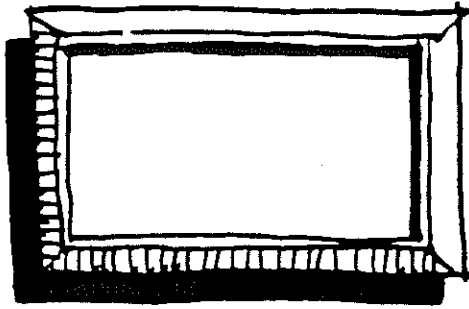


**SECTION D - PARKING BELOW GRADE W/ STEPPED BUILDING  
(PREFERRED)**



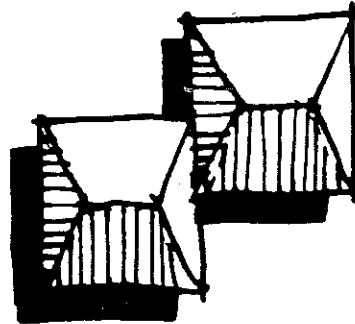
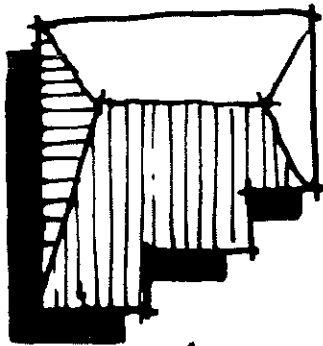
**PLAN - BUILDING SETBACKS**

# AVOID THIS



LONG MONOTONOUS FACADES APPEAR EXCESSIVE  
IN MASSING AND PROVIDE LOW VISUAL INTEREST

# DO THIS INSTEAD



VARIATIONS IN BUILDING FACADES AND FORMS  
PROVIDE MORE VISUAL INTEREST TO SIMPLE  
BLOCK LIKE MASSINGS.

LEGEND



MAJOR INTERSECTION



MAJOR ENTRY (POTENTIAL ACCESS)



INFORMAL MEDIAN TREE THEME



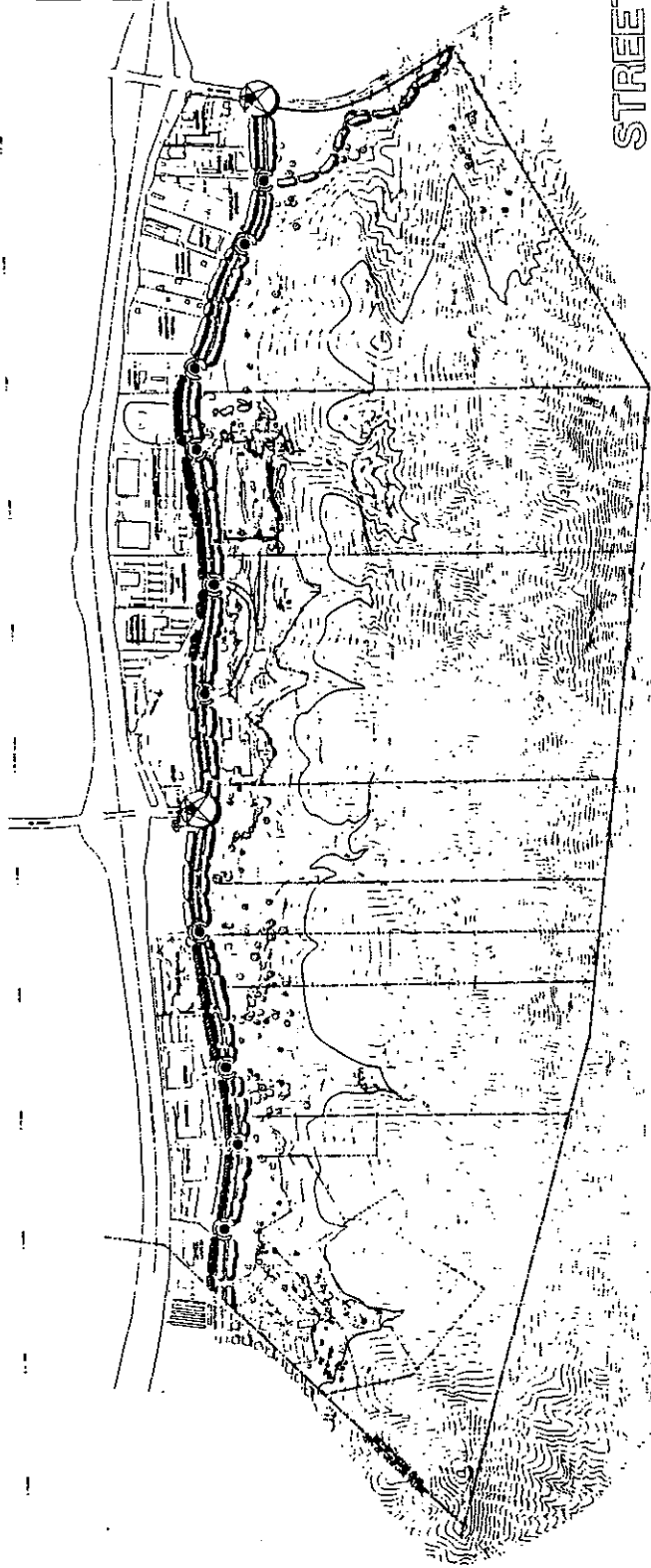
INFORMAL STREET TREE THEME



EXISTING STREET TREES



EQUESTRIAN TRAIL



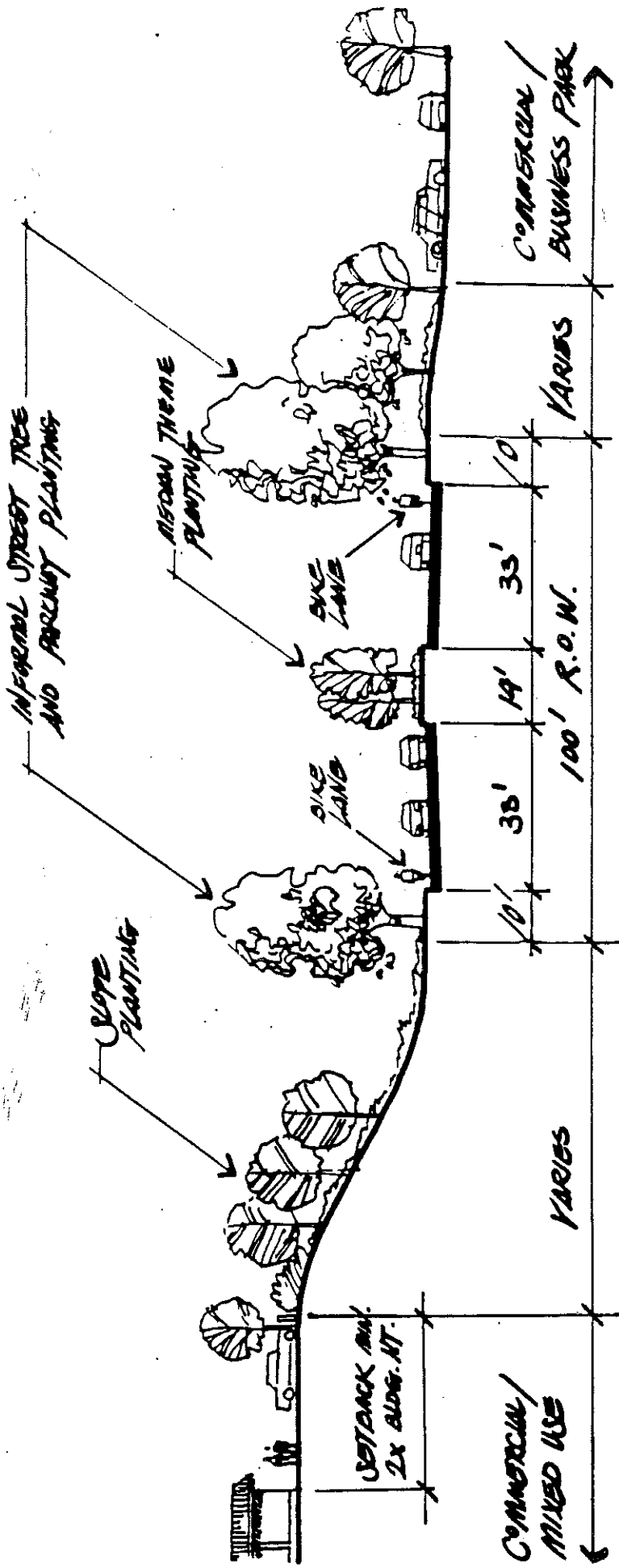
# STREETSCAPE CONCEPT

**LADYFACE MOUNTAIN  
SPECIFIC PLAN**  
CITY OF AGOURA HILLS  
EXHIBIT III - 1



DECEMBER, 1988





LANDSCAPE CONCEPT AGOURA ROAD

**LADYFACE MOUNTAIN**

**SPECIFIC PLAN**

CITY OF AGOURA HILLS

EXHIBIT III-2

