

## REPORT TO CITY COUNCIL

**DATE:** FEBRUARY 24, 2010

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** GREG RAMIREZ, CITY MANAGER

**BY:** MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

**SUBJECT:** INTRODUCTION AND FIRST READING OF ORDINANCE NO. 10-374, AMENDING THE LADYFACE MOUNTAIN SPECIFIC PLAN TO INCORPORATE A NEW HIKING TRAIL PLAN, AND TO ADD SUPPLEMENTAL LAND USE REQUIREMENTS, INCLUDING STANDARDS FOR LANDSCAPING AND FUEL MODIFICATION, OAK TREE PRESERVATION, DEVELOPMENT REGULATIONS, AND DEVELOPMENT APPLICATION SUBMITTALS (CASE NO. 09-SPA-001)

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Staff is requesting the City Council conduct a public hearing to introduce Ordinance No. 10-374 for first reading. The ordinance would amend the Ladyface Mountain Specific Plan to incorporate a new hiking trail plan, and to add supplemental land use requirements, including standards for landscaping and fuel modification, oak tree preservation, development regulations, and development application submittals for projects within the Specific Plan area.

As background, the City Council conducted a Pre-screen Review in Feb. 2008 to discuss amendments to the Ladyface Mt. Specific Plan and directed staff to include preparation of such amendments in the Planning Department's advance planning work program for the following fiscal year. During this period, the City-wide Trails Master Plan was completed in Dec. 2008 and, as a follow-up, the Ladyface Mt. Trail Plan was completed in November 2009. As such, provisions regarding the Ladyface Mt. Trail are now included in the proposed amendments to the Specific Plan. Staff also met with the Economic Development Committee on several occasions, most recently in August 2009, to receive input on the proposed amendments.

For the City Council's consideration at this time is the draft ordinance to amend portions of the Ladyface Mountain Specific Plan, which was originally adopted in 1991. The Specific Plan includes a comprehensive set of plans, policies, regulations, and conditions for guiding and ensuring the orderly development on property located on Ladyface Mountain. The Specific Plan area includes the property located south of Agoura Road and west of Kanan Road, between the Gateway Foursquare Church property, to the westerly City limits. The intent of the amendments are to keep the Specific Plan current with respect to future development potential, while ensuring development is sensitive to the maintenance and protection of the natural terrain and environment.

The draft amendments purposely do not include changes in building size or pad areas since all of the remaining vacant parcels in the Specific Plan area are affiliated with pending development projects. Rather, staff approached amending the Ladyface Mountain Specific Plan by establishing a greater level of objectivity and updating outdated sections of the Specific Plan. A copy of the Ladyface Mountain Specific Plan is attached for reference. The Planning Commission conducted a public hearing on February 4, 2010, for their review of the attached draft ordinance (Planning Commission Case No. 09-ZOA-006), and unanimously recommended it be approved by the City Council.

The Ladyface Mountain Specific Plan provides for two development scenarios. Scenario 1-A is the maximum permitted building area for each parcel. Scenario 2-A establishes a higher maximum permitted building area for each parcel, subject to certain findings. The plan further provides for a property owner to apply for the level of development permitted under Scenario 2-A as part of its application for a conditional use permit. Development in accordance with Scenario 2-A may be permitted, however, only if the property owner can prove that specified findings can be made which are designed to ensure that the increased level of development will not have any adverse impacts. One of the goals of the draft ordinance is to provide updated criteria, greater objectivity, and clarity in assessing applicants' requests to increase the maximum permitted building to what is permitted under Scenario 2-A.

The recommended criteria include an updated landscape concept for the landscaping of the public right-of-way, entry driveways, cut and fill slopes, and parking lots and courtyards. The plant palettes included in the draft ordinance reflect the City's most current native plant palette list, as well as conformance with the Fire District's fuel modification requirements.

The ordinance also includes new development regulations and requirements to the Specific Plan. These requirements include:

1. All projects shall meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED Certified rating. *(The Planning Commission recommended a timeline be stated in the ordinance on when the LEED Certified rating is required to be met. The ordinance now includes the requirement that the LEED Certified rating be met prior to building occupancy, and based on applicable rating standards in effect at the time of project approval.)*
2. Pervious or semi-pervious paving materials shall be utilized in parking areas.
3. A gray water system, or other water efficient landscape irrigation system, shall be used. Connection to the public non-potable water line in Agoura Road shall also be used for landscape irrigation.
4. Retaining walls over 6 feet in height shall be of a soil-nail wall design.
5. The following Transportation Demand Management (TDM) program components shall be implemented:

- A. At least one electrical vehicle charging station shall be provided on-site in each parking lot. *(The Planning Commission recommended that a threshold of applicability of this requirement be included in the amendment. Staff has modified the ordinance to stipulate that one electrical charging station shall be provided for sites consisting of 200 or more parking spaces. The Planning Commission also inquired on the cost of providing a charging station. According to the City Building Official, the estimated cost, including installation, is \$10,000).*
  - B. Van-pool, hybrid, and electric vehicle parking spaces shall be reserved near the front entrance of the building.
  - C. Transit ridesharing information shall be made available for all employees.
  - D. Bicycle storage areas, showers, a dressing area, and lockers shall be provided for buildings larger than 20,000 square feet in size.
- 6. In order to reduce the amount of paving, up to 10% of the required parking spaces may be of compact size.
  - 7. Exterior illumination levels shall be reduced by at least 50% when the building(s) are not occupied. *(The draft ordinance reviewed by the Planning Commission stated as follows: "Non-essential light fixtures shall be placed on timers and turned off when the building is not occupied." The Planning Commission questioned the enforceability of the proposed language. Therefore, staff modified the text to provide more objective criteria that are consistent with the conditions of approval placed on new commercial lighting plans proposed throughout the city.)*
  - 8. Outdoor amenities shall be provided for employees.
  - 9. Contribution toward implementation of hiking trails, consistent with a new trails plan established for the Ladyface Mountain Specific Plan area. The City has adopted a city-wide trails map that includes the Ladyface Mountain Specific Plan area. Staff has since hired a consultant who prepared a more specific trails map for purposes of this ordinance, which includes an east-west directional trail with feasible connections to Kanan Road and Agoura Road. A copy of the proposed trails map is attached. If the trail map is approved by the City Council, property owners would be responsible, as part of this ordinance, for dedicating an easement to the City or other public agency designated by the City for the trail connections and public parking. Property owners, whose property does not include a trail easement connection, would be required to contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities. Staff wishes to emphasize that construction of the trail is not included with this ordinance. Rather, such construction would be reviewed by the City as a separate project that is also subject to the requirements of the California Environmental Quality Act (CEQA).

In order to assist the Planning Commission with their review and understanding of proposed development projects in the Specific Plan area, the proposed amendments include the

requirement for additional items to be submitted with each development application. These items include:

1. An Opportunities and Constraints Map that identifies the physical and topographic constraints of the property. The map would also identify the best location for the building(s) and driveways; show how grading can be reduced; show the best use of retaining walls; and how natural site features can be retained.
2. Photosimulations of proposed buildings as viewed from the freeway and all other on-site and off-site locations requested by staff. The photosimulations would include views of all manufactured/graded slopes, and proposed landscaping depicted at the time of building occupancy; at one year; at five years; and at maturity.
3. Cross-section plans through all proposed grading, including grading necessary to widen the public right-of-way.
4. Detailed lighting plans.
5. Detailed street improvement plans, including pedestrian paths and walkways.

Staff has prepared the attached addendum to the Ladyface Mountain Specific Plan Environmental Impact Report (EIR), finding that the proposed amendments would not result in significant environmental impacts.

Staff has met with all but one of the owners of vacant property within the Specific Plan area regarding the proposed amendments. Staff also mailed a public hearing notice of the City Council's consideration of the Specific Plan Amendments to all property owners within the Specific Plan area. The Planning Commission received one comment letter from a local environmental consultant/City resident. The letter, which is attached, requested changes to the ordinance for clarification purposes. Although the Planning Commission did not include the requested changes in their motion for recommending approval of the ordinance, staff generally supports the requested clarifying changes and included them in the attached ordinance and Addendum to the Ladyface Mountain Specific Plan EIR. New text changes are underlined in the ordinance and Addendum.

## **RECOMMENDATION**

Staff respectfully recommends the City Council conduct a public hearing, introduce, read by title only, and waive further reading of Ordinance No. 10-374. The ordinance would amend the Ladyface Mountain Specific Plan to incorporate a new hiking trail plan, and to add supplemental land use requirements, including standards for landscaping and fuel modification, oak tree preservation, development regulations, and development application submittals for projects within the Specific Plan area.

Attachments: Ordinance No. 10-374  
Proposed Trails Map  
Addendum to the Ladyface Mountain Specific Plan EIR  
Public Comment Letter to the Planning Commission  
Planning Commission Resolution No. 1003  
Draft Planning Commission Meeting Minutes (February 4, 2010)  
Planning Commission Staff Report  
Ladyface Mountain Specific Plan

## ORDINANCE NO. 10-374

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE AGOURA HILLS LADYFACE MOUNTAIN SPECIFIC PLAN (CASE NO. 09-SPA-001)

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

SECTION 1. The Agoura Hills Ladyface Mountain Specific Plan is amended to add the following supplemental information and requirements:

#### **Supplemental Land Use Requirements**

##### *Introduction*

The Ladyface Mountain Specific Plan provides for two development scenarios. Scenario 1-A, which is the maximum permitted building area for each parcel, and Scenario 2-A, which establishes a higher maximum permitted building area for each parcel subject to certain findings. The Plan further provides that a property owner may apply for the level of development permitted under Scenario 2-A as part of its application for a conditional use permit. Development in accordance with Scenario 2-A may be permitted, however, only if the property owner can prove that specified findings can be made which are designed to ensure that the increased level of development will not have any adverse impacts.

One of the goals of this supplemental document is to provide for greater objectivity and clarity in assessing applicants' request to increase the maximum permitted building area to what is permitted under Scenario 2-A.

##### *General Provisions*

Projects shall be required to comply with the most current version of the City's Zoning Ordinance and Architectural Design Standards & Guidelines.

##### *Landscape Concept*

#### Major Streetscape Standards

a. Agoura Road

Main Street Trees. *Pistacia chinensis* (Chinese Pistache) and *Koelreuteria bipinnata* (Golden Rain Tree) in informal groups of twos, threes and fours may also be utilized as secondary trees provided that they not exceed more than 40 feet on-center.

Project Entries and Intersections. *Platanus racemosa* (California Sycamore) and *Arbutus* 'Marina' (NCN) may also be used as primary theme trees utilized at project entries along Agoura Road.

b. Development Standards.

Project Cut or Fill Slopes, Buffer Zones. *Quercus berberidifolia* (Scrub Oak), *Aesculus californica* (California Buckeye), *Arctostaphylos* species (Manzanita), *Ceanothus* species (California Lilac), *Cercis occidentalis* (Western Redbud), *Cercocarpus betuloides* (Mountain Mahogany), *Heteromeles arbutifolia* (Toyon), *Malacothamnus fasciculatis* (Santa Cruz Island Bush Mallow), *Rhamnus* species, *Rhus* species, *Ribes* species, and other deep-rooted native shrubs and trees may be included in the project landscaping at manufactured cut or fill slopes, and buffer zones.

Parking Lot, Courtyard. Supplementary parking lot and outer courtyard mix shall be *Cercis occidentalis* (Western Redbud), *X Chitalpa Tashkentensis* (Chitalpa), *Laurus nobilis* 'Saratoga' (Sweet Bay), *Pistacia chinensis* (Chinese Pistache), *Platanus acerifolia* (London Plane Tree), and *Quercus ilex* (Holly Oak).

**TABLE III-1  
SUPPLEMENTAL PLANT PALETTES**

**A. Trees – Evergreen**

**Botanical name**

*Arbutus* 'Marina'

*Geijera parviflora*

*Laurus nobilis* 'Saratoga'

*Lithocarpus densiflorus*

*Lyonothamnus floribundus* ssp. *aspleniifolius*

*Quercus berberidifolia*

*Rhus lancea*

*Umbellularia californica*

**Common Name**

NCN

Australian Willow

Sweet Bay

Tanbark Oak

Santa Cruz Island Ironwood

Scrub Oak

African Sumac

California Bay Laurel

**B. Trees – Deciduous**

**Botanical Name**

*Acer macrophyllum*

*Aesculus californica*

*Alnus rhombifolia*

*Juglans californica*

**Common Name**

Big-leaf Maple

California Buckeye

White Alder

Southern California Black Walnut

<i>Pistacia chinensis</i>	Chinese Pistache
<i>Quercus lobata</i>	Valley Oak
<i>Salix lasiolepis</i>	Arroyo Willow
<i>Sambucus mexicana</i>	Blue Elderberry
<i>X Chitalpa tashkentensis</i>	NCN

### C. Shrubs

#### Botanical Name

*Berberis* 'Golden Abundance'  
*B. lomarifolia*  
*B. nevinii*  
*B. pinnata*  
*Calycanthus occidentalis*  
*Carpenteria californica*  
*Cercocarpus betuloides*  
*Comarostaphylis diversifolia*  
*Fremontedendron species & cvs*  
*Garrya elliptica*  
*Keckiella cordifolia* (*Penstemon cordifolia*)  
*Lavatera assurgentiflora*  
*L. maritima* (*L. bicolor*)  
*L. 'Purissima'*  
*Myrica californica*  
*Prunus ilicifolia* ssp. *lyonii*  
*Rhamnus californica* & cvs  
*R. crocea*  
*R. ilicifolia*  
*Ribes aureum*  
*R. malvaceum*  
*R. viburnifolium*  
*Symphoricarpos albus*  
*S. mollis*

#### Common Name

NCN  
Venetian Blind Mahonia  
Nevin Mahonia  
California Holly Grape  
Spice Bush  
Bush Anemone  
Mountain Mahogany  
Summer Holly  
Flannel Bush  
Coast Silktassel  
Heart-leaved Penstemon  
Tree Mallow  
Tree Mallow  
Hybrid Tree Mallow  
Pacific Wax Myrtle  
Catalina Cherry  
California Coffeyberry  
Redberry  
Hollyleaf Redberry  
Golden Currant  
Chaparral Currant  
Catalina Perfume  
Common Snowberry



*Teucrium fruticans*

*T. f.* 'Compactum'

Creeping Snowberry

Bush Germander

Compact Bush Germander

#### **D. Sub-Shrubs**

##### **Botanical Name**

*Artemisia* 'Powis Castle'

*Galvezia speciosa*

*G. s.* 'Firecracker'

*Heuchera* hybrids

*H. maxima*

*Kniphofia uvaria*

*Lavandula angustifolia*

*L. dentata*

*L. x intermedia*

*L. stoechas*

*Philadelphus lewisii californicus*

*Rosmarinus officinalis* 'Huntington Blue'

*R. o.* 'Severn Sea'

*Salvia greggii*

*S. leucantha*

*Westringia fruticosa* & cvs

*Zauschneria californica* & cvs

##### **Common Name**

NCN

Island Bush Snapdragon

NCN

Coral Bells

Island Alum Root

Red hot poker

English Lavender

French Lavender

Lavandin

Spanish Lavender

California Mock Orange

Huntington Blue Rosemary

Severn Sea Rosemary

Autumn Sage

Mexican Bush Sage

Coast Rosemary

California Fuchsia

#### **E. Ground Covers**

##### **Botanical Name**

*Arctostaphylos edmundsii* 'Bert Johnson'

*A. e.* 'Carmel Sur'

*A.* 'Pacific Mist'

*A. uva-ursi* "Radiant"

*A.* 'Wood's Compact'

*Berberis aquifolium* var. *repens*

*Ceanothus* 'Centennial'

##### **Common Name**

Bert Johnson Manzanita

Carmel Sur Manzanita

Pacific Mist Manzanita

Radiant Kinnikinnick

Wood's Compact Manzanita

Creeping Mahonia

Centennial Ceanothus

<i>C. maritimus</i> 'Frosty Dawn'	Ceanothus Frosty Dawn
<i>C. m.</i> 'Point Sierra'	Ceanothus Point Sierra
<i>C. m.</i> 'Popcorn'	Ceanothus Popcorn
<i>Cotoneaster dammerii</i>	Bearberry Cotoneaster
<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Zauschneria</i> 'Everett's Choice'	Everett's Choice California fuchsia
<i>Z.</i> 'Summer Snow'	Summer Snow California fuchsia

*Oak Tree Protection/Replacement Guidelines*

1. In addition to the detailed Oak Tree Report required as a part of the Conditional Use Permit, all provisions of ***Division 7. Oak Tree Preservation Guidelines*** and ***Appendix A – Oak Tree Preservation Guidelines*** of the ***City of Agoura Hills Municipal Zoning Code*** apply to all development within the Ladyface Mountain Specific Plan area.
2. No work of any kind is allowed in the City of Agoura Hills within the protected zone of any oak tree without first obtaining an Oak Tree Permit. The protected zone of an oak is the area within the canopy of the tree and extends 5 feet outside the canopy. It is never less than 15 feet from the trunk and includes canopy and root zone. If there is an oak tree on the property or any adjacent property within 250 feet of the planned construction, the City Landscape and Oak Tree Consultant must be contacted to determine whether an Oak Tree Permit is required.
  - a. No pruning of live wood (branches or twigs *of any size*) is permitted unless specifically authorized by the City Oak Tree Consultant.
  - b. No soil disturbance is permitted within the protected zone of any oak tree without approval of the City Oak Tree Consultant.
  - c. No storage, temporary or permanent, is allowed within the protected zone of any oak tree. This includes any type of vehicle, equipment, materials, rubble or any other item.
  - d. No herbicides shall be used within 100 feet of the dripline of any oak without approval of the City Oak Tree Consultant.
  - e. No fertilizer shall be used on any oak unless a soil test shows it is necessary. Oaks generally do not need fertilization unless serious deficiencies are evident in the leaves.

- f. No irrigation or planting shall be installed within the dripline of any existing oak tree unless specifically approved by the City Oak Tree Consultant. Under certain conditions supplemental irrigation may be required, such as when natural water sources have been disrupted.

#### *Fuel Modification*

The City of Agoura Hills has been designated as Very High Fire Hazard Severity Zone. Fuel modification is required in the City for any project that will include an enclosed structure that exceeds two hundred (200) square feet.

“*Fuel Modification Plan Guidelines*” can be found at <http://www.lacofd.org/forestry.htm>. Additional information can be obtained by contacting the County of Los Angeles Fire Department Fuel Modification Unit at 605 N. Angeleno Avenue, Azusa, CA 91702-2904, telephone (626) 969-5205.

The Los Angeles County Fire Department’s “*Fuel Modification Plan Guidelines*” includes a plant list to be used as a guideline. In addition, the City of Agoura Hills has prepared a Supplemental Fuel Modification Plant List to be used in conjunction with the Fire Department’s List Revised 8/16/07. This list is available at the City of Agoura Hills City Hall Planning Counter. The City’s list has been approved by the Fire Department’s Fuel Modification Unit; however the plants must be used in accordance with the Fire Department’s spacing guidelines.

Since it is possible that Fire Department requirements could influence aspects of project landscape and site design, it is suggested that any proposed development consider possible fuel modification requirements as early as possible, and that preliminary fuel modification approval be obtained prior to review by the Planning Commission. Significant modifications required by the Fire Department to an approved plan might necessitate an additional review by the Planning Commission.

#### *Development Regulations and Requirements*

The following development regulations and requirements shall apply to all new development in the Ladyface Mountain Specific Plan:

1. All projects shall meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED Certified rating.
2. Pervious or semi-pervious paving material for parking areas shall be utilized to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels.
3. A gray water system or other water efficient features shall be utilized for landscaped areas. In addition, all projects shall connect to the non-potable water line in Agoura Road.

4. A rock-faced soil nail wall or other decorative block wall that blends into the hillside shall be utilized for all retaining walls over six (6) feet in height.
5. Each project shall implement a Transportation Demand Management (TDM) program that includes the following components:
  - A minimum of one on-site electrical vehicle charging station shall be provided in the parking lot for sites consisting of 200 or more parking spaces.
  - Parking lots shall provide reserved parking spaces near the front entrance for van-pool vehicles and hybrid/alternative fuel and electrical vehicles.
  - Transit and ridesharing information shall be available for all employees.
  - For buildings larger than 20,000 square feet, a bicycle facility shall be provided and include secured bike storage, showers, a dressing area, and lockers.
6. In order to reduce the amount of paving on site, up to ten (10) percent of the required parking spaces may be compact spaces.
7. ~~All non-essential lighting shall be placed on timers and be turned off when the building is not occupied.~~ Exterior illumination levels shall be reduced by at least 50% when the building(s) are not occupied.
8. Outdoor amenities for employees including, but not limited to, shaded areas with benches and table for eating and relaxing shall be provided.
9. Trails shall be provided consistent with the Specific Plan Trails Map. Each property owner whose property contains a trails easement as shown on the trails map shall be responsible for dedicating an easement to the City or other public agency designated by the City that will provide a direct pedestrian access way from Agoura Road to the Ladyface Mountain Trails, consistent with the trails map.
10. All property owners who are not required to dedicate a portion of the Ladyface Mountain Trail or a trail access easement as shown on the trails map shall contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities such as benches.
11. If feasible as determined by the City, property owners whose property contains a trail access easement as shown on the trails map, shall enter into an agreement with the City to allow trail users to utilize their parking lot to park their vehicles when utilizing the Ladyface Mountain Trail.

*Application submittal items*

The following supplemental submittal items shall be provided:

1. An Opportunities and Constraints Map shall be prepared prior to siting any proposed improvements (structures, roads, driveways, utilities, fencing, etc.). An opportunity and constraints map includes, but is not limited to, areas with a slope of more than 30%, the location of drainage patterns, oak trees, sensitive habitat, major rock outcropping, natural canyons, existing roads and/or trails, structures, and property lines. The purpose of the Map is to assist in the following:
  - a. Determining the best location for the building(s);
  - b. Determining the location for the road and/or driveway;
  - c. Determining how best to site improvements to work with the natural topography and reduce grading;
  - d. Determining the best use of retaining walls to reduce the amount of grading; and
  - e. Identifying the site features that should be preserved and retained.
2. Photo simulation: A visual representation of the proposed project that includes any modifications and improvements to the site that would result from the project. The purpose of the visual analysis is to simulate the impact of the proposed project within the context of its surroundings. Show views from offsite for all four directions, including views from U.S. Highway 101. Specific view locations shall be approved by Planning and Community Development staff.

The simulation shall provide a view of not only the building but of all manufactured slopes on the site. The simulation shall provide perspectives to show the growth of the proposed landscaping from issuance of a certificate of occupancy at: 1) one month, 2) one year and 3) five years or at full maturity.
3. For hillside lots, cross sections of the site and proposed project shall be provided through all proposed grading including any grading necessary to construct right-of-way improvements. The cross sections shall identify existing and proposed grades. Cross sections through major axis and extending from property line to property line, and extending to nearby street centerlines for sites over 10% slope.
4. Lighting Plans, dimensioned and scaled including:
  - a. Detailed, comprehensive exterior lighting plan prepared by a licensed lighting professional to include all exterior lighting including, but not limited to, parking and pedestrian lighting.
  - b. Photometric plan with a maximum of one foot candle at property lines.
  - c. Lighting fixture specifications and locations (use of energy efficient fixtures and technology is required).

- d. Proposed lighting intensity of each light fixture.
- 5. Dimensions of existing and proposed rights-of-way, curb, gutter, sidewalks, edge of pavement, centerline, trails, paths; and typical cross section of streets and pedestrian paths and sidewalks.

SECTION 2. Notwithstanding any provision of the Agoura Hills Municipal Code and Ladyface Mountain Specific Plan, or any other ordinance of the City, this ordinance shall apply to all new applications submitted to the City after the effective date of this ordinance for development within the Ladyface Mountain Specific Plan area, within the City.

SECTION 3. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end, the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

SECTION 4. The Addendum to the Ladyface Mountain Specific Plan Environmental Impact Report adequately addresses the environmental impacts of the proposed Specific Plan amendment, in accordance with the provisions of the California Environmental Quality Act, and is hereby certified.

SECTION 5. The City Clerk shall publish and cause notice of this ordinance to be given according to law.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES: (0)  
NOES: (0)  
ABSENT: (0)  
ABSTAIN: (0)

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William D. Koehler, Mayor

ATTEST:

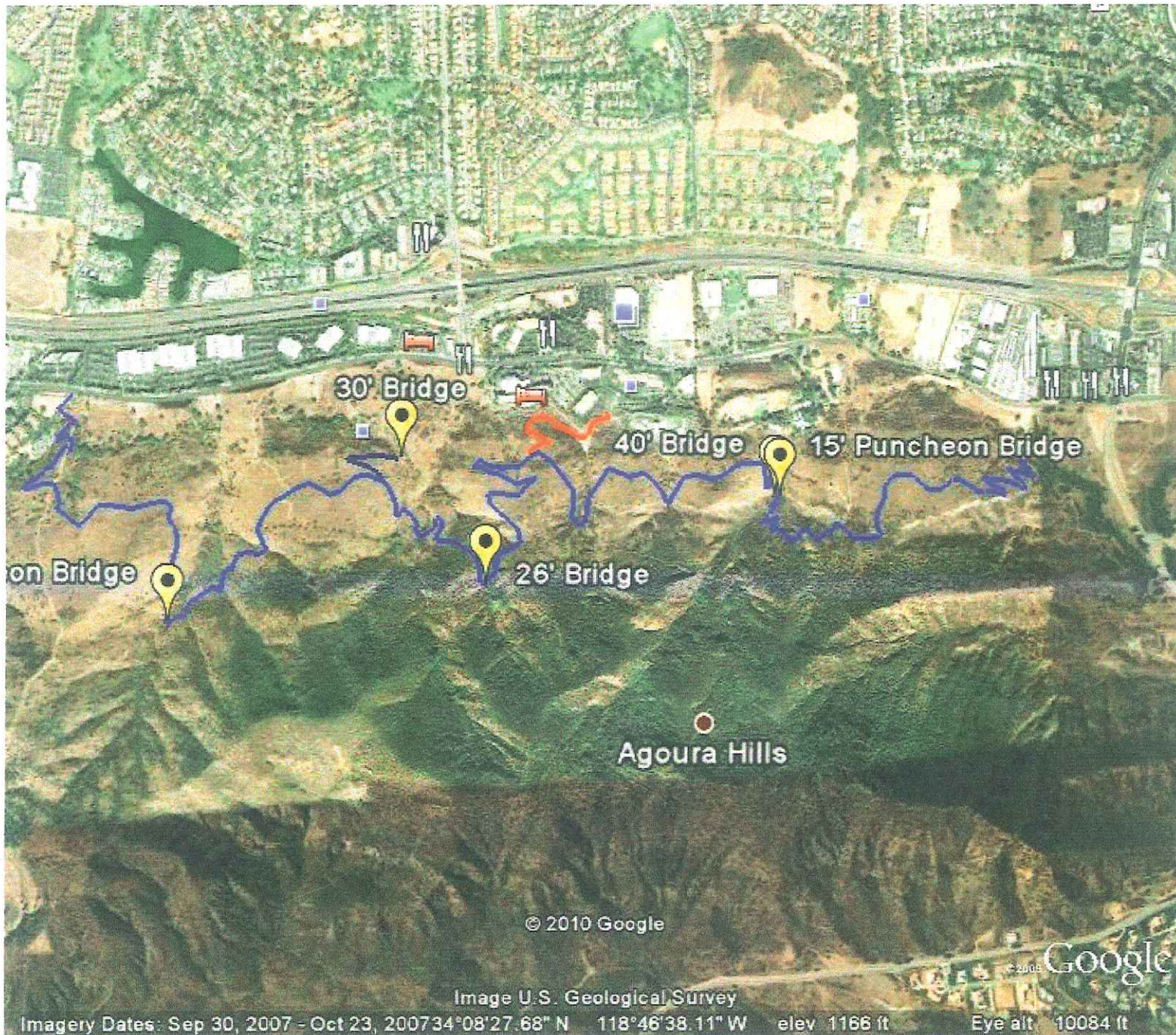
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Kimberly Rodrigues, City Clerk

APPROVED AS TO FORM:

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Craig A. Steele, City Attorney



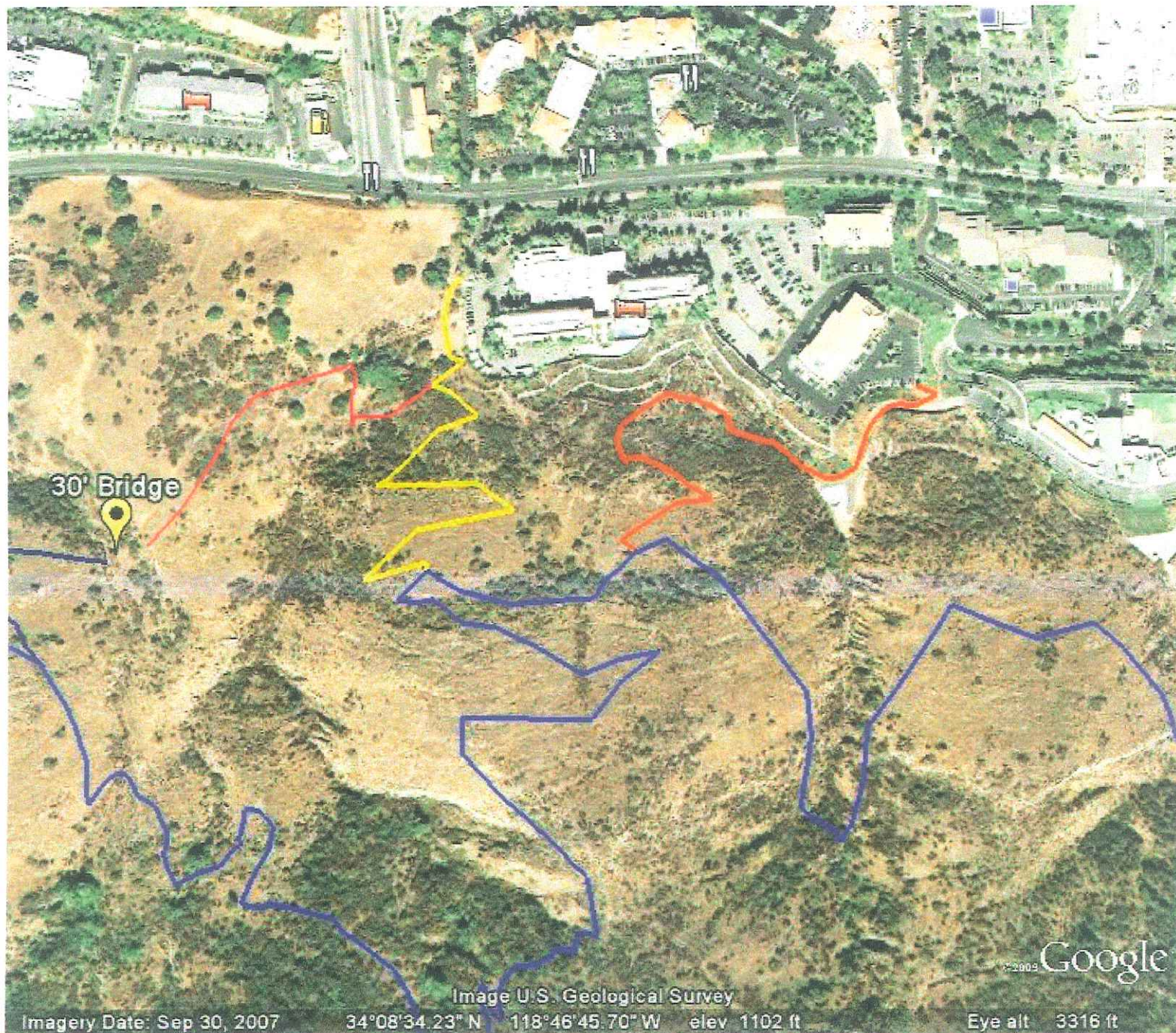
© 2010 Google

Image U.S. Geological Survey

Imagery Dates: Sep 30, 2007 - Oct 23, 2007 34°08'27.68" N 118°46'38.11" W elev 1166 ft Eye alt 10084 ft

Google





30' Bridge

© 2005 Google

Image U.S. Geological Survey

Imagery Date: Sep 30, 2007

34°08'34.23" N 118°46'45.70" W elev 1102 ft

Eye alt 3316 ft



40' Bridge

15' Puncheon Bridge

© 2009 Google

Image U.S. Geological Survey

Imagery Date: Sep 30, 2007

34°08'35.33" N 118°46'09.80" W elev 967 ft

Eye alt 3316 ft

**ADDENDUM TO THE 1991 CERTIFIED  
FINAL ENVIRONMENTAL IMPACT REPORT**

**Prepared for the**

**CITY OF AGOURA HILLS  
LADYFACE MOUNTAIN SPECIFIC PLAN  
State Clearinghouse No. 88062917**

**Amendment to Ladyface Mountain Specific Plan  
Applicant: City of Agoura Hills**

**Prepared by:**

**The City of Agoura Hills  
Planning and Community Development Department  
30001 Ladyface Court  
Agoura Hills, CA 9130  
(818) 597-7310**

**January 5, 2010**

## **INTRODUCTION**

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The City of Agoura Hills has prepared this Addendum to the Final Environmental Impact Report (EIR) for the City of Agoura Hills Ladyface Mountain Specific Plan (SCH No. 88062917) for proposed changes to the Ladyface Mountain Specific Plan. The proposed Amendment consists of minor technical changes to update the submittal requirements, land use regulations, and landscaping, oak tree and fuel modification requirements and is therefore covered under the Ladyface Mountain Specific Plan EIR.

The proposed Amendment is consistent with the General Plan in that the proposed Amendment consists of minor technical changes to the submittal requirements and land use regulations and does not change the land use designations or allow for increased land use density.

## **PROJECT DESCRIPTION**

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The Ladyface Mountain Specific Plan provides for two development scenarios. Scenario 1-A which is the maximum permitted building area for each parcel and Scenario 2-A which establishes a higher maximum permitted building area for each parcel subject to certain findings. The Plan further provides that a property owner may apply for the level of development permitted under Scenario 2-A as part of its application for a conditional use permit. Development in accordance with Scenario 2-A may be permitted, however, only if the property owner can prove that specified findings can be made which are designed to ensure that the increased level of development will not have any adverse impacts.

One of the goals of the proposed Amendment is to provide for greater objectivity and clarity in assessing an applicants' request to increase the maximum permitted building area to what is permitted under Scenario 2-A. This can be accomplished by updating both the submittal requirements and land use regulations.

In addition, the Amendment will ensure that future development is sensitive to the maintenance and protection of the natural terrain and environment by requiring more detailed studies as part of the application process thereby preserving Ladyface Mountain as a natural landmark, as well as the open space resources and the sensitivity to the natural features of the area.

There are three separate parts to the proposed Amendment which will be utilized as a supplement to the existing Ladyface Mountain Specific Plan. These include 1) new or revised submittal requirements, 2) revised land use regulations and 3) the addition of new information.

## Submittal Requirements

Changes to the submittal requirements are proposed to clarify or build upon the existing submittal requirements. Items that will need to be submitted as part of an application for a proposed development project include:

1) An Opportunities and Constraints Map showing any proposed improvements (structures, roads, driveways, utilities, fencing, etc.), areas with a slope of more than 30%, the location of drainage patterns, oak trees, sensitive habitat, major rock outcropping, natural canyons, existing roads and/or trails, structures, and property lines.

The purpose of the Map is to assist the City in (a) determining the best location for the building(s) and for the road(s) and/or driveway(s); (b) determining whether the site improvements can work with the natural topography and reduce grading; (c) determining the best use of retaining walls to reduce the amount of grading; and (d) identifying the site features that should be preserved and retained.

2) A photo simulation of the proposed project that includes the modifications and improvements to the site that would result from the project.

The purpose of the visual analysis is to simulate the impact of the proposed project within the context of its surroundings. This would include views from offsite for all four directions, including views from U.S. Highway 101. A visual analysis is typically conducted as part of the CEQA review for the project so this proposed change will just codified the requirement.

3) Cross sections of the site and proposed project. Cross sections are currently listed as a submittal requirement. The proposed Amendment would clarify the type of information and level of detail that must be provided.

4) A lighting plan, dimensioned and scaled, including a comprehensive exterior lighting plan to include all exterior lighting and a photometric plan with a maximum of one foot candle at property lines. A lighting plan is already required for projects in the City. The proposed Amendment would clarify the type of information and level of detail that must be provided and set maximum foot candles at property lines.

## Land Use Requirements

In addition to new submittal requirements, the proposed Amendment would add supplemental land use requirements to make the building(s) and site more environmentally sensitive. The proposed Amendment would also help ensure compatibility with the existing natural hillside and surrounding open space.

These land use requirements include requiring that each project meet a minimum U.S. Green Building Council LEED Certified rating as well as utilizing pervious or semi-

pervious paving and water efficient features for landscape purposes. In addition, each project would need to implement a Transportation Demand Management (TDM) program that includes the following components:

- Electrical charging stations in each parking lot.
- Reserved parking spaces near the front entrance for vanpool vehicles, and hybrid, alternative fuel and electrical vehicles in each parking lot.
- Distribution of transit and ridesharing information to all employees.
- A bicycle facility which includes secured bike storage, showers, a dressing area, and lockers would need to be provided for buildings larger than 20,000 square feet.

In order to reduce the amount of paving on site and thus reduce runoff, the proposed Amendment would allow up to ten (10) percent of the required parking spaces to be compact spaces. Currently compact spaces are not allowed.

To reduce visual impacts from retaining walls, all retaining walls over six (6) feet in height would need to be a rock faced soil nail wall or other decorative block wall that blends into the surrounding hillside. To reduce night time lighting impacts, the proposed Amendment would require that all non-essential lighting be placed on timers and be turned off when the building is not occupied. The Amendment would also require each project to provide outdoor amenities for employees including but not limited to shaded areas with benches and table for eating and relaxing.

The proposed Amendment would also update the City's Trails and Pathways Master Plan adopted in 2008 with a Specific Plan Trails Map. The Trails and Pathways Master Plan is a citywide trail plan that includes an east/west trail (Ladyface Mountain Trail) that traverses Ladyface Mountain from Kanan Road to the western city boundary at or about the 1100 foot elevation. The proposed Specific Plan Trails Map includes a more defined main east/west trail would have north/south connections which would link the trail to Agoura Road and private property.

The proposed Amendment would require property owners ~~to dedicate~~ whose property contains a trail access easement as shown on the trails map, to be responsible for dedicating an easement to the City or other public agency designated by the City that will provide a direct pedestrian ~~connection~~ access way from Agoura Road to the Ladyface Mountain Trail consistent with the final trails map. If feasible, as determined by the City, property owners whose property contains a trail access easement as shown on the trails map, would also enter into an agreement with the City to allow trail users to utilize portions of their parking lot to park their vehicles when utilizing the Ladyface Mountain Trail. All property owners who are not required to dedicate a portion of the Ladyface Mountain Trails or trail access easement as shown on the trails map, would contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities such as benches.

### Updated and Supplemental Information

The final group of changes proposed to the Ladyface Mountain Specific Plan consists of adding supplemental landscape options for trees, shrubs, and ground covers for the following locations: 1) Agoura Road, 2) Project Entries and Intersections, 3) Project Cut or Fill Slopes, 4) Buffer Zones, and 5) Parking Lots-Courtyards. The proposed Amendment would also update the *Oak Tree Protection/Replacement Guidelines* and fuel modification requirements consistent with current laws and practice.

## **RATIONALE FOR USE OF AN ADDENDUM**

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This document has been prepared as an Addendum to the Ladyface Mountain Specific Plan EIR (1991), in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164. Section 15164 provides that a Lead Agency “shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” These include the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Pursuant to Section 15164, an analysis and explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required. Section 15164 was created in response to Public Resources Code (PRC) Section 21166, which provides that no subsequent or supplemental EIR shall be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate “major revisions” of the EIR or “new information” which was not known and could not have been known at the time the EIR was certified, becomes available.



The Ladyface Mountain Specific Plan was adopted in September 1991. Since that date, City Planning and Community Development staff has identified sections in the Specific Plan that need to be revised relative to application submittal requirements and land use regulations. Therefore, an Amendment to the Ladyface Mountain Specific Plan is proposed. The circumstances, impacts, and mitigation requirements identified in the Ladyface Mountain Specific Plan EIR remain applicable to the proposed Amendment, and the Amendment does not cause the level of impacts identified in the Ladyface Mountain Specific Plan EIR to be exceeded. No changes are needed to the discussion of impacts or mitigation measures in the EIR. The Ladyface Mountain Specific Plan Amendment consists of minor technical changes to the submittal requirements and the land use regulations. The Amendment strengthens the existing provisions in the Specific Plan. The Amendment will not change the amount of traffic generated from permitted land uses or impact the circulation to and from the Specific Plan area. The proposed Amendment will not impact the availability of public services and utilities which currently serve the Specific Plan area.

This Addendum is consistent with the CEQA Guidelines and PRC Sections 15164 and 21166 in that none of the conditions outlined above that necessitate the preparation of a Subsequent EIR (CEQA Guidelines Section 15162) have been met.

This CEQA analysis focuses on the potential impacts of the proposed Amendment to the Ladyface Mountain Specific Plan, and not on the impacts of subsequent development applications that are regulated by the Plan. The City's Ladyface Mountain Specific Plan EIR undertook a comprehensive analysis of the environmental impacts from the construction and operation of urban uses within the City. Further development applications will undergo a consistency analysis with the General Plan and its policies, and will be subject to permitting and project specific use, development and design conditions, and applicable project specific environmental review as governed by CEQA. Individual analysis of specific projects that will be built under the Ladyface Mountain Specific Plan will occur in the future when such projects are proposed for construction and when CEQA review is conducted on projects defined to be within the scope of CEQA review. The proposed Ladyface Mountain Specific Plan Amendment consists of minor technical changes to update the submittal requirements, land use regulations and landscaping, oak tree and fuel modification requirements and will not have any adverse impact on the environment.

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Public Comments Regarding Proposed Amendments to the Ladyface Mountain Specific Plan – Agenda Item No. 3

**DATE:** February 4, 2010

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Staff received the attached comments regarding proposed amendments to the Ladyface Mountain Specific Plan (Agenda Item No. 3). The comments were submitted from Travis Cullen, Chief Operating Officer of Envicom Corporation, and resident of Agoura Hills.

**Doug Hooper**

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**From:** Travis Cullen [tcullen@envicomcorporation.com]

**Sent:** Tuesday, February 02, 2010 5:55 PM

**To:** Doug Hooper

**Subject:** Ladyface SP Update Comments

Hi Doug

I have reviewed the City's Staff Report, Draft Ordinance and EIR Addendum pertaining to the proposed Ladyface Specific Plan Amendment (Case No. 09-ZOA-006) and want to suggest a few points of clarification and consistency between the documents. My comments are indicated in redline strikethrough in the attached word document. I hope you find this of assistance.

Regards,  
Travis

COMMENTS:

Staff Report, Section II, Staff Analysis, Page 2, Item 3. We suggest revising the language of this item to match the proposed language of Item 3 on page 6 of the draft ordinance. The item would then read: "3. A gray water system or other water efficient features shall be utilized for landscaped areas. In addition, all projects shall connect to the non-potable water line in Agoura Road."

Staff Report, Section II, Staff Analysis, Page 3, Item 9. We suggest revising the language of this item to read as follows: "...A copy of the proposed trails map is attached. If the trail map is approved by the City Council, property owners whose property contains a trail access easement as shown on the trails map, would be responsible as part of their development for dedicating an easement to the City or other public agency designated by the City for the trail connections and public parking. ~~Property owners, whose property does not include~~All property owners who are not required to dedicate a portion of the Ladyface Mountain Trail or a trail access easement connection, would be required to as shown on the trails map, shall contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities..." such as benches. ..."

Draft Ordinance, Page 7, Item 9. We suggest revising the language of this item to read as follows: "9. Trails shall be provided consistent with the Specific Plan Trails Map. Each property owner whose property contains a trail access easement as shown on the trails map, shall be responsible for dedicating an easement to the City or other public agency designated by the City that will provide a direct pedestrian access way from Agoura Road to the Ladyface Mountain Trail, consistent with the trails map."

**[The map attached to the Staff Report and Ordinance should include a legend which color codes or in some other way distinguishes the difference between the primary east/west trail (the Ladyface Mountain Trail), and the trail access easements linking the Ladyface Mountain Trail to Agoura Road.]**

Draft Ordinance, Page 7, Item 10. We suggest revising the language of this item to read as follows: "10. All property owners who are not required to dedicate a portion of the Ladyface Mountain Trail or a trail access easement as shown on the trails map, shall contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities such as benches."

Draft Ordinance, Page 7, Item 11. We suggest revising the language of this item to read as follows: "If feasible as determined by the City, property owners, whose property ~~does contain~~contains a trail access easement as shown on the trails map, shall enter into an agreement with the City to allow trail users to utilize their parking lot to park their vehicles when utilizing the Ladyface Mountain Trail."

EIR Addendum, Page 4, next to last paragraph. We suggest revising the language of this paragraph to read as follows: "The proposed Amendment would require property owners ~~to dedicate~~whose property contains a trail access easement as shown on the trails map, to be responsible for dedicating an easement to the City or other public agency designated by the City that will provide a direct pedestrian ~~connection~~access way from Agoura Road to the Ladyface Mountain Trail, consistent with the ~~final~~ trails map. If feasible as determined by the City, property owners whose property contains a trail

access easement as shown on the trails map, would also enter into an agreement with the City to allow trail users to utilize ~~portions of the~~their parking lot to park their vehicles when utilizing the Ladyface Mountain Trail. All property owners ~~would~~who are not required to dedicate a portion of the Ladyface Mountain Trail or a trail access easement as shown on the trails map, shall contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities such as benches.

RESOLUTION NO. 1003

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF AGOURA HILLS  
RECOMMENDING THE CITY COUNCIL  
AMEND THE LADYFACE MOUNTAIN SPECIFIC PLAN  
(CASE NO. 09-ZOA-006)

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

Section 1. The City of Agoura Hills initiated and prepared an Amendment to the Ladyface Mountain Specific Plan to make minor technical changes to the submittal requirements and regulations (Case No. 09-ZOA-006). A Public Hearing was duly held on February 4, 2010, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was presented to and considered by the Planning Commission at the aforesaid public meeting.

Section 3. Pursuant to Section V.D. of the Ladyface Mountain Specific Plan, the Planning Commission hereby finds as follows:

1. The proposed Specific Plan amendment is consistent with the General Plan in that the proposed amendment consists of minor changes to the submittal requirements and land use regulations and does not change the land use designations or allow for increased land use density.
2. The Specific Plan amendment will allow for the intent of the Specific Plan to be met in that the amendment will add supplemental requirements that will keep the Plan current with respect to changing planning practices and future development potential.
3. The Specific Plan amendment will ensure that future development is sensitive to the maintenance and protection of the natural terrain and environment by requiring more detailed studies as part of the application process thereby preserving Ladyface Mountain as a natural landmark, as well as the open space resources and the sensitivity to the natural features of the area.
4. The Specific Plan amendment consists of minor changes to the submittal requirements and land use regulations and will not change the amount of traffic generated from permitted land uses or impact the circulation to and from the Specific Plan area.
5. Public services and utilities currently serve the Specific Plan area and the proposed Specific Plan amendment will not impact their availability as the amendment consists of minor technical changes and does not change the allowed land use intensity.

Section 4. The Ladyface Mountain Specific Plan Final Program Environmental Impact Report (EIR), certified in 1991, adequately addressed the physical impacts on the environment resulting from the adoption of the Specific Plan. The proposed minor technical amendment to the Specific Plan is determined to be consistent with the overall land use planning policies initially established in the Specific Plan. Although the proposed revision to the Ladyface Mountain Specific Plan is considered a project under State California Environmental Quality Act (CEQA) Guidelines, the proposal is to make minor changes to the submittal requirements and land use regulations, not construct a facility, and the change in administrative and governance language in the Specific Plan will not result in any environmental impacts. The attached Addendum to the Ladyface Mountain Specific Plan EIR adequately addresses the environmental impacts of the proposed Specific Plan amendment.

Section 5. Based upon the aforementioned findings, the Planning Commission hereby recommends that the City Council adopt the attached Ordinance to approve Specific Plan Amendment Case No. 09-ZOA-006, making technical changes to the Ladyface Mountain Specific Plan and that the attached Addendum to the Ladyface Mountain Specific Plan be certified for this project.

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> day of February, 2010, by the following vote to wit:

AYES: Buckley Weber, Justice, Moses, O'Meara, Rishoff  
NOES: (0)  
ABSENT: (0)  
ABSTAIN: (0)

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Steve Rishoff, Chairperson

ATTEST:

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Mike Kamino, Secretary



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
February 4, 2010**

**CALL TO ORDER:**

Chair Rishoff called the meeting to order at 6:39 p.m.

**FLAG SALUTE:**

Commissioner Buckley Weber

**ROLL CALL:**

Chair Stephen Rishoff, Vice Chair John O'Meara, Commissioners Illece Buckley Weber, Michael Justice, Rick Moses

Also present were Assistant City Attorney Candice Lee, Director of Planning and Community Development Mike Kamino, Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Landscape Consultant Ann Burroughs, and Recording Secretary Sheila Keckhut.

**APPROVAL OF AGENDA**

On a motion by Vice Chair O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Agenda of the February 4, 2010 Planning Commission Meeting. Motion carried 5-0.

**APPROVAL OF MINUTES**

1. Minutes – January 21, 2010 Planning Commission Meeting

On a motion by Commissioner Justice, seconded by Commissioner Moses, the Planning Commission moved to approve the Minutes of the January 21, 2010 Planning Commission Meeting, with amendments. Motion carried 5-0.



**PUBLIC HEARING:**

2. **REQUEST:** Request for a Conditional Use Permit to upgrade an Alcohol Beverage Control license from a license type 41 (beer and wine) to a license type 47 (beer, wine and distilled spirits) for consumption on the premises of an existing restaurant.
- APPLICANT:** Regina Bellisario and Nick Andrisano  
Grissini Italian Restaurant  
30125 Agoura Road, Unit I and J  
Agoura Hills, CA 91301
- CASE NO.:** 09-CUP-009
- LOCATION:** 30125 Agoura Road  
(Grissini Italian Restaurant/Agoura Hills Towne Center)
- ENVIRONMENTAL ANALYSIS:** Exempt from CEQA per Section 15301 (Existing Facilities)
- RECOMMENDATION:** Staff recommended that the Planning Commission approve Conditional Use Permit Case No. 09-CUP-009, subject to conditions.
- PUBLIC COMMENTS:** Chair Rishoff opened the Public Hearing
- The following persons spoke on this agenda item:
- Richard Rosenthal, Attorney representing the applicant.
- Chair Rishoff closed the Public Hearing
- ACTION:** On a motion by Commissioner Moses, seconded by Vice Chair O'Meara, the Planning Commission moved to approve Conditional Use Permit Case No. 09-CUP-009, subject to conditions. Motion carried 5-0.
3. **REQUEST:** Request for a recommendation of approval to the City Council to amend the Ladyface Specific Plan to incorporate a new trail plan, and to add supplemental land use requirements, including standards for landscaping and fuel modification, oak tree preservation, development regulations, and development application submittals.

APPLICANT: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

CASE NO.: 09-ZOA-006

LOCATION: Citywide/Ladyface Mountain Specific Plan Area

ENVIRONMENTAL ANALYSIS: Addendum to the Ladyface Mountain Specific Plan Environmental Impact Report

RECOMMENDATION: Staff recommended that the Planning Commission recommend the City Council approve Specific Plan Amendment Case No. 09-ZOA-006.

ACTION: On a motion by Vice Chair O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to recommend the City Council approve Specific Plan Amendment Case No. 09-ZOA-006. Motion carried 5-0.

**DISCUSSION ITEM:**

4. Review of Draft Planning Commission Norms

Planning Commission provided comments for the City Council's consideration of adopting the Planning Commission Norms.

**PLANNING COMMISSION/STAFF COMMENTS**

Director of Planning and Community Development Mike Kamino reminded the Commissioners that the Planning Commission would be holding a public hearing for the City's General Plan Update on February 18, 2010. He also reminded the Commissioners that the League of California Cities 2010 Planners Institute Conference will be held on March 24-26, 2010, and the Commissioners are invited to attend.

**ADJOURNMENT**

At 7:38 p.m., on a motion by Commissioner Buckley Weber, seconded by Commissioner Moses, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday, February 18, 2010, at 6:30 p.m. Motion carried 5-0.



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**DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT**

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**ACTION DATE:** February 4, 2010

**TO:** Planning Commission

**APPLICANT:** City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

**CASE NO.:** 09-ZOA-006

**LOCATION:** Citywide

**REQUEST:** Request for a recommendation of approval to the City Council to amend the Ladyface Specific Plan to incorporate a new hiking trail plan, and to add supplemental land use requirements, including standards for landscaping and fuel modification, oak tree preservation, development regulations, and development application submittals.

**ENVIRONMENTAL  
DETERMINATION:** Addendum to the Ladyface Mountain Specific Plan Environmental Impact Report

**RECOMMENDATION:** Staff recommends the Planning Commission recommend the City Council approve Specific Plan Amendment Case No. 09-ZOA-006.

**I. PROJECT BACKGROUND AND DESCRIPTION**

At the direction of the City Council, staff has prepared a draft ordinance to amend portions of the Ladyface Mountain Specific Plan, which was adopted in 1991. The Specific Plan includes a comprehensive set of plans, policies, regulations, and conditions for guiding and ensuring the orderly development on property located on the foothills of Ladyface Mountain. The Specific Plan area includes the property located south of Agoura Road and west of Kanan Road, between the Gateway Foursquare Church property, to the westerly City limits. The City Council's direction was intended to keep the Specific Plan current with respect to future development potential. It was also the

City Council's desire to ensure that future development is sensitive to the maintenance and protection of the natural terrain and environment.

The draft amendments purposely do not include changes in permitted land uses, building size or pad areas since all of the remaining vacant parcels in the Specific Plan area are affiliated with pending development projects. Rather, staff approached amending the Ladyface Mountain Specific Plan by establishing a greater level of objectivity and updating outdated sections of the Specific Plan. A copy of the Ladyface Mountain Specific Plan is attached.

## II. STAFF ANALYSIS

The Ladyface Mountain Specific Plan provides for two development scenarios. Scenario 1-A is the maximum permitted building area for each parcel. Scenario 2-A establishes a higher maximum permitted building area for each parcel, subject to certain findings. The plan further provides for a property owner to apply for the level of development permitted under Scenario 2-A as part of its application for a conditional use permit. Development in accordance with Scenario 2-A may be permitted, however, only if the property owner can prove that specified findings can be made which are designed to ensure that the increased level of development will not have any adverse impacts. One of the goals of the draft ordinance is to provide updated criteria, greater objectivity, and clarity in assessing applicants' requests to increase the maximum permitted building to what is permitted under Scenario 2-A.

The proposed criteria includes an updated landscape concept for the landscaping of the public right-of-way, entry driveways, cut and fill slopes, and parking lots and courtyards. The plant palettes included in the draft ordinance reflect the City's most current native plant palette list, as well as conformance with the Los Angeles County Fire District's fuel modification requirements.

Staff is also proposing to add new development regulations and requirements to the Specific Plan. These requirements include:

1. All projects shall meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED Certified rating.
2. Pervious or semi-pervious paving materials shall be utilized in parking areas.
3. A gray water system, and connection to the public non-potable water line in Agoura Road, shall be used for landscape irrigation.

4. Retaining walls over 6-feet in height shall be of a soil-nail wall design (similar to the retaining wall design within the Oak Creek Apartments complex located at the intersection of Kanan Road and Canwood Street).
5. The following Transportation Demand Management (TDM) program components shall be implemented:
  - A. At least one electrical charging station shall be provided in each parking lot.
  - B. Van-pool, hybrid, and electric vehicle parking spaces shall be reserved near the front entrance of the building.
  - C. Transit ridesharing information shall be made available for all employees.
  - D. Bicycle storage areas, showers, a dressing area, and lockers shall be provided for buildings larger than 20,000 square feet in size.
6. In order to reduce the amount of paving, up to 10% of the required parking spaces may be of compact size.
7. Non-essential light fixtures shall be placed on timers and turned off when the building is not occupied.
8. Outdoor amenities shall be provided for employees.
9. Contributing toward implementation of hiking trails, consistent with a new trails plan established for the Ladyface Mountain Specific Plan area. The City has adopted a city-wide trails map that includes the Ladyface Mountain Specific Plan area. Staff has since hired a consultant who prepared a more specific trails map for purposes of this ordinance, which includes an east-west directional trail with feasible connections to Kanan Road and Agoura Road. A copy of the proposed trails map is attached. If the trail map is approved by the City Council, property owners would be responsible as part of their development for dedicating an easement to the City or other public agency designated by the City for the trail connections and public parking. Property owners, whose property does not include a trail easement connection, would be required to contribute to a trail fund to provide for the construction of the access ways and any planned trail amenities. Staff wishes to emphasize that construction of the trail is not included with this ordinance. Rather, such construction would be reviewed by the City as a separate project that is also subject to the requirements of the California Environmental Quality Act (CEQA).

In order to assist the Planning Commission with their review and understanding of proposed development projects in the Specific Plan area, staff is proposing to require additional items to be submitted with each development application. These items include:

1. An Opportunities and Constraints Map that identifies the physical and topographic constraints of the property. The map would also identify the best location for the building(s) and driveways; show how grading can be reduced; show the best use of retaining walls; and how natural site features can be retained.
2. Photosimulations of proposed buildings as viewed from the freeway and all other on-site and off-site locations requested by staff. The photosimulations would include views of all manufactured/graded slopes, and proposed landscaping depicted at the time of building occupancy; at one year; at five years; and at maturity.
3. Cross-section plans through all proposed grading, including grading necessary to widen the public right-of-way.
4. Detailed lighting plans.
5. Detailed street improvement plans, including pedestrian paths and walkways.

Staff has reviewed the request and determined that the proposed Specific Plan amendments required the preparation of an addendum to the Ladyface Mountain Specific Plan Environmental Impact Report and would not result in significant environmental impacts. The Addendum is attached for review.

Staff has met with all but one of the owners of vacant property within the Specific Plan area regarding the proposed amendments. Staff also mailed a public hearing notice of the Planning Commission's consideration of the Specific Plan Amendments to all property owners within the Specific Plan area.

The Planning Commission's recommendation regarding the proposed Specific Plan amendments will be forwarded to the City Council for final action to be taken is a public hearing.

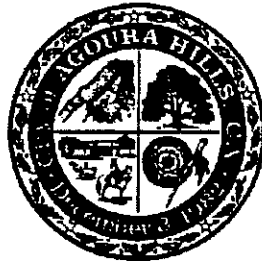
### **III. RECOMMENDATION**

Staff recommends the Planning Commission recommend the City Council approve Specific Plan Amendment Case No. 09-ZOA-006.

**IV. ATTACHMENTS**

- Draft Resolution
- Draft Ordinance
- Proposed Trails Map
- Addendum to the Ladyface Mountain Specific Plan EIR
- Ladyface Mountain Specific Plan

Case Planner: Doug Hooper, Assistant Director of Community Development



**City of Agoura Hills  
30101 Agoura Court, Suite 102  
Agoura Hills, CA 91301**

**September 1991**



FINAL LADYFACE MOUNTAIN SPECIFIC PLAN



CITY OF AGOURA HILLS  
30101 AGOURA COURT, SUITE 102  
AGOURA HILLS, CA 91301

September 1991

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CHAPTER I.  
INTRODUCTION

## I.

### INTRODUCTION

#### A. PURPOSE AND INTENT

This Specific Plan provides the City of Agoura Hills a comprehensive set of plans, policies, regulations and conditions for guiding and ensuring the orderly development and implementation of the Ladyface Mountain Overlay District of the City of Agoura Hills. Upon adoption, the standards and guidelines established in this document will serve to refine, consolidate and supersede the existing Ladyface Mountain Overlay District, consolidate and supersede the existing Ladyface Mountain Overlay District, Section 9530 of the City of Agoura Hills Zoning Ordinance.

Accordingly, the purpose of the Specific Plan is three-fold:

1. To ensure that all development at the base of Ladyface Mountain is compatible with the unique nature of this natural asset of the community.
2. To encourage the coordinated development of a mixture of business park, commercial and limited residential uses within the study area.
3. To encourage developers to address compatibility of proposed projects with infrastructure capacity.

Preparation of the Specific Plan has been accomplished in accordance with the requirements of the California Government Code (Sections 65450 through 65507) and addresses all issues and topics specified in that code.

After adoption, the standards and guidelines contained in the Specific Plan shall govern development of all areas within the study area boundaries. The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision map if it is not consistent with applicable Specific Plans. Additionally, and if determined appropriate, a development agreement cannot be approved unless the legislative body finds the agreement is consistent with the General Plan and any applicable Specific Plan. The Specific Plan must be in conformance with the City's General Plan. In instances where there is a conflict between the standards and guidelines of this Specific Plan and the provisions of the City of Agoura Hills Zoning Code, the Specific Plan will take precedence.

An important function of this Specific Plan is to reduce the need for detailed planning and environmental review procedures related to subsequent development of the project area. This Specific Plan and the accompanying Environmental Impact Report are intended to provide the necessary regulations and environmental documentation so that future development proposals consistent with the provisions contained in this Specific Plan may proceed with discretionary permit approvals without a duplication of environmental documentation. In this sense, the EIR prepared for the Specific Plan is considered to be a program EIR.

#### **B. CONFORMANCE WITH CITY OF AGOURA HILLS GENERAL PLAN**

The text and maps contained within this Specific Plan will assist both the City and landowners/developers implement the adopted City of Agoura Hills General Plan and General Plan Elements. Accordingly, this Specific Plan is consistent with and builds upon the General Plan, but in much greater detail.

### C. SPECIFIC PLAN OBJECTIVES

The City has identified a number of planning issues and objectives to be addressed and implemented through the Specific Plan. These include:

- Preparation of an array of analyses which will provide the base information necessary to coordinate the development potential of Ladyface Mountain.
- Preservation of Ladyface Mountain as a natural landmark and open space resource.
- Sensitivity to natural features, archaeological deposits, geologic hazards, oak trees, and natural drainage courses.
- Limitation on development to the area below the 1,100 foot elevation (i.e., top of building shall not exceed 1,100 ft. elevation).
- An appropriate character and design of potential development to assure compatibility with the natural hillside open space and existing surrounding land uses.
- A traffic budget assigned to each parcel such that an acceptable level of service is maintained. Traffic generated by future development should be analyzed to determine its effects on the level of service of surrounding streets and intersections, and any needed mitigation measures.
- Restrict land uses and densities such that development is sensitive to the unique character of the area.



- Manufactured slopes not to exceed 2:1 ratio
- Minimum use of exposed retaining walls.

D. ROLE OF CITIZEN'S ADVISORY COMMITTEE/REVIEW OF DRAFT SPECIFIC PLAN BY PLANNING COMMISSION AND CITY COUNCIL

A Ladyface Mountain Citizen's Advisory Committee was formed at the beginning of the Specific Plan process. Their purpose was to provide consensus and make recommendations in the planning process, representing the concerns of residents and property owners within the study area. Six meetings were held by the city staff and the consultant, covering the following topics:

- Existing conditions
- Development concepts
- Design guidelines
- Traffic and circulation
- A preferred land use plan

Through these meetings, the Committee reviewed several land use plans and the impacts from each plan. A less intensive land use plan, Scenario 1, and a relatively more intensive land use plan, Scenario 2, which uses extensive retaining walls, were considered in greater detail. With the assistance of staff and the consultant, the Committee examined the impacts of each plan, with special attention to traffic impacts. The committee initially recommended Scenario 1, which they felt would permit limited growth consistent with the goal of preserving the natural scenic qualities of Ladyface Mountain. Later, with the counsel of City Staff and Consultant, the Committee changed policy to recommend a greater level of development allowable with General Plan traffic improvements, as represented by Scenario 2. Hence, the Draft Specific Plan was prepared based

on the conceptual land use and development densities per Scenario 2.

The Draft Specific Plan was reviewed by both the Planning Commission and City Council. The Council found Scenario 1 to be more appropriate, and thus the Final Specific Plan reflects the conceptual land uses and development densities of Scenario 1 with certain revisions recommended by staff and Planning Commission which the Council found appropriate. These revisions included removing the residential component such that the primarily permitted land uses in the specific plan are commercial and business park uses. The only exception is a senior citizen housing option allowed on parcel 2061-33-011, at the Southwest corner of Kanan and Agoura, which was a recommendation of the Planning Commission. The land use scenario with all the above changes is designated as "Scenario 1-A". This is the project description and is further detailed in Chapter II under Section E, "Development Concept". The maximum development and density permitted under Scenario 1-A is shown on Exhibit IV-1.

In addition to Scenarios 1, 2, and 1-A, a Scenario 2-A was also analyzed in the Specific Plan. Scenario 2-A is similar to Scenario 2 in that it assumes the higher land use densities and the aggressive use of retaining walls. The only difference is that the residential component has been removed. Scenario 2-A was analyzed for the purpose of developing a threshold for requiring a Specific Plan Amendment. Additional discussion regarding Scenario 2-A and the Specific Plan Amendment process are contained in Chapter IV, Section A.1 and Chapter V, Section D.

TABLE A  
LADYFACE MOUNTAIN SPECIFIC PLAN  
SUMMARY OF SCENARIOS

A.P.N.	Scenario 1	Scenario 2	Scenario 1-A	Scenario 2-A
2061-33-011	33,000 s.f. Disc. Com. 47,200 s.f. Office 32,900 s.f. Retail Com.	39,500 s.f. Disc. Com. 78,000 s.f. Office 84,700 s.f. Retail Com.	47,200 s.f. Business Park 65,900 s.f. Retail Com.*	39,500 s.f. Disc. Com. 78,000 s.f. Business Park 84,700 s.f. Retail Com.
2061-33-013	64,000 s.f. Office	75,000 s.f. Office	64,000 Business Park	75,000 s.f. Business Park
2061-33-015	7,000 s.f. Office	8,000 s.f. Office	7,000 s.f. Business Park	8,000 s.f. Business Park
2061-02-022	52,000 s.f. Office	97,300 s.f. Office	52,000 s.f. Business Park	97,300 s.f. Business Park
2061-02-024	20,400 s.f. Office	31,500 s.f. Office	20,400 s.f. Business Park	31,500 s.f. Business Park
2061-02-025	26 SF Res.	58,800 Office 4 SF Res.	27,000 s.f. Business Park	58,800 s.f. Business Park
2061-01-022	4 SF Res.	10 SF Res.	8,000 s.f. Business Park	14,000 s.f. Business Park
2061-01-025	13 SF Res.	15 SF Res.	24,000 s.f. Business Park	34,000 s.f. Business Park
2061-01-027	17,400 s.f. Office	28,000 s.f. Office	No development**	No development**
Totals	33,000 s.f. Disc. Com.; 208,000 s.f. Office; 32,900 s.f. Retail Com.; 43 SF Res.	39,500 s.f. Disc. Com.; 376,600 s.f. Office; 84,700 s.f. Retail Com.; 29 SF Res.	249,600 s.f. Business Park 65,900 s.f. Retail Com.*	39,500 s.f. Disc. Com. 396,600 s.f. Business Park 84,700 s.f. Retail Com.

\* 33,000 s.f. may be Sr. Citizen Housing.

\*\* Property was dedicated Open Space as part of apartment development on adjacent parcel.

on the conceptual land use and development densities per Scenario 2.

The Draft Specific Plan was reviewed by both the Planning Commission and City Council. The Council found Scenario 1 to be more appropriate, and thus the Final Specific Plan reflects the conceptual land uses and development densities of Scenario 1 with certain revisions recommended by staff and Planning Commission which the Council found appropriate. These revisions included removing the residential component such that the primarily permitted land uses in the specific plan are commercial and business park uses. The only exception is a senior citizen housing option allowed on parcel 2061-33-011, at the Southwest corner of Kanan and Agoura, which was a recommendation of the Planning Commission. The land use scenario with all the above changes is designated as "Scenario 1-A". This is the project description and is further detailed in the Chapter II under Section E, "Development Concept". The maximum development and density permitted under Scenario 1-A is shown on Exhibit IV-1.

In addition to Scenarios 1, 2, and 1-A, a Scenario 2-A was also analyzed in the Specific Plan. Scenario 2-A is similar to Scenario 2 in that it assumes the higher land use densities and the aggressive use of retaining walls. The only difference is that the residential component has been removed. Scenario 2-A was analyzed for the purpose of developing a threshold for requiring a Specific Plan Amendment. Additional discussion regarding Scenario 2-A and the Specific Plan Amendment process are contained in Chapter IV, Section A.1 and Chapter V, Section D.

Ladyface Mountain Specific Plan Citizen Advisory Committee  
members:

- |   |                          |                |
|---|--------------------------|----------------|
| ■ | Kam Babaooff             | Ed Muckey      |
| ■ | Mike Browers             | Louise Rishoff |
| ■ | Gary Landberg            | Mike Sonderman |
| ■ | Vicky Leary, Chairperson | Joan Yacovone  |

City of Agoura Hills Planning Commission members:

- Stephen Soelberg, Chairman
- Joan Yacovone, Vice Chairman
- Richard Rosenthal
- Diane Walker
- Dean Simpson

City of Agoura Hills City Council members:

- Louise Rishoff, Mayor
- Fran Pavley, Mayor Pro Tem
- Ed Kurtz, Council Member
- Darlene McBane, Council Member
- Vicky Leary, Council Member

CHAPTER II.  
PROJECT DESCRIPTION

## II.

### PROJECT DESCRIPTION

#### A. LOCATION

The City of Agoura Hills is a new community situated in the northwest corner of Los Angeles County. It is part of the area known as the Conejo Valley and is adjacent to the cities of Westlake Village and Thousand Oaks. The Ventura Freeway travels through the city from east to west (see Exhibit II-I. The general vicinity of the project site is depicted in Exhibit II-2. It is bounded by Agoura Road on the north, Kanan Road on the east, the Agoura Hills city limit on the south (along the Ladyface ridgeline), and the Agoura Hills - Westlake Village city limits on the west.

Ladyface Mountain, once a defensive lookout point for the Chumash Indian tribe, has long been a traveler's landmark. Ladyface Mountain lies to the south of Agoura Road between Kanan Road and the western city limits. The mountain rises to approximately 2,000 feet at its peak and includes 747.3 acres of land.

Juan Bautista De Anza's historic expedition in 1776 traversed this area. Legislation was passed at the federal level in 1990 designating a national trail in honor of De Anza's historic expedition, which stretched from Nogales, Arizona to San Francisco. A comprehensive trail plan is to be developed by the National Parks Service which is intended to tie in the De Anza Trail with the existing trail system.

#### B. SURROUNDING LAND USES

Research and development companies, as well as office buildings and traveler-related services, currently dominate the freeway corridor along Agoura Road and north of the project area across the freeway. Commercial and residential uses occur east and west of the project site and the main body

of residential development for the City of Agoura Hills lies north across the freeway corridor.

C. SITE DESCRIPTION

Of the 747.3 acres of land comprised by Ladyface Mountain, about 225 acres is developable land. Approximately 520 acres of mountain hillside will be designated and maintained as open space. Development of the mountain has thus far been limited to two projects. At the northwest corner of Ladyface Mountain is an 8-acre, 178-unit rental complex, and in the middle of the mountain along Agoura Road is a 26-acre commercial/retail/hotel complex, of which only the hotel and one office building have been built. This leaves about 191 acres of developable land which has not been developed. In 1990, the City has approved a 28,000 sq. ft. office building on Assessor's Parcel No. 2061-033-015, which is located within the Specific Plan area.

D. EXISTING CONDITIONS

1. Topography

The study area is defined by dramatic shifts in grade. Areas at the base of the mountain by Agoura Road are generally within a 0-10 percent slope, progressing to areas of 30+ percent slope (see Exhibit II-3).

2. Geology

A complete geotechnical report of the study area was prepared. The following summarizes the major findings of the report.

a. Bedrock and Geologic Structure

Bedrock of the study area consists of volcanic rocks of the middle miocene-age Conejo Volcanics.



They are fractured and jointed, and stand out in relief on the site. Excavation of these rocks may be difficult.

b. Seismic Activity

No major faults are known to exist in the study area. A minor, unnamed fault has been mapped at the top of the ridge in the southwestern part of the study area, and a probable buried fault has been mapped in the northwestern part of the study area. These faults are not considered to be active or potentially active.

c. Landslides

Landslides, in general, are not common in the Conejo Volcanics. However, deep-seated landslides as well as surficial landslides are known to occur in the Conejo Volcanics.

A number of questionable landslides have been mapped in the study area (see Exhibit II-4). These slides are generally located on the higher, steeper slopes of the site. Areas of possible landsliding may need further investigation prior to development. However, almost all of the possible landsliding is located outside of the area of future development.

d. Rockfalls

The hazard of rockfalls within the study area are a concern at the base of relatively steep, high slopes where rock outcrops are susceptible to dislodgement of large boulders. The rockfall hazard is expected to be the greatest during strong earthquakes. Hazards can be mitigated through

construction setback, retaining devices, protective barriers, or rock removal. The specific requirements will be evaluated during geotechnical analysis of each site prior to development.

e. Soils

Soils of the study area are derived from volcanic sources and have potential for high expansion. Known expansion test results in the area range from low to moderately high. Standard grading techniques and conformance with current grading requirements are anticipated to satisfactorily mitigate any potential hazards from expansive soil. Exhibit II-5 maps soils locations by type within the study area.

3. Oak Trees

The existing oak trees in the study area contribute to the natural beauty of the Ladyface Mountain setting. These trees are mapped in Exhibit II-6 based on City oak tree survey reports and aerial photo observation. Preservation of existing oak trees is a goal of the Ladyface Mountain Specific Plan.

4. Viewsheds

The goal of the Ladyface Mountain Specific Plan is to minimize any disturbance of the dominant viewshed areas. Based on a view survey, as shown in Exhibits II-6 through II-20, viewshed areas have been examined as to their potential disturbance associated with the plan. The viewpoint locations are primarily on Agoura Road. Additional viewpoints were taken from Canwood Street, Reyes Adobe Park, Forest Cove Park and Morrison Ranch Estates. Impacts immediately adjacent to the plan area and from areas within the community can be seen in the

exhibits. By abiding by the existing Scenic Highways Regulations, the Ladyface Mountain Design Overlay District and the Hillside Grading Regulations development in the Ladyface Mountain Specific Plan area avoids substantial impacts to the view of the mountain from the Ventura Freeway. As required by these regulations, the Ladyface Mountain Specific Plan area will maintain the following standards:

- Limit development (as measured to top of building) to below 1,100 feet elevation.
- Limit building heights to below the line-of-sight between viewer and ridgeline (as viewed from the Ventura Freeway).
- Use materials and colors compatible with the surrounding natural environment.
- Provide adequate setbacks for structures, maintaining views of Ladyface Mountain.
- Provide quality design and aesthetic character.
- Preserve natural terrain and scenic viewshed.

#### E. DEVELOPMENT CONCEPT

The land use plan was first based upon a thorough analysis of existing conditions, synopsized in Exhibit II-21. The development concept for Ladyface Mountain is depicted in the Land Use Plan, Exhibit II-22, and is reflective of the site's natural physical character (see Chapter IV for specific development regulations and requirements). Ladyface Mountain is a composite of ridges, hillsides and meandering drainage courses. The rugged natural character limits the location and intensity of development that may occur. The natural features of the site will frame the development of Ladyface Mountain.

All development areas will be sited below the 1,100-foot elevation and be connected by natural open space areas such as wooded drainage courses, significant oak groves, and prominent ridgelines. The use of native and drought resistant plant materials consistent with the xeriscape concept shall be encouraged. Development areas will blend sensitivity with the natural environment through controlled grading impacts, building mass and height guidelines, and a landscape design approach that is informal and with a palette of introduced species that will be compatible and complimentary to that existing.

1. Land Use Plan

The proposed Land Use Plan of the Ladyface Mountain Specific Plan contains a mix of business park, office, commercial, retail, limited residential and open space uses. As depicted in Exhibit II-22, the following land use categories are proposed:

- Business Park
- Shopping Center
- Open Space

The Business Park area is located adjacent to Agoura Road, a major arterial that runs east-west across the City. The Shopping Center Area is located at the southwest corner of Agoura Road and Kanan Road. These areas offer employment opportunities and local, community and regional level community services. Location along a major arterial provides the visibility and vehicular access needed to support these uses.

The area that is generally at or above the 1,100-foot elevation or contains major rock outcroppings and natural canyons is proposed to remain as open space so as not to disturb the natural beauty of the mountain. This designation ensures that within the higher elevations and

significant landforms of the mountain, the natural vistas and sensitive terrain remain undisrupted. Preservation of this area establishes the special character of the Ladyface Mountain Specific Plan district.

Specific land use and development regulations are contained on Chapter IV of this Specific Plan.

## 2. Circulation Plan

### a. Setting

Scenarios 1 and 2 assume that the roadway improvements recommended in the General Plan are in place. These include new westbound on- and off-ramps at Kanan Road and Reyes Adobe Road, and new eastbound ramps at Kanan Road. Reyes Adobe Road would be widened to four lanes.

To determine the impacts of Scenario 1 on the project area's circulation system, a "Summary of Traffic Operations in Agoura Hills" was conducted by Willdan Associates as part of this Specific Plan. The impacts of Scenario 2 were also addressed.

The study encompassed the area bounded by Canwood Street on the north, Agoura Road on the south, Reyes Adobe Road on the west, and Kanan Road on the east. Eight key intersections in the City of Agoura Hills are included in the study area:

- Reyes Adobe Road at the US 101 westbound ramp
- Reyes Adobe Road at the US 101 eastbound ramp
- Reyes Adobe Road at Canwood Street
- Reyes Adobe Road at Agoura Road
- Kanan Road at the US 101 westbound ramp
- Kanan Road at the US 101 eastbound ramp

- Kanan Road at Canwood Street
- Kanan Road at Agoura Road

Existing Geometrics. Exhibit II-23 summarizes the existing geometrics at the eight intersections. Between Canwood Street and Agoura Road, Reyes Adobe Road is a two-lane road with turn pockets at major intersections. Agoura Road is a four-lane road from midway between Kanan Road and Reyes Adobe Road to west of Reyes Adobe; it is a two-lane road east of that midpoint. Canwood Street is a two-lane road. Kanan Road is a four-lane road, but its width varies to accommodate turning movements at major intersections.

Existing Peak Traffic Volumes. PM peak hour traffic counts were conducted at the study area intersections in January and February, 1988. The heaviest two-way peak hour volumes were observed on Kanan Road. North of Canwood Street, about 2,700 vehicles were counted. On the US 101 overpass, about 1,970 vehicles were counted. Just south of Agoura Road, about 890 vehicles were counted during the PM peak hours. About 515 vehicles were counted on Agoura Road just west of Kanan Road. Just east of Reyes Adobe Road there were about 390 PM peak hour vehicles. Reyes Adobe Road currently carries about 1,210 PM peak hour vehicles on the US 101 overpass.

Existing Traffic Operations. There are seven traffic signals in the study area, including all four intersections along Kanan Road and three intersections along Reyes Adobe Road. The signals at the two intersections of Reyes Adobe Road with the US 101 ramps have been installed very recently and are not part of this analysis.

PM peak hour capacity analyses based on the 1988 traffic counts were conducted for the other five signalized intersections. Level of service (LOS) "A" was obtained at the two Agoura Road intersections and at Kanan Road/US 101 eastbound off-ramp. Kanan Road/Canwood Street operates at LOS "C" with a volume/capacity ratio (V/C) of 0.78. Kanan Road/ US 101 westbound off-ramp operates at LOS "D" with a V/C of 0.81. The existing traffic operations at the five signalized intersections are summarized in Table II-1.

**TABLE II-1  
EXISTING TRAFFIC OPERATIONS  
PM PEAK HOUR INTERSECTION CAPACITY UTILIZATION**

Intersection	V/C	LOS
Kanan Road/Canwood Street	0.78	C
Kanan Road/US 101 Westbound Ramps	0.81	D
Kanan Road/US 101 Eastbound Ramps	0.56	A
Kanan Road/Agoura Road	0.45	A
Reyes Adobe Road/Agoura Road	0.48	A

Note: Capacity values of 1,600 vehicles per hour per through lane and 1,500 vehicles per hour per turn lane were used.

LOS and Related V/C are as follows:

<u>LOS</u>	<u>V/C</u>
A	≤0.60
B	0.61 - 0.70
C	0.71 - 0.80
D	0.81 - 0.90

b. Trip Generation and Distribution

About 7,330 daily vehicle-trips would be generated by the Scenario 1 Land Use Plan including about 575

trips occurring in the morning peak hour and 825 trips occurring during the PM peak hour. This traffic would load onto the local street network according to the projected trip distribution and the locations of developed parcels. Development in the study area would be located along Agoura Road from west of Reyes Adobe Road to Kanan Road, and along the west side of Kanan Road just south of Agoura Road. According to this layout, traffic would load onto Agoura Road and Kanan Road adjacent to the developed parcels. It should be noted that the effects of passerby and internal trip generation were included in the analysis consistent with ITE Trip Generation manual procedures. Thus, retail trip generation was reduced to account for passerby trips.

Trip Generation. Table II-2 summarizes the land uses and the associated trip generation for Scenario 1 of the Ladyface Mountain Specific Plan Land Use Plan. Table II-3 shows the formulas used to calculate trip generation.

Trip Distribution and Traffic Assignment. The trip distribution assumed for the analysis is as follows: 37 percent east via US 101, 35 percent west via US 101, 5 percent east via Agoura Road, 6 percent west via Agoura Road, 10 percent north via Kanan Road, 3 percent south via Kanan Road, and 4 percent north via Reyes Adobe Road. The trip distribution is the same as that used in the "Hidden Trails Business Campus Traffic Impact Study," performed by Thomas S. Montgomery and Associates for the City of Agoura Hills, May 1988. Traffic was assumed to take the shortest-distance route in the assignment of trips to roadways.



The same distribution was used in the analysis since the PM peak hour is the most congested. The split of retail inbound and outbound trips is almost even (52 percent in - 48 percent out) during the PM peak hour, so the office traffic trip distribution was assumed to be the worst case.

TABLE II-2  
SCENARIO 1 LAND USE PLAN DEVELOPMENT AND TRIP GENERATION

Land Uses	Intensity	Average Daily Trips (ADT)	PM Peak Hour		
			In	Out	Total
Office	208,600 SF	3,720	75	410	485
Retail Commercial	32,900 SF	1,985	95	100	195*
Discount Commercial	33,000 SF	1,295	60	50	110*
Residential	43 DU	330	20	15	35
TOTAL		7,330	250	575	825

Source: Willdan Associates

\* A factor of 45% passer-by traffic reduction has been applied.

TABLE II-3  
TRIP GENERATION RATES

Land Use	Daily Trips	PM Peak Hour
General Office - Code 710	$\text{Ln}(T)=0.75 \text{ Ln}(A)+3.77$	$\text{Ln}(T)=0.83 \text{ Ln}(A)+1.46$ (16% In - 84% Out)
Retail - Code 820	$\text{Ln}(T)=0.65 \text{ Ln}(X)+5.92$	$\text{Ln}(T)=0.52 \text{ Ln}(X)+4.04$ (49% In - 51% Out)
Discount Retail - Code 815	71.2 trips/1,000 GSF	6.1 trips/1,000 GSF (52% In - 48% Out)
Residential - Code 270	7.4 trips/Dwelling Unit (DU)	0.6 trips/DU (66% In - 34% Out)

T = Two-Way Volume of Traffic or Total Trip Ends.  
A = Area in 1,000 Gross Square Feet of Building Area.  
X = Area in 1,000 Gross Square Feet of Leasable Area.

Reduction for "passer-by" trips captured from adjacent roadways is 45% for retail and discount retail.

All trip generation rates were obtained from Trip Generation, Fourth Edition, Institute of Transportation Engineers, 1987, and rounded to the nearest five vehicles with five being a minimum.

Source: Willdan

c. Future Base Conditions

Future base conditions include development from already approved projects, an annual regional growth factor, and a General Plan level of traffic improvements.

Proposed Improvements. Exhibit II-24 shows the General Plan traffic improvements in the study area. The future geometrics reflect a widening of the Reyes Adobe Road/US 101 overpass to four lanes. Also included are construction of new ramps for US 101 at Kanan Road and

Reyes Adobe Road, the widening of Reyes Adobe Road at Canwood Street, and the widening of the intersections of Agoura Road with Reyes Adobe Road and Kanan Road.

Future Base Development and Growth. Future traffic growth in the City of Agoura Hills is assumed to come from two sources: approved projects and unspecified regional growth. The approved projects include those listed in Traffic Impact Report: Mann Theater 8-Plex (DKS Associates, revised July 15, 1988). Unspecified regional growth was assumed to increase traffic volumes at the rate of two percent per year. A future base year of 1990 is used. Hence, future base traffic represents the additive effects of existing traffic, two percent per year increase in existing traffic, and traffic from approved projects.

Future Base Traffic Operations. The combination of future traffic growth and proposed street and highway improvements would change intersection operations from the existing conditions at some locations. During the PM peak hour, the Reyes Adobe/Agoura Road intersection would change little from LOS "A" (0.48) to LOS "A" (0.56). The Kanan Road/Agoura Road intersection service would drop from LOS "A" (0.45) to LOS "C" (0.71). The Kanan Road/Canwood Street intersection would improve from LOS "C" (0.78) to LOS "B" (0.68). With future traffic increases from regional growth and approved projects, it is anticipated that the future freeway ramp improvements must be implemented to prevent PM peak hour interchange operations at Kanan Road/US 101 from deteriorating below an acceptable LOS, which according to the General Plan is LOS C.

The future base analysis assumed that three new traffic signals would be installed at Reyes Adobe Road/Canwood Street, Reyes Adobe Road/ Agoura Court (eastbound US 101 off-ramp), and Canwood Street/ westbound US 101

(Reyes Adobe Road) ramps. These intersections would operate at LOS "B/D" (0.66/ 0.88), LOS "A/B" (0.38/0.62), and LOS "A/A" (0.24/0.37), respectively.

d. Traffic Impacts

Table II-4 summarizes the AM and PM peak hour traffic operations at the key study area intersections for the future base condition (1990) and the Scenario 1 Land Use Plan. Exhibit II-25 shows the LOS and V/C at those intersections if the Scenario 1 Land Use Plan were implemented.

The most significant changes (increases in V/C ratios) would be at Kanan Road/Agoura Road and at Creek Street (new westbound 101 ramps east of Kanan)/Canwood Street. At Kanan Road/Agoura Road, the V/C ratio would increase from 0.65/0.71 to 0.76/0.76 and there would be a corresponding reduction in LOS from "B/C" in the morning. The afternoon peak hour LOS would remain at C. Most of the commercial development would be concentrated near this intersection, providing one reason for the impacts there. There would be a fairly heavy left turn volume from eastbound Agoura Road onto northbound Kanan Road by vehicles accessing US 101 and points north.

TABLE II-4  
AGOURA HILLS  
PEAK HOUR V/C AND LOS FUTURE BASE AND SCENARIO 1

Intersection	Future Base				Scenario 1			
	AM		PM		AM		PM	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
Reyes Adobe/Canwood	0.66	B	0.88	D	0.69	B	0.69	B
Reyes Adobe/Agoura Ct. (EB off-ramp)	0.38	A	0.62	B	0.41	A	0.71	C
Reyes Adobe/Agoura	0.62	B	0.56	A	0.71	C	0.65	B
Kanan/Canwood	0.71	C	0.68	B	0.76	C	0.75	C
Kanan/Agoura	0.65	B	0.71	C	0.76	C	0.76	C
Creek Street (WB Ramps)/Canwood	0.42	A	0.75	C	0.43	A	0.80	C
US 101 WB Ramps/Canwood	0.24	A	0.37	A	0.27	A	0.37	A
US 101 EB Ramps/Agoura	0.48	A	0.46	A	0.56	A	0.58	A

Transportation Research Board Circular 212 (Critical Movement) method used to determine V/C and LOS.

The Creek Street/Canwood Street intersection would continue to operate at LOS "A/C" (0.43/0.80), in the future base year in spite of the increase in V/C ratios. This reflects the fairly heavy AM peak hour volumes from eastbound US 101 which now exit at Kanan Road and would also do so in the future.

The Reyes Adobe Road/Canwood Street intersection would actually improve operation in the PM peak hour from LOS "B/D" (0.66/0.88) in the future base year to LOS "B/B" (0.69/0.68). This is due to assumed future intersection improvements including right turn lanes in the eastbound and northbound directions which would reduce congestion.

LOS at the remaining intersections would not be significantly changed by development of the proposed Land Use Plan.

e. Findings

The City of Agoura Hills General Plan states that "arterial intersections should be designed to provide Level of Service C". The corresponding V/C ratio range for LOS "C" is from 0.71 to 0.80. The Scenario 1 condition, including approved projects and General Plan traffic improvements, show no intersections operating at peak hour V/C ratios higher than 0.80 (see Table II-4).

The Scenario 2 condition, including approved projects and General Plan traffic improvements show two intersections operating at unacceptable levels of service. (See Table II -5). The intersection of Kanan and Agoura would operate at Level of Service "D" in the a.m. peak hour and the intersection of Creek Street and Canwood Street would operate at Level of Service "D" in the p.m. peak hour.

TABLE II-5  
AGOURA HILLS  
PEAK HOUR V/C AND LOS  
FUTURE BASE AND SCENARIO 2

Intersection	Future Base				Scenario 2			
	AM		PM		AM		P M	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
Reyes Adobe/Canwood	0.66	B	0.88	D	0.72	C	0.67	B
Reyes Adobe/Agoura Ct (EB off-ramp)	0.38	A	0.62	B	0.44	A	0.77	C
Reyes Adobe/Agoura	0.62	B	0.56	A	0.75	C	0.72	C
Kanan/Canwood	0.71	C	0.68	B	0.77	C	0.80	C
Kanan/Agoura	0.65	B	0.71	C	0.81	D	0.80	C
Creek Street (WB Ramps)/Canwood	0.42	A	0.75	C	0.45	A	0.83	D
US 101 WB Ramps/Canwood	0.24	A	0.37	A	0.29	A	0.38	A
US 101 EB Ramps/Agoura	0.48	A	0.46	A	0.59	A	0.66	B

Transportation Research Board Circular 212 (Critical Movement) method used to determine V/C and LOS.

Exhibit II-26 shows proposed access points to development parcels in the Specific Plan area.

The traffic studies analyzed two land use scenarios. This traffic report describes the potential impact of the lesser development intensity, Scenario 1.

The City Staff and Planning Commission has evaluated the Scenario 1 land use and has recommended a slight variation to the Scenario 1 land use proposal. This slight variation was found to be appropriate by the City Council and was adopted and is known as Scenario 1-A.

An analysis of the traffic generating characteristics of Scenario 1-A was conducted by the City's Traffic Engineer. This Scenario projected 1,005 PM peak hour trips after factoring a 45% reduction for passer-by traffic.

The analysis indicates that there are no measurable differences between the potential impacts of the Scenario 1 land uses and the Scenario 1-A land uses. In fact, Scenario 1-A is forecasted to generate slightly lower overall traffic volumes than the original Scenario 1. All development within the Specific Plan area are required to pay the Arterial System Improvement Fee to mitigate cumulative traffic impacts.

### 3. Utilities Plan

The required on-site infrastructure improvements are to be paid by the developer. The necessary improvement to existing infrastructure and utility systems to serve the Ladyface Mountain Specific Plan area are as follows:

a. Wastewater System

The main trunk and sewage collecting system and wastewater treatment plant that serve the study area are owned and operated by Las Virgenes Water Works District. A trunk line extends easterly from Reyes Adobe Road between the freeway and Agoura Road to Kanan Road (see Exhibit II-27). The Tapia Water Reclamation Facility, which serves the study area, is currently being expanded from 8 to 10 million gallons per day (MGD), and studies are currently underway to further expand capacity to 16 MGD. Las Virgenes Water Works District indicates these facilities will be adequate to handle development in the Ladyface Mountain area. Developers will pay for the extensions and connections for their individual projects and will dedicate easements and right-of-way requirements for the installation of their required sewer lines. No necessary improvement to the systems are required to handle the development of the Ladyface Mountain study area.



b. Water Supply and Distribution

Water supply and distribution systems for the study area are also owned and operated by Las Virgenes Water Works District. The District has previously indicated that these systems are adequate to provide the required water and fire flow service for the development of the Ladyface Mountain study area (see Exhibit II-27). Developers will pay for the extensions and connections for their individual projects and will dedicate easements and right-of-way requirements for the installation of their required water lines. No necessary improvements to the systems are required to handle the development of the study area. However, in the future, should water tanks be needed to serve development, the tanks shall be concealed with berming and landscaping to the greatest extent possible.

c. Storm Drain System

Drainage from the Ladyface Mountain study area flows to the north under Agoura Road by the existing storm drain systems. The existing storm drain systems under Agoura Road have been designed and built to provide flood protection in accordance with criteria of Los Angeles County Department of Public Works (LACPWD) which require flood protection from a 50-year frequency storm for sump areas and natural drainage courses and from a 25-year frequency storm for all other areas (see Exhibit II-28). The storm drain systems also provide for debris basins which have to be maintained periodically. If the storm drain systems have been transferred to and accepted by LACPWD, then LACPWD will maintain them. The Master Plan of Drainage for the City of Agoura Hills, May 1988, prepared by Willdan Associates recommends that the City transfer storm drain systems Multiple Transfer Drainage (MTD) 1127 and MTD 1183 to LACPWD for their acceptance and maintenance. Future developers

will pay for the extension and connections for their individual projects and will dedicate easements and right-of-way requirements for the installation of their required storm drain lines.

d. Utilities

According to Southern California Edison, electrical installations are existing and adequate to provide the power requirements to the study area. Southern California Gas Company has stated that they have adequate facilities to provide gas to the study area. Pacific Bell Telephone Company has stated that they have adequate facilities to provide telephone service to the study area.

4. PUBLIC TRANSPORTATION

Public transportation is available within proximity to the Specific Plan area as there is an RTD bus stop located at Kanan and Roadside.

5. CONCEPTUAL GRADING PLAN

Exhibits II-29 through II-31 illustrate the grading design guidelines that shall apply to all development within the Ladyface Mountain Specific Plan area. The guidelines set standards compatible with the natural contour and landforms of the mountain. They are as follows:

- Engineered slope banks with consistent gradients shall be avoided. Instead grading design shall utilize slope banks with variable gradients using landform grading techniques.

- Grading shall not create angular forms but shall create contoured forms compatible with the natural topography. Rounding of the top and toe of slopes blends naturally with the existing landform.
- Contoured edge of cut slope shall conform to the natural grade.
- Concrete lined terrace drains and down drains shall be avoided. Natural materials such as rip rap is preferred.
- Manufactured slopes shall not exceed a ratio of 2:1.
- Retaining walls are allowed only if they are necessary to preserve oaks or enhance building appearance. Maximum exposed retaining wall height is 6 feet.
- Blasting is strictly prohibited.

All development within the study area shall also conform to the siting and grading criteria established within the Hillside and Significant Ecological Areas Regulations, Chapter 9650 of the City of Agoura Hills Zoning Ordinance, and within the Guidelines and Standards for Grading adjacent to the Scenic Highways, Resolution No. 329 of the City of Agoura Hills.

#### F. OPEN SPACE

Preservation of open space is a primary element of the plan. Lands above the 1,100 foot elevation shall be designated as permanent open space. As part of any development, lands above the 1,100 ft. elevation shall be dedicated to a public parkland agency. Additionally, provision of public access to open space areas and trails, in cooperation with the Santa Monica Mountains Conservancy and the National Parks Service, shall be considered as part of any specific development. This may

include the provision of trail heads, staging areas, etc., and includes connections to the Juan Bautista De Anza National Historic Trail. The open space lands will serve several important functions:

- Preserve significant hillsides and ridgelines of Ladyface Mountain for visual and aesthetic purposes.
- Provide logical extensions to the existing regional park uses.
- Preserve and enhance existing wildlife habitats.
- Provide a transitional area which can accommodate fuel modification, viewshed zones and site plan adjustments in critical area.

A total of more than 500 acres of land, approximately 68 percent of the Specific Plan area, is proposed for open space preservation as shown on Exhibit II-22. Additional discussion of open space preservation is contained in Chapter IV.

**CHAPTER III.  
DESIGN GUIDELINES**

### III.

#### DESIGN GUIDELINES

##### A. INTRODUCTION

The following guidelines ensure that the development of the Ladyface Mountain study area occurs in a well coordinated, environmentally sensitive and aesthetically pleasing manner.

##### B. LANDSCAPE/SIGN CONCEPT

The landscape concept is integral to defining the community character and development concept of Ladyface Mountain. The features which constitute this concept plan are plant material and streetscape elements. Within this Landscape Concept Plan, a framework is established for more detailed treatment in subsequent site plans and tentative tract maps. The Landscape Concept Plan is intended to:

- Respect the natural landscape characteristics of Ladyface Mountain's major natural open space areas which provides the setting for the project area.
- Soften the transition from adjoining natural open space areas to the urban development enclaves.
- Enhance the individual character of Ladyface Mountain's commercial, office and residential enclaves with appropriate landscape and streetscape treatment.
- Complement the natural setting or landscape of the region with the choice of appropriate introduced urban landscape material.

The Landscape Concept Plan is divided into two elements: (1) major landscape theme areas and, (2) master landscape elements which tie the various urban enclaves together.

As individual parcels of the study area are developed, landscape plans will be prepared as part of the subdivision and site planning process. These landscape plans will be judged for consistency with the guidelines presented herein.

1. Major Landscape Theme Areas (see Exhibit III-1)

- a. Streetscape Themes - Agoura Road will incorporate continuous elements such as: vehicular circulation, bike lanes, pedestrian walkways, median and parkway plantings (see Exhibit III-2). Streets noted on the Landscape Concept Plan emphasize native/naturalized landscape or xeriscape themes. Roadway cross-sections depict general characteristics of the theme streets. Consistency will be achieved through the use of informal groups of plant materials selected from a suggested plant palette.
- b. Community Trail Parkway - Actually a streetscape element, the parkway provides an opportunity to combine parkway planting and incorporate unique walkway and grading design to the major street system. The extra-wide landscaped parkway should not only enhance pedestrian circulation but provide a unifying visual theme for the community.
- c. Edge Treatment Area - This area is the conceptual treatment of the blufftop/open space edge and is primarily landscape plantings which facilitate transition from development to the natural open

space as well as enhancing view opportunities. The native or naturalized planting theme applies here and in some situations the slope planting palette. Fuel modification zones are appropriate here.

(Reference Section III.E of this Specific Plan.)

- d. Natural Open Space - Self explanatory, this area comprises the land above the 1,100-foot elevation to the Ladyface ridgeline.

## 2. Master Landscape Elements

- a. Special Intersection Treatment - Special treatment will be given to intersections which are planned entries to Agoura Road, specifically Reyes-Adobe Road and Kanan Road intersections. Major plantings and paving will comprise this treatment as appropriate (see Exhibit III-3).
- b. Major and Secondary Entries - Minor adjustments in paving material and streetscape planting are appropriate where pedestrian and vehicular circulation provide entries to individual enclaves/developments. Signing will also be a part of the identifying treatment. Entries are appropriate points of information, entry and identify for each development.
- c. Development Areas - The general landscape concept here will be characterized by an informal, spacious theme with more formal - urban treatments occurring at entries, special roadway intersections and between major building clusters. The development



along the riparian zone next to Kanan Road will incorporate riparian plantings.

### 3. Major Streetscape Standards

#### a. Agoura Road

Main Street Trees. Oaks shall be the primary tree species. Liriodendron tulipifera (Tulip Tree) or Koelreuteria bipinnata (Golden Rain Tree) in informal groups of twos, threes and fours may be utilized as secondary trees provided that they not exceed more than 40 feet on-center. Medium-scale tree application serves as a deciduous foreground element providing summer shade, fall color and permitting welcome winter sun. The evergreen native oaks will be also well-framed by this seasonally changing edge.

Project Entries and Intersections. Quercus agrifolia (California Live Oak), Cupaniopsis anacardioides (Carrot Wood), or Ulmus parvifolia ("Drake" Evergreen Elm) are primary evergreen theme trees utilized at project entries along Agoura Road. Formal or informal groups of these species at 10-20 feet on-center will emphasize and visually locate the individual project entry, street intersections, trail head or community trail intersection.

#### b. Development Standards.

Project Cut or Fill Slopes, Buffer Zones. Quercus agrifolia (California Live Oak), Eucalyptus

sideroxylon "Rosea" (Red Ironbark) and Pinus eldarica (Mondell Pine) comprise the project landscaping at manufactured cut or fill slopes, and buffer zones.

Parking Lot, Courtyard. Parking lot and outer courtyard mix shall be Cupaniopsis anacardioides (Carrot Wood), Bauhinia variegata (Purple Orchid Tree), and Lagerstroemia indica (Crepe Myrtle). The required parking lot landscaping is intended to prevent the visual blight so often associated with the vast asphalt parking areas required for commercial uses.

Planter Width. All planters within parking lots shall be a minimum 8 feet wide.

Plant Material Palette. It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give unity and thematic identity to the Specific Plan area. Additional species may be used with the approval of the City, if compatible with the basic theme established by this Specific Plan. Native plants and drought tolerant, HARDY low water consuming plants are preferred. The following plant material lists have been selected for appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance (See Table III-1).

TABLE III-1  
PLANT PALETTES

A. Trees - Evergreen

<u>Botanical name</u>	<u>Common Name</u>
<u>Arbutus menziessi</u>	Madrone
<u>Arbutus unedo</u>	Strawberry Tree
<u>Brachychiton populneus</u>	Bottle Tree
<u>Ceratonia soliqua</u>	Carob
<u>Citrinus species</u>	Citrus Varieties
<u>Comarostaphylis diversifolia</u>	Summer Holly
<u>Cupaniopsis anacardioides</u>	Carrot Wood
<u>Eucalyptus camaldulensis</u>	Red Gum
<u>Eucalyptus maculata</u>	Spotted Gum
<u>Eucalyptus polyanthemus</u>	Silver Dollar Gum
<u>Eucalyptus sideroxylon 'Rosea'</u>	Red Iron Bark
<u>Eucalyptus rudis</u>	Desert Gum
<u>Eucalyptus viminalis</u>	White Gum
<u>Feijoa sellowiana</u>	Pineapple Guava
<u>Hymenosporum flavum</u>	Sweetshade
<u>Guinguenervia</u>	Cajeput Tree
<u>Olea europaea 'Fruitless'</u>	Fruitless Olive
<u>Pinus canariensis</u>	Canary Island Pine
<u>Pinus coulteri</u>	Coulter Pine
<u>Pinus eldarica</u>	Mondell Pine
<u>Pinus halepensis</u>	Aleppo
<u>Pinus pinea</u>	Stone Pine
<u>Pinus sabiniana</u>	Digger Pine
<u>Podocarpus gracilior</u>	Fern Pine
<u>Quercus agrifolia</u>	California Live Oak
<u>Quercus ilex</u>	Holly Oak
<u>Schinus molle</u>	California Pepper
<u>Ulmus parvifolia 'Drake'</u>	Evergreen Elm

B. Trees Deciduous

Botanical Name

Common Name

Albizia julibrissin

Silk Tree

Bauhinia variegata

Purple Orchid Tree

Chorisia speciosa

Floss Silk Tree

Cercos occidentalis

Redbud

Fraxinus velluntina

Arizona Ash

Fraxinus uhdei 'Tomlinson'

Tomlinson Ash

Gingko biloba

Maidenhair Tree

Jacaranda mimosifolia

Jacaranda

Koelreuteria bipinnata

Chinese Flame Tree

Koelreuteria paniculata

Golden Rain Tree

Lagerstroemia indica

Crape Myrtle

Liquidamber styraciflua

Flame Tree

Liriodendron tulipifera

Tulip Tree

Platanus acerifolia

London Plane Tree

Platanus racemosa

California Sycamore

Salix babylonica

Weeping Willow

Tipuana tipu

Tipu Tree

C. Shrubs

Botanical Name

Common Name

Abelia 'Edward Goucher'

Edward Goucher Abelia

Acacia redolens\*

Ongerup Acacia

Callistemon species

Bottlebrush

Ceanothus species

California Lilac

Cistus species

Rockrose

Cotoneaster species

Cotoneaster

Dendromecon harfordii

Island Bush Poppy

Dendromecon rigida

Bush Poppy

Elaeagnus pungens

Silverberry

Euonymus fortunei

No Common Name

Euonymus japonica

Evergreen Euonymus

Botanical Name

Common Name

Hebe 'Coed'

No Common Name

Lantana species

Lantana

Mahonia aquifolium and 'compacta'

Heavenly Bamboo

Nerium oleander

Oleander

Phormium tenax

Flax

Pittosporum tobira and  
'Wheeler's Dwarf'

Pittosporum

Heteromeles arbutifolia

Toyon

Plumbago capensis

Cape Plumbago

Podocarpus macrophyllus

Yew Pine

Prunus caroliniana

Calorina Laurel Cherry

Prunus ilicifolia

Hollyleaf Cherry

Pyracantha species

Firethorn

Raphiolepis indica 'Springtime'

Pink Indian Hawthorn

Rhus ovata

Sugar Bush

Ribes sanguinum

Pink Winter Currant

Ribes speciosum

Fuchsia-Flowering Gooseberry

Romneya coulteri

Matillija Poppy

Xylosma Congestum

Xylosma

D. Sub Shrubs

Botanical Name

Common Name

Acanthus mollis

Bear's Breech

Agapanthus africanus

Lily of the Nile

Arctostaphylos species

Manzanita

Ceanothus species

California Lilac

Clivia Miniata

Clivia

Diets bicolor

Fortnight Lily

Hemerocallis species

Day Lily

Iris douglasiana

Beardless Lily

Lonicera japonica 'Halliana'

Hall's Honeysuckle

Mimulus cardinalis

Monkey Flower

Penstemon species

Beard Tongue

F. Vines

Botanical Name

Common Name

Macfadyena unguis-cacti

Cats Claw Vine

Gelsemium sempervirens

Carolina Jessamine

Jasminum polyanthum

Pink Jasmine

Lonicera japonica

Japanese Honeysuckle

G. Ground Covers

Botanical Name

Common Name

Arctostaphylos edmundsii

Little Sur Manzanita

Baccharis pilularis 'Twin Peaks'

Dwarf Coyote Brush

Gazania splendens 'Mitsuwa Yellow' \*\*

Gazania

Lonicera Japonica

Honeysuckle

Nandina domestica 'Harbour Dwarf'

Dwarf Heavenly Bamboo

Potentilla tabernae montanii

Spring Cinquefoil

Vinca Minor

Dwarf Periwinkle

(\* For drought tolerance, turf areas shall be combined with other ground covers within public right-of-ways.)

(\*\* Will freeze in unprotected exposure area but will generally rejuvenate from undamaged parts. Use with caution.)

#### 4. Landscape Concept: Other Elements

Hardscape and street furniture design elements, incorporated into the overall design theme for development in the Specific Plan area shall include, but not be limited to: paving, walls and fences, light fixtures, bollards, benches, trash receptacles, planters, bus shelters. Hardscape and street furniture elements will function to allow a coordinated and consistent visual and physical connection between buildings and landscape materials within the project area.

Building materials to be used as key hardscape elements are specified below. All materials utilized for walls, fences, paving, lighting and street furniture shall be coordinated with and be complementary to architectural design details and materials.

Low volume irrigation system, such as drip irrigation and moisture sensors, shall be used wherever possible. Irrigation systems shall hook up to the non-potable water line where available.

##### a. Walls and Fences

- Concrete masonry: integral color, 4" coursing maximum.
- Brick: either red or in earth tones.
- Concrete: textured, bush hammered, rock salt, sandblasted, integral color in earth tones.
- Wrought iron (as accents).
- Stucco: integral or painted color (same as building stucco color or approved alternative).

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**

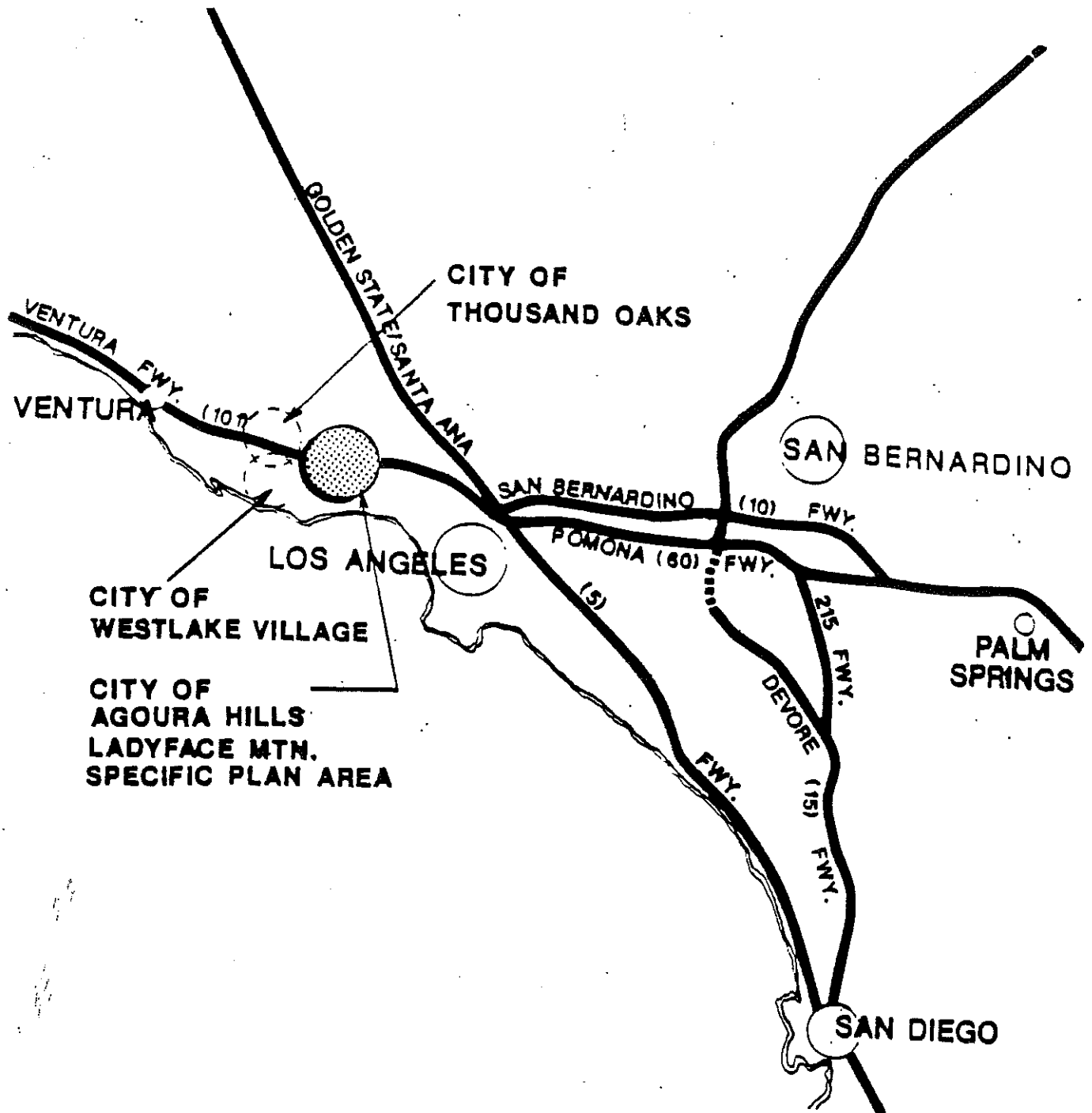
Applications for an amendment to this Specific Plan shall be reviewed in accordance with the provisions of Chapter 9820 of the Zoning Ordinance. Specific plan amendments may deal with issues such as changes to permitted land uses, maximum building area, development standards or any other issues relevant 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.



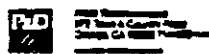
4. Whether adequate traffic generation will exceed the acceptable levels of service established by the Specific Plan.
5. Whether circulation to and from the Specific Plan area will be maintained.
6. Whether public services and utilities will adequately serve the Specific Plan area.

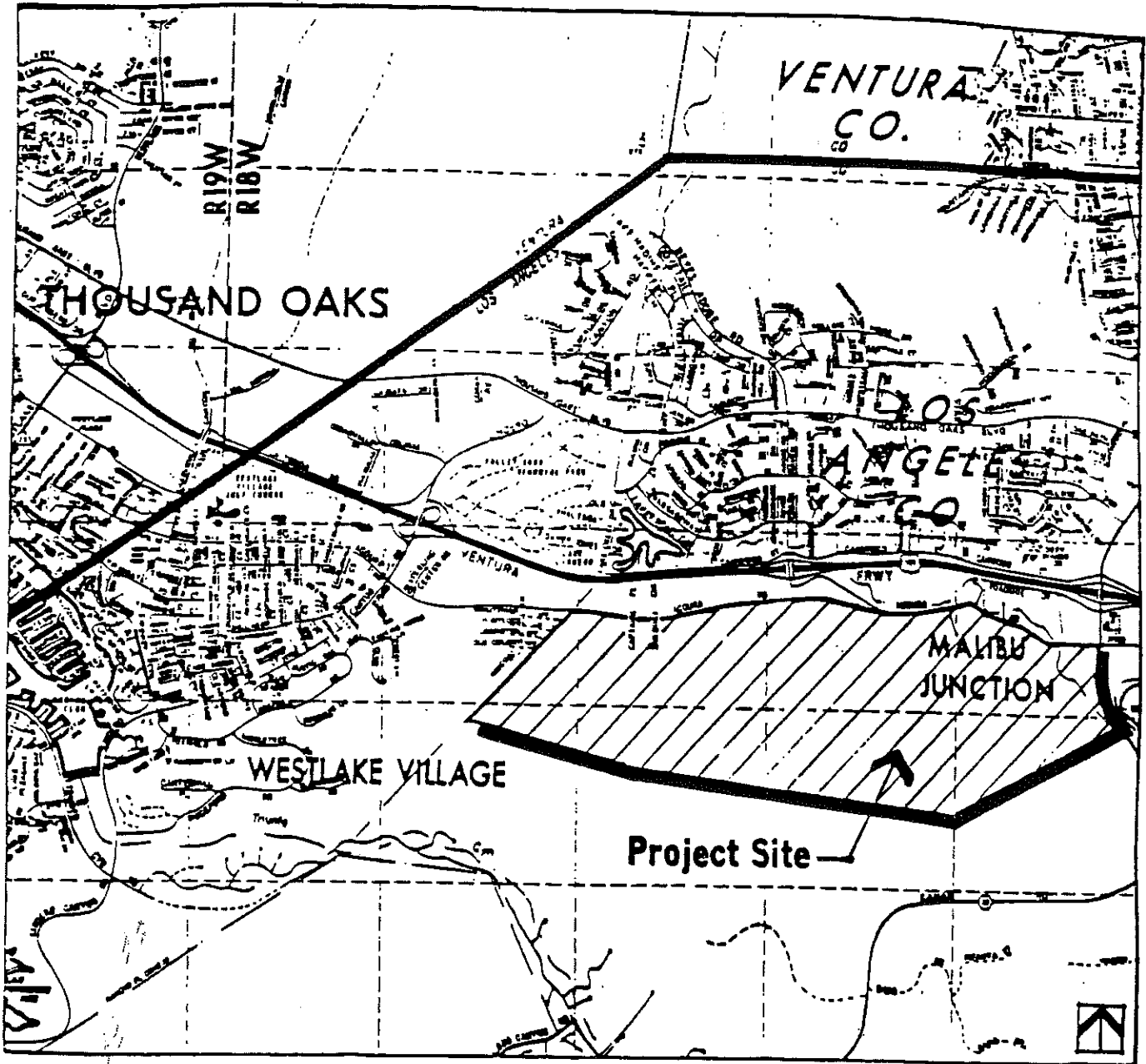
**VI.**  
**EXHIBITS**



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

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

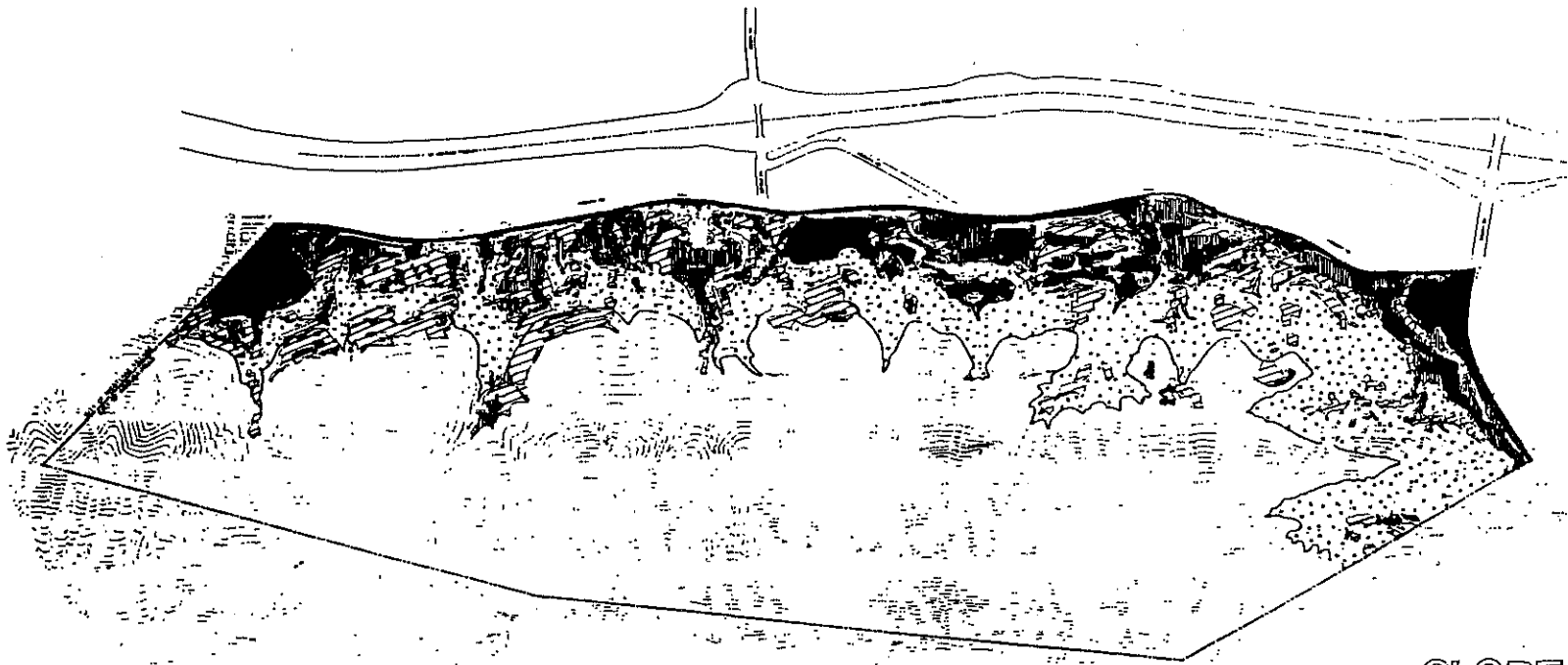




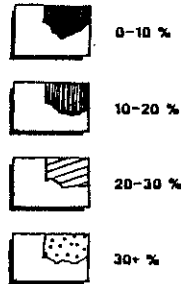
**LADYFACE MOUNTAIN**  
**P&D SPECIFIC PLAN**  
 CITY OF AGOURA HILLS

VICINITY MAP

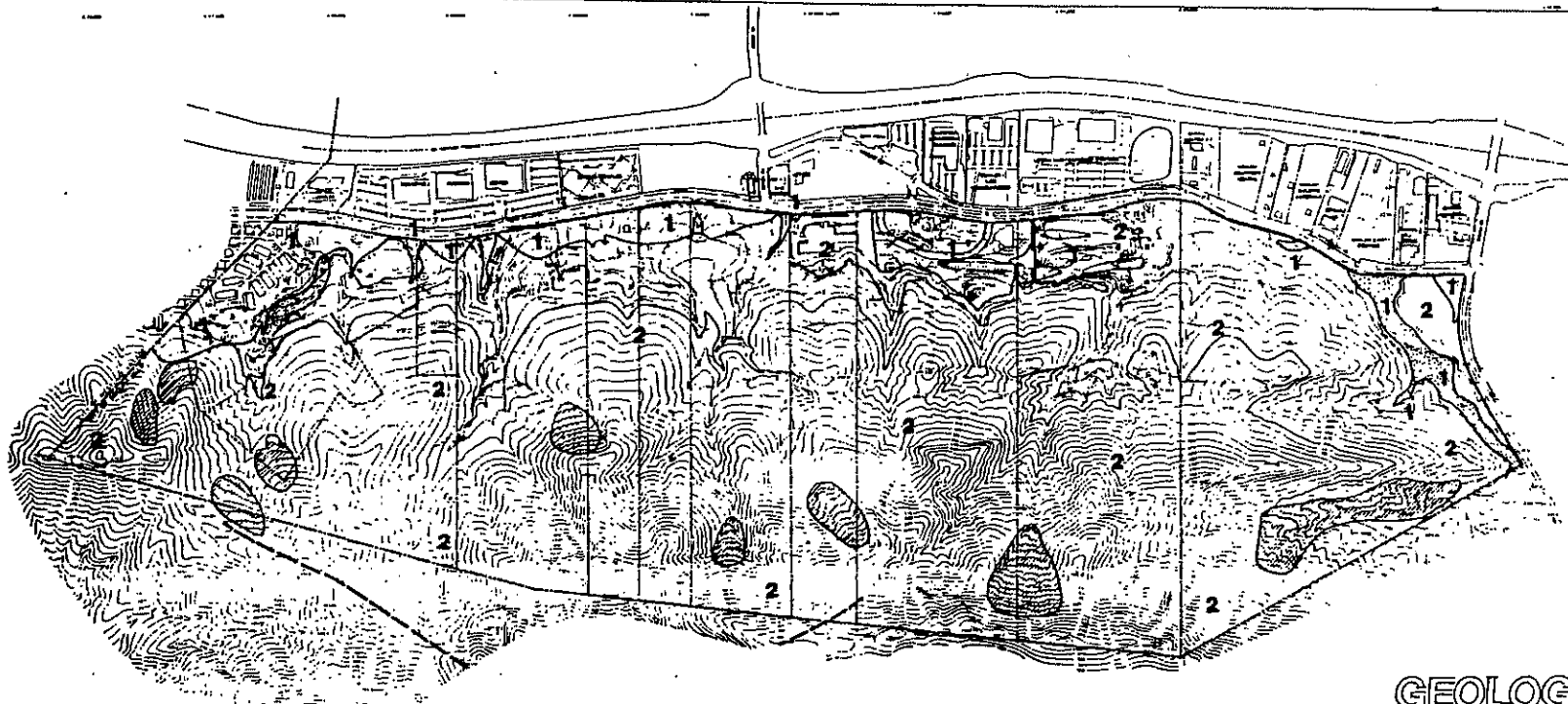
EXHIBIT II-2



LEGEND :



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



**EXPLANATION:**

<b>1</b>	AREA WITH LIMITED USE OR RESTRICTED USE (SEE SPECIFIC PLAN)
<b>2</b>	AREA WITH LIMITED USE OR RESTRICTED USE (SEE SPECIFIC PLAN)
	PROPERTY LINE
	AREA WITH LIMITED USE OR RESTRICTED USE (SEE SPECIFIC PLAN)
	AREA WITH LIMITED USE OR RESTRICTED USE (SEE SPECIFIC PLAN)

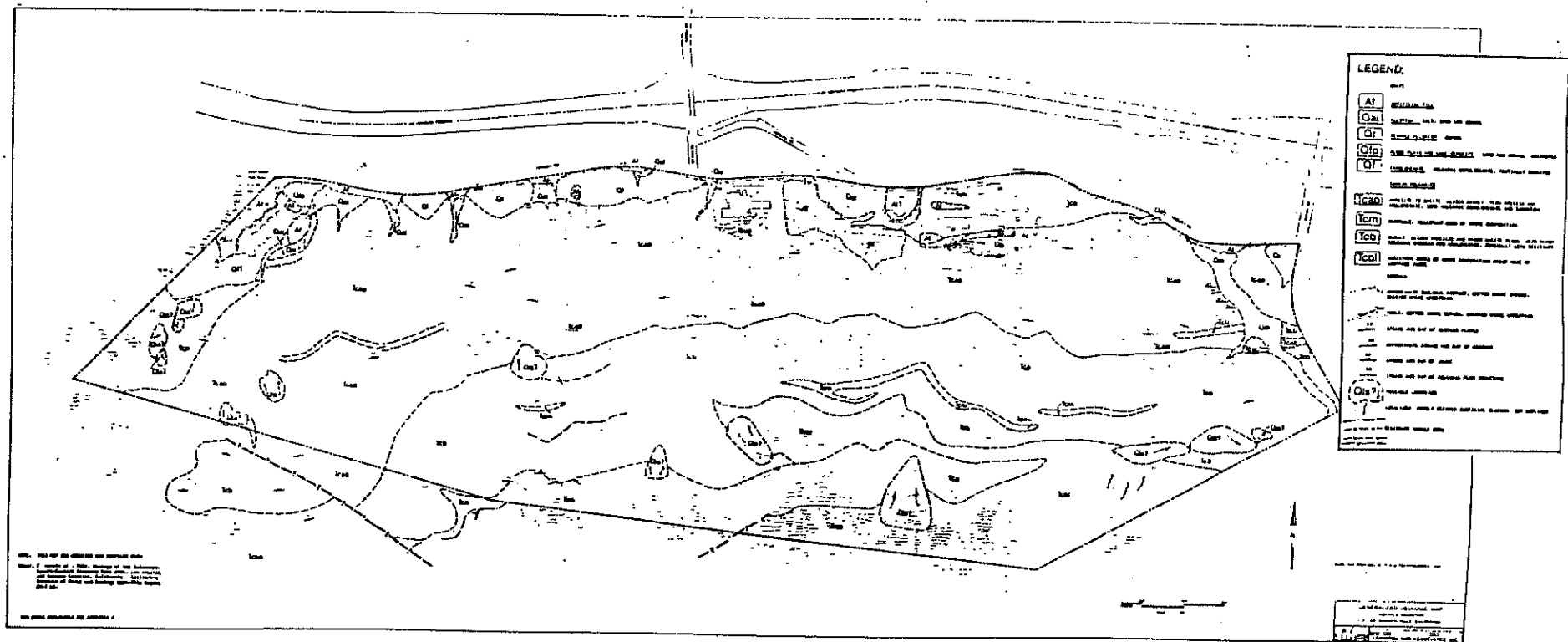
**GEOTECHNICAL CONSTRAINT MAP FOR LADYFACE MOUNTAIN SPECIFIC PLAN CITY OF AGOURA HILLS, CALIFORNIA**

**LEGHORN AND ASSOCIATES, INC.**



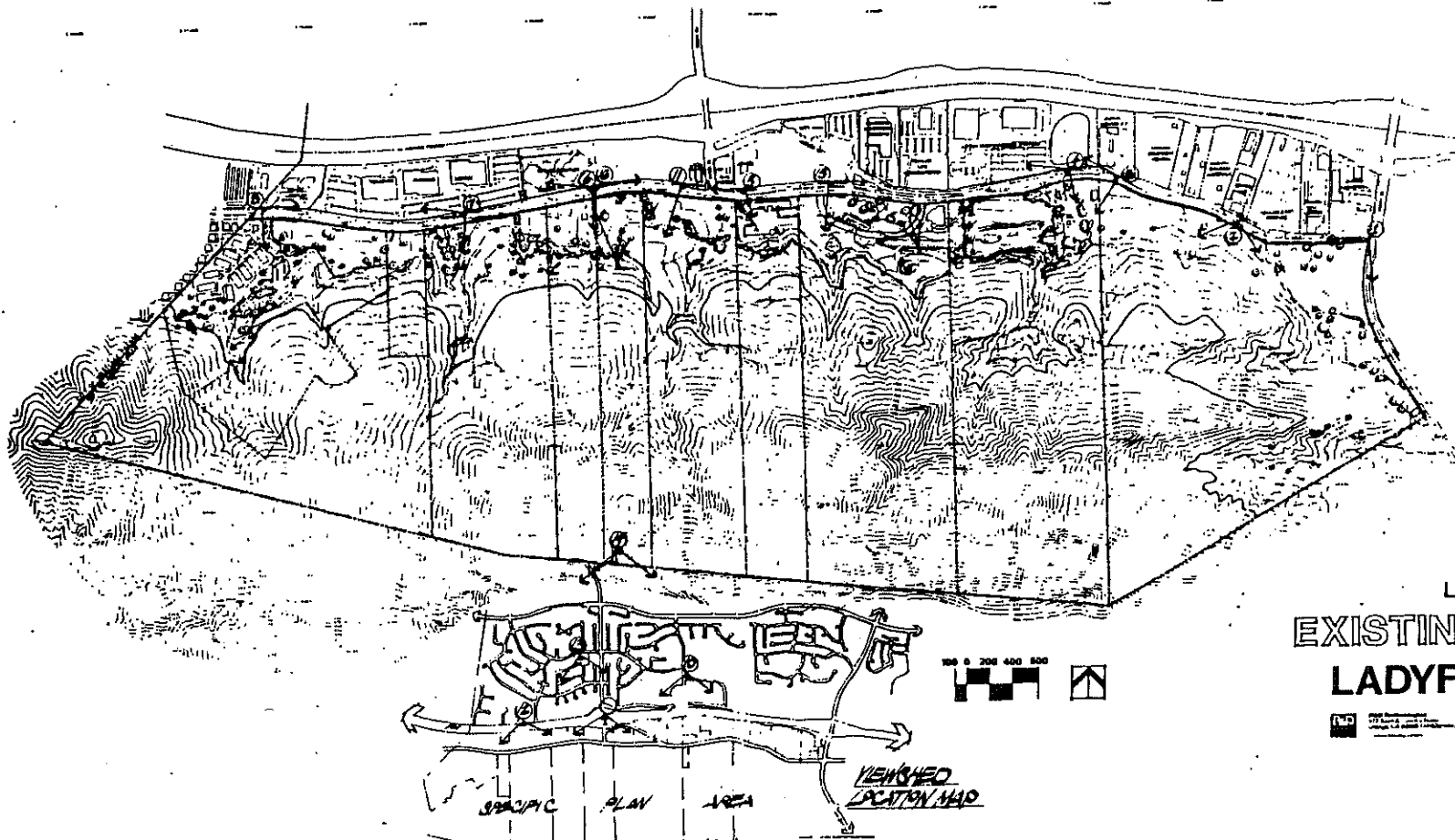
**GEOLOGY**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS

**LEGHORN AND ASSOCIATES, INC.**  
 1000 East & Country Club, Suite 200  
 Orange, CA 92668 (714) 251-1411







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





**LEGEND :**

- 
 EXISTING OAK TREES  
 (VERIFY BY REPORTS)
- 
 EXISTING OAK TREES  
 (VERIFY BY AERIAL PHOTO OBSERVATION)
- 
 EXISTING OAK TREES  
 (VERIFY BY REPORTS BUT  
 ABSENT IN AERIAL PHOTO)
- 
 LINE OF SIGHT  
 VIEW POINTS FOR  
 PHOTO VIEW SIMULATIONS

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

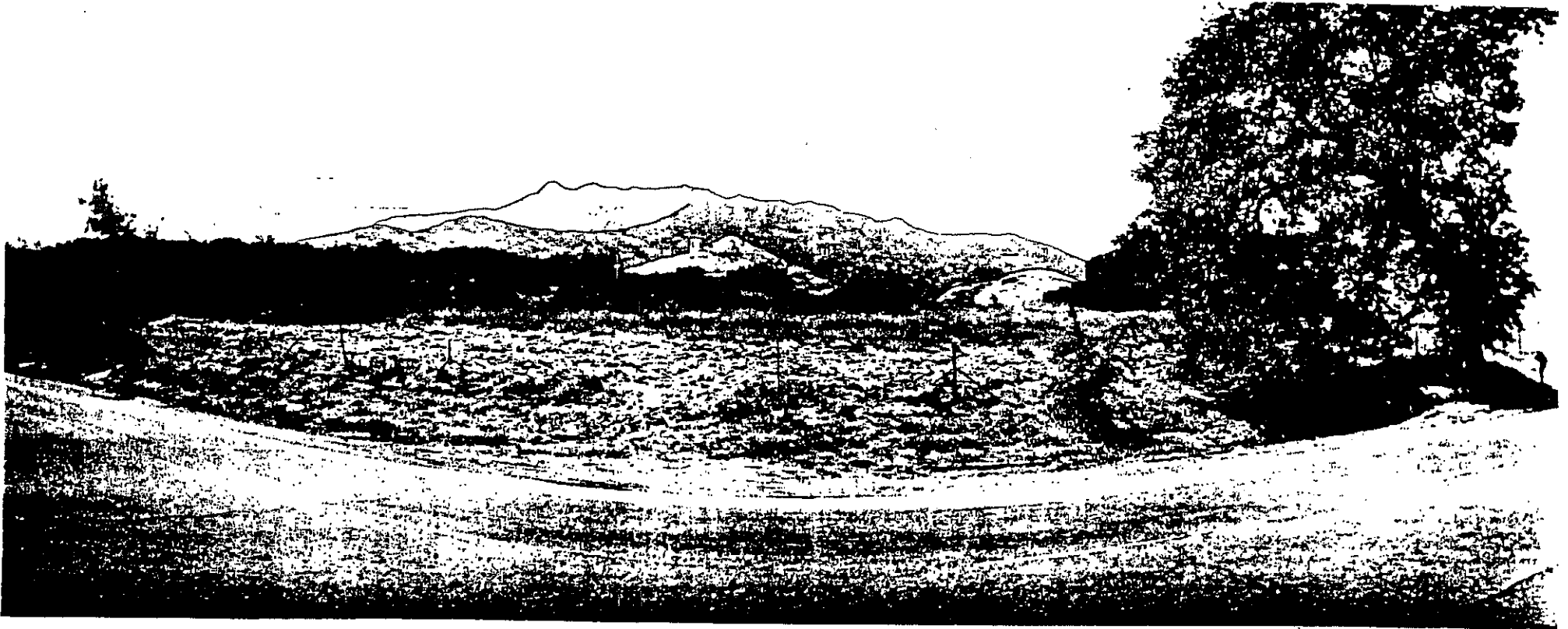




REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

**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  
SPECIFIC PLAN

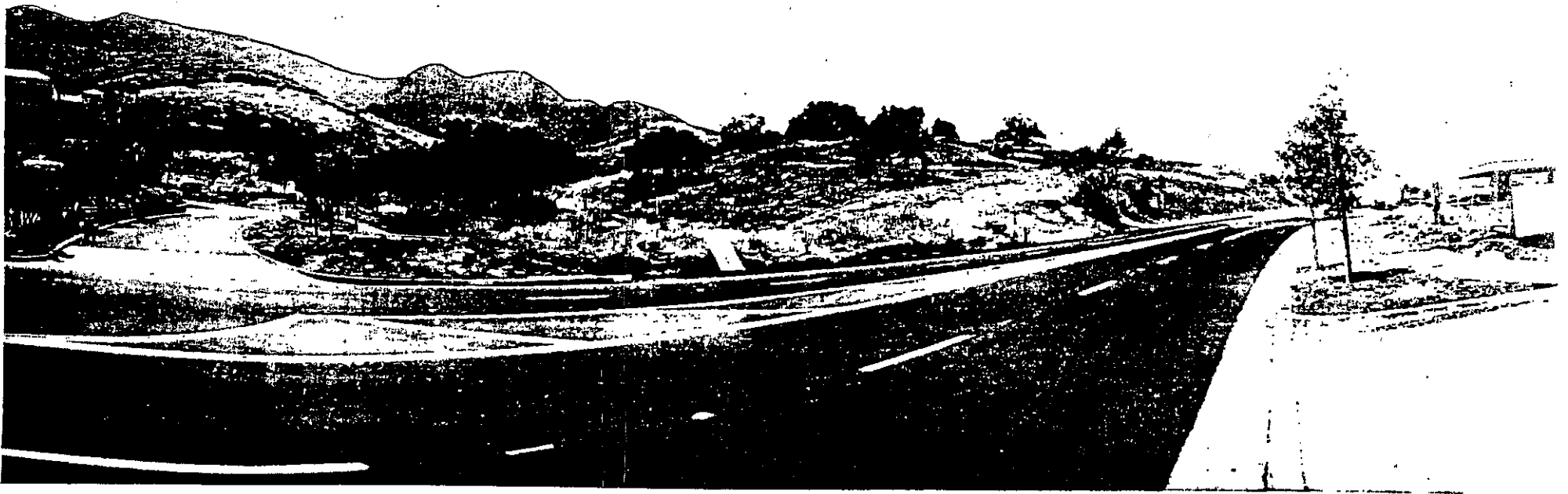
CITY OF AGOURA HILLS  
EXHIBIT II-B



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 4  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

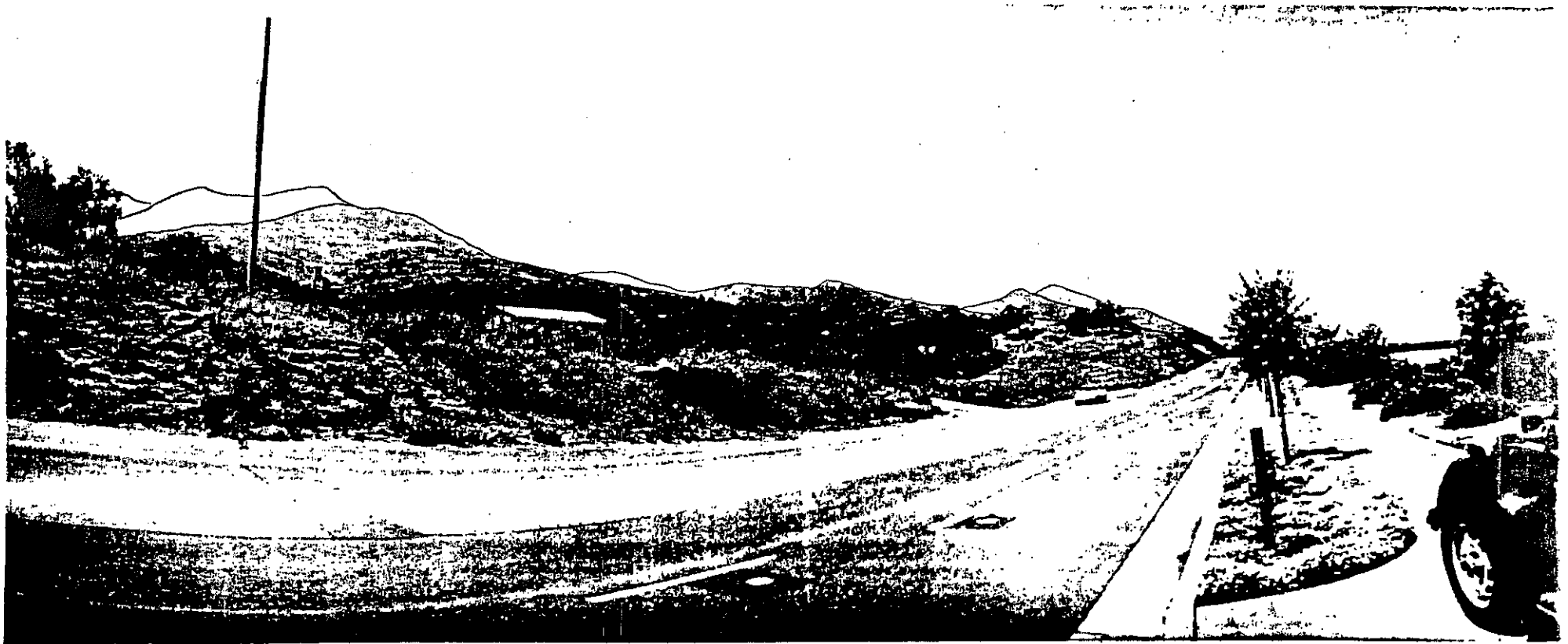
CITY OF AGOURA HILLS  
EXHIBIT II-10



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 5  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILL  
EXHIBIT II-1



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 6  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILL  
EXHIBIT II-1



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 7  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

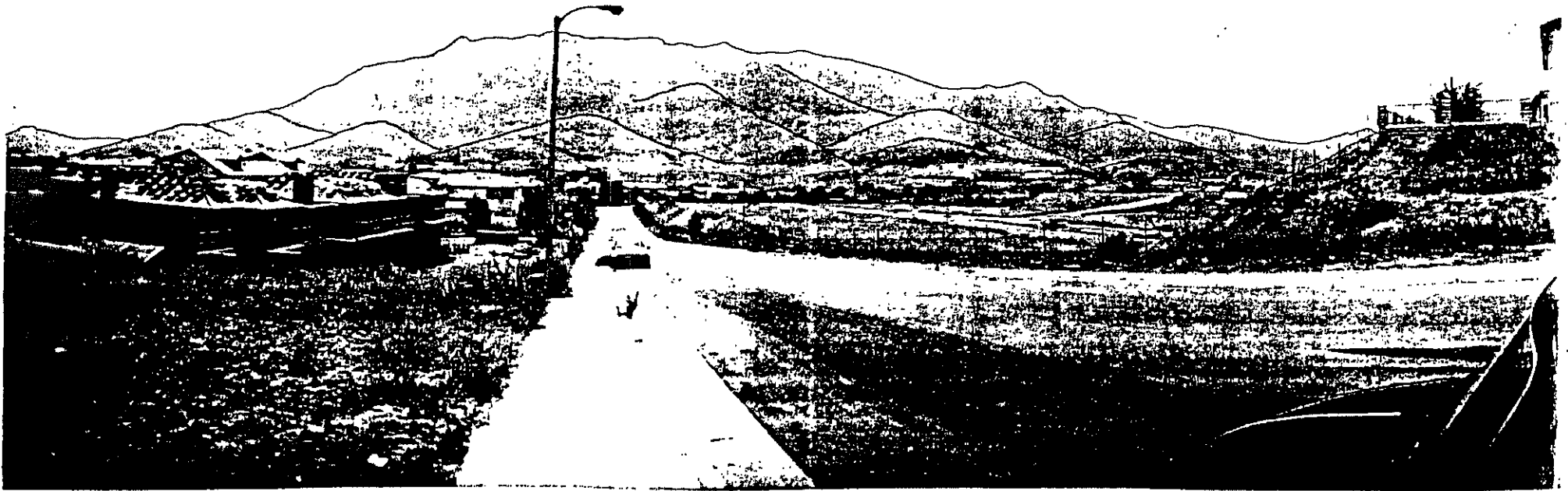
CITY OF AGOURA HILLS  
EXHIBIT II-13



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT &  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILL  
EXHIBIT II-1

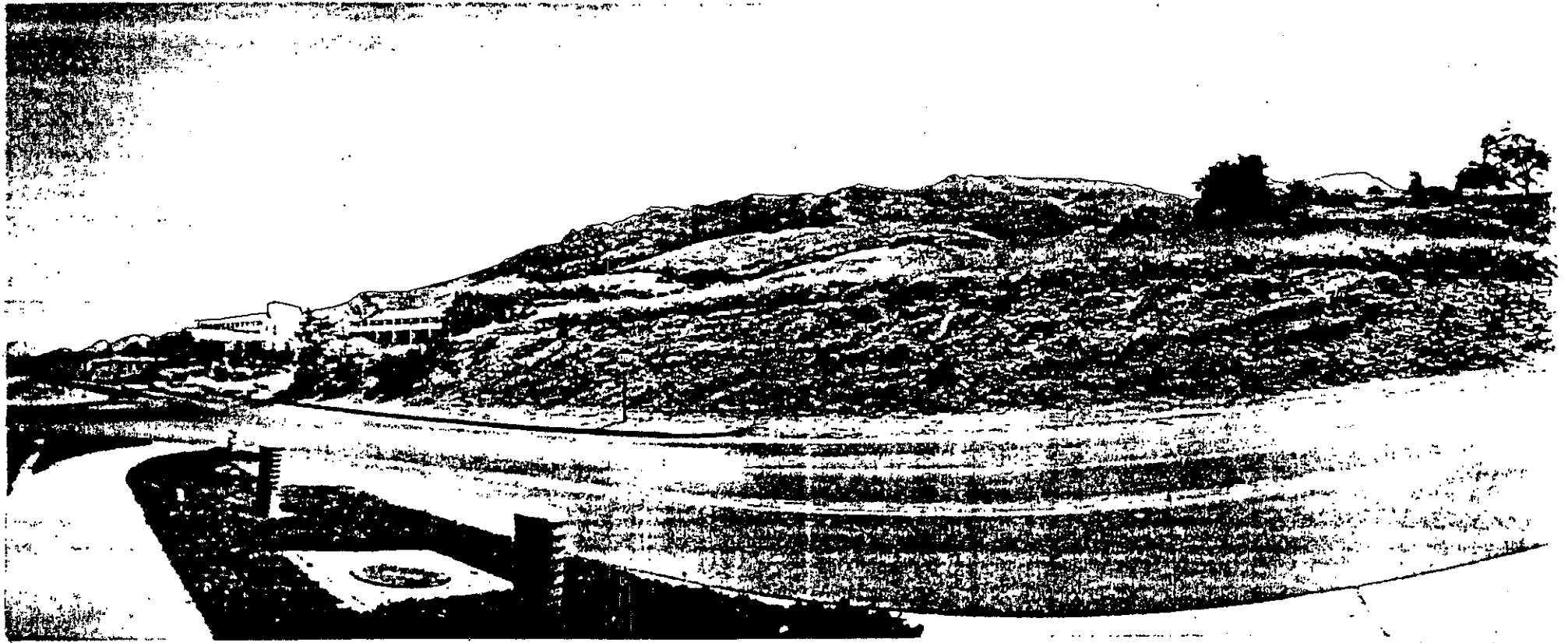


REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 10  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILLS  
EXHIBIT II-1

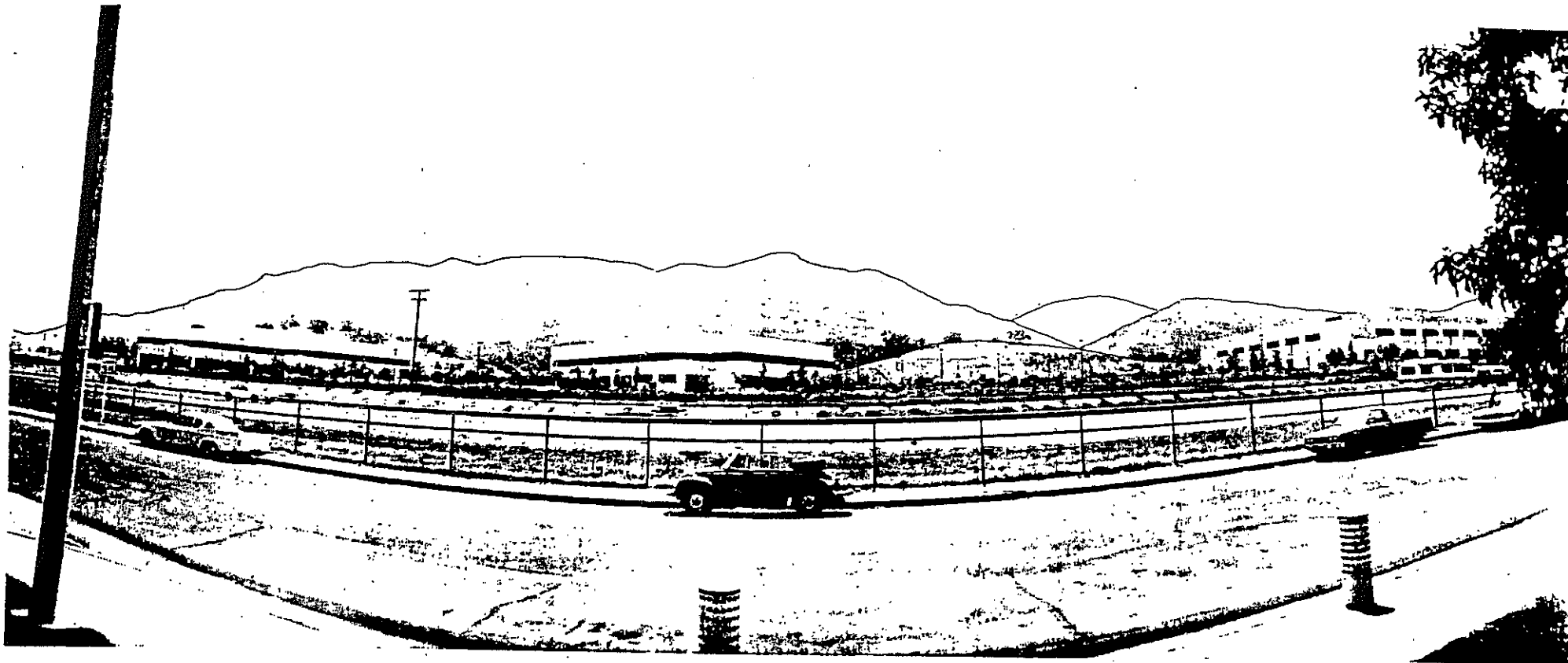




REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 11  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILL:  
EXHIBIT II-1



REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 12  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILLS  
EXHIBIT II-17

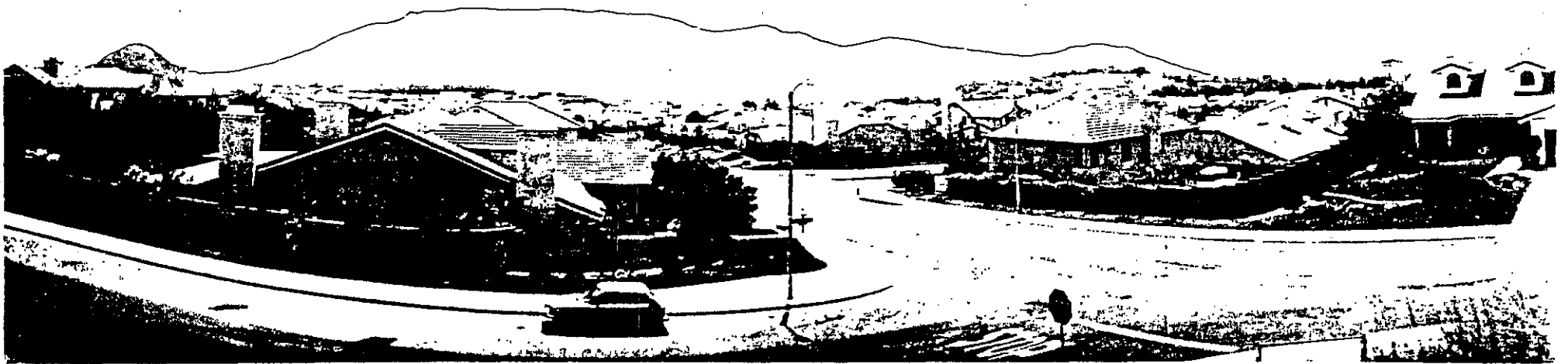


REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

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

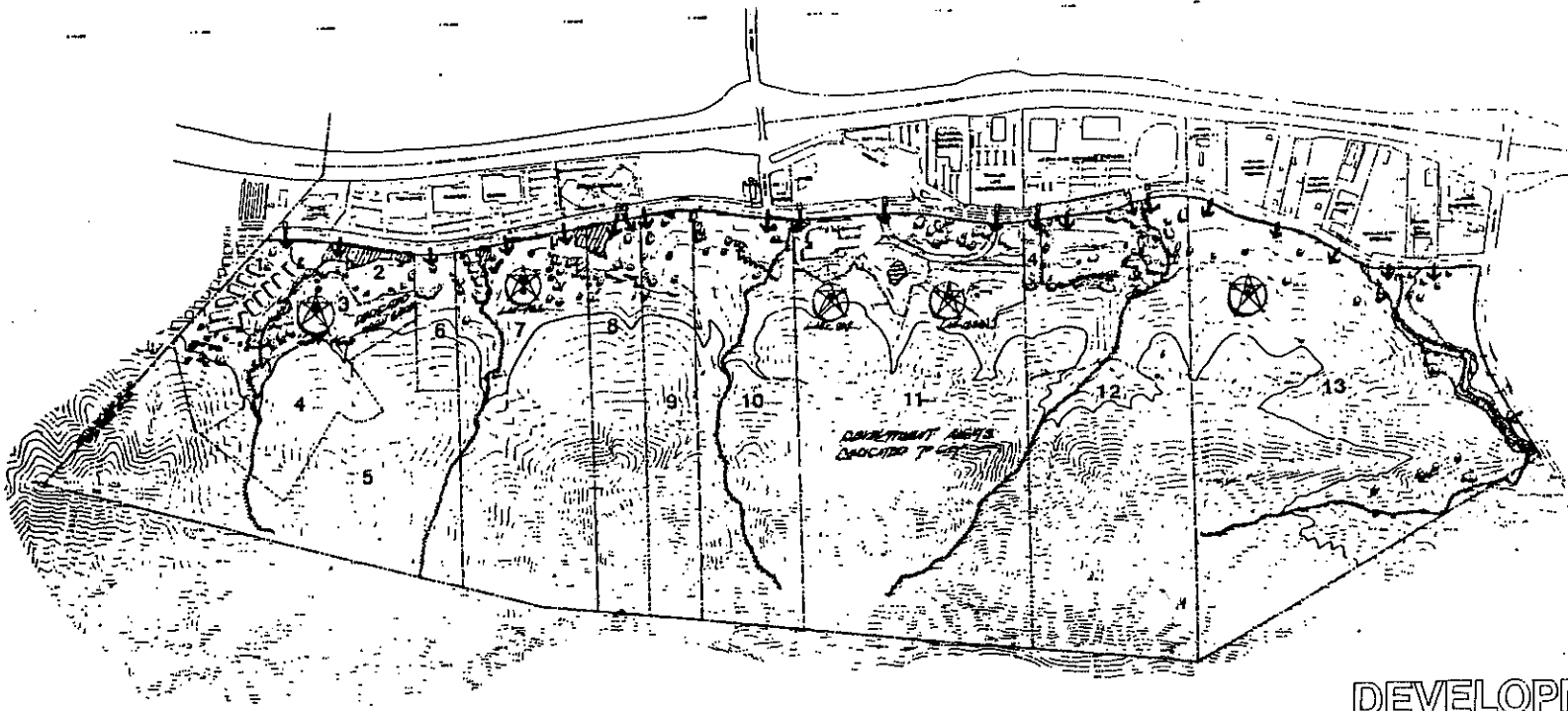
 CITY OF AGOURA HILLS  
EXHIBIT II-19











REFER TO EXISTING CONDITIONS  
MAP FOR VIEW LOCATIONS

LINE OF SIGHT 16  
LADYFACE MOUNTAIN  
SPECIFIC PLAN

CITY OF AGOURA HILL  
EXHIBIT II-20

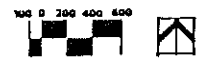


-  ORANGE COUNTY  
IMPORTANT STREET -  
IMPORTANT CORNER LINE
-  OAKS SURV.  
RETENTION AREA
-  LOCATES CULTURAL  
SENSITIVITY WITHIN PARCEL
-  POTENTIAL RIPARIAN  
AREA
-  ALLUVIAL AREAS WITH  
HIGHEST WATERTABLE  
POTENTIAL
-  LOCATES BIG TREES  
(SHOWN BY COUNTY  
OR AERIAL PHOTOGRAPHY)
-  POTENTIAL ACCESS
-  EXISTING ACCESS

PARCEL NO.    EXISTING OAKS

1 - N.A.	8 - 16
2 - 9	9 - 18
3 - 70	10 - 29
4 - 0	11 - N.A.
5 - 0	12 - 101
6 - 6	13 - 43
7 - 40	14 - 18

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



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

**FGD**  
P&G Incorporated  
11221 Lemo & Crowsley Avenues, Suite 200  
Orange, CA 92668 (714) 942-2241

BUSINESS PARK SUB AREA

1,100 FT.  
ELEVATION

SHOPPING CENTER  
SUB AREA

1,100 FT. ELEVATION

OPEN SPACE SUB AREA



LAND USE PLAN

LADYFACE MOUNTAIN

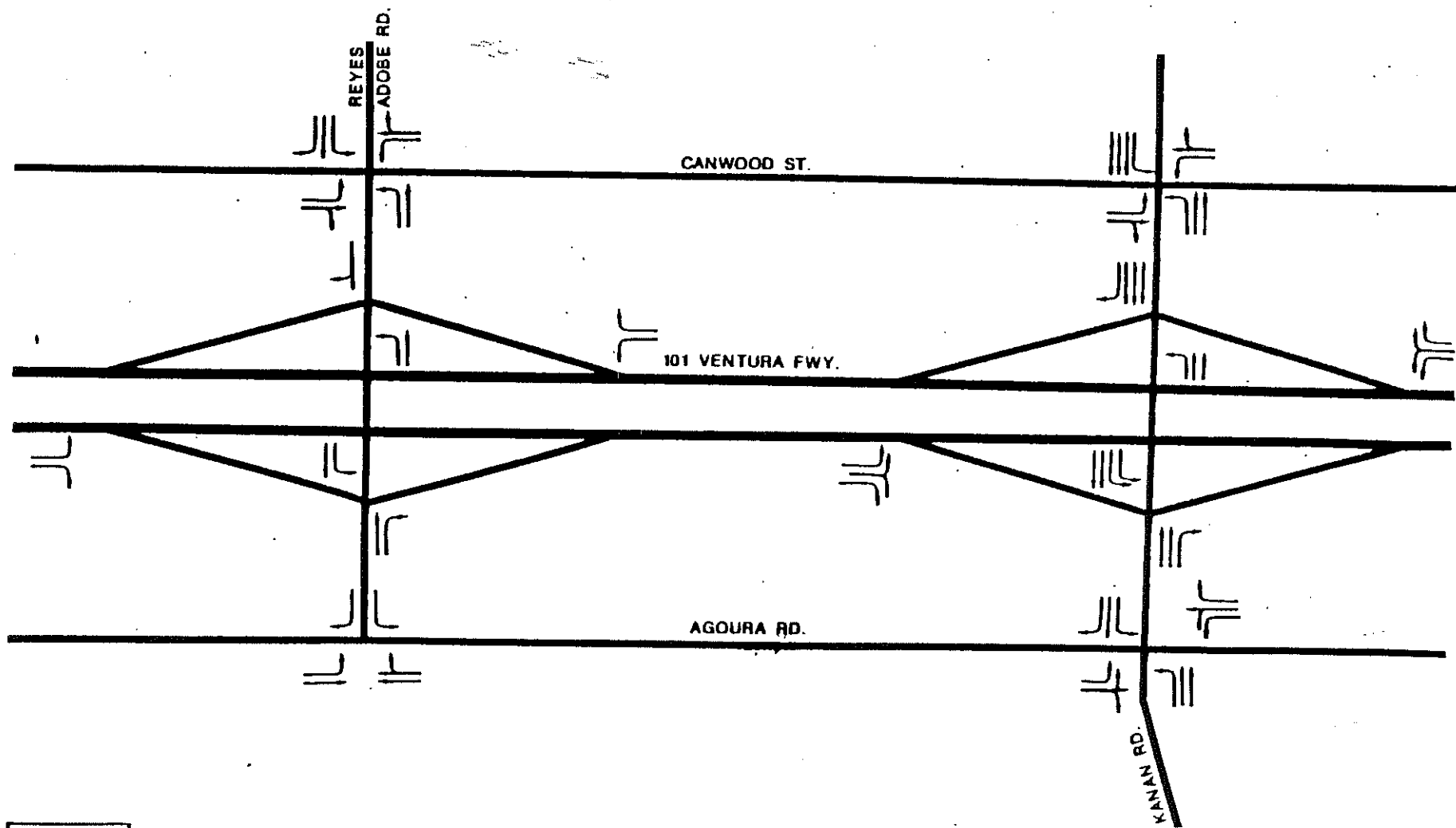


City of Agoura Hills  
Planning Department

SPECIFIC PLAN

CITY OF AGOURA HILLS

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



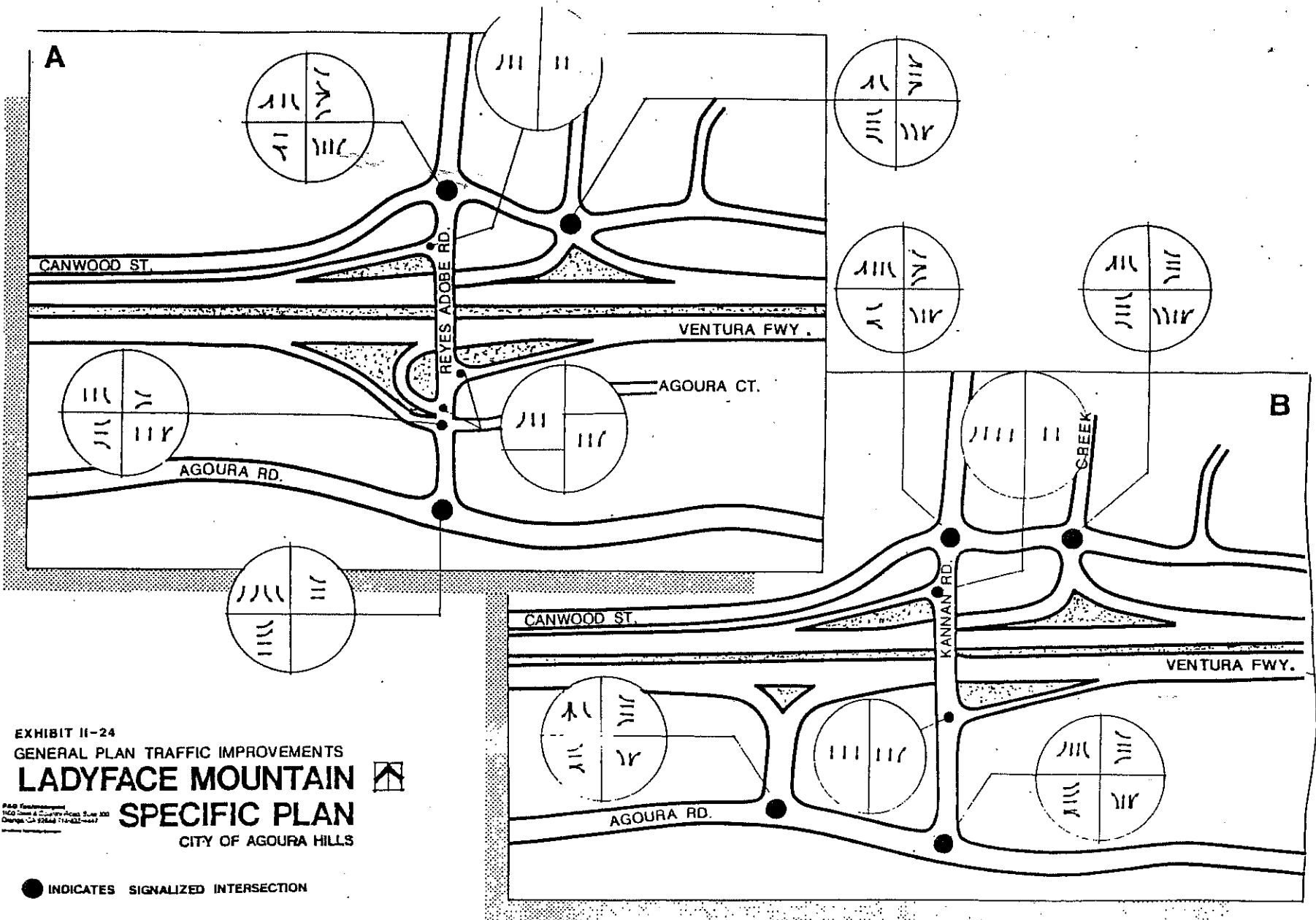


EXHIBIT II-24

GENERAL PLAN TRAFFIC IMPROVEMENTS  
**LADYFACE MOUNTAIN**

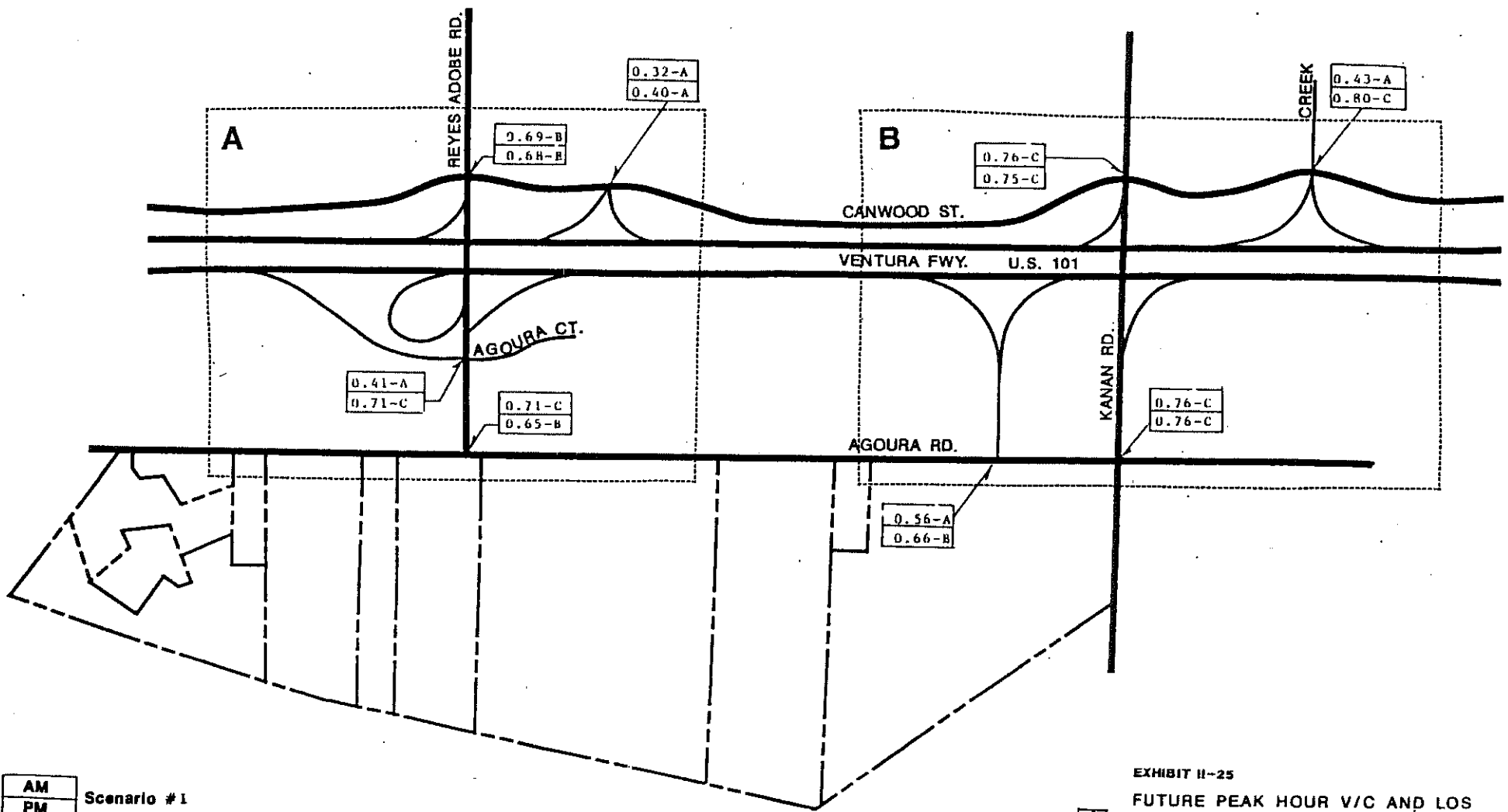


**SPECIFIC PLAN**

CITY OF AGOURA HILLS

**PRD**  
 PAD Environmental  
 1600 Olive & Country Acres, Suite 200  
 Orange, CA 92668 714-932-4447  
 www.prd.com

● INDICATES SIGNALIZED INTERSECTION



AM  
PM

Scenario #1

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

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

EXHIBIT II-25

FUTURE PEAK HOUR V/C AND LOS

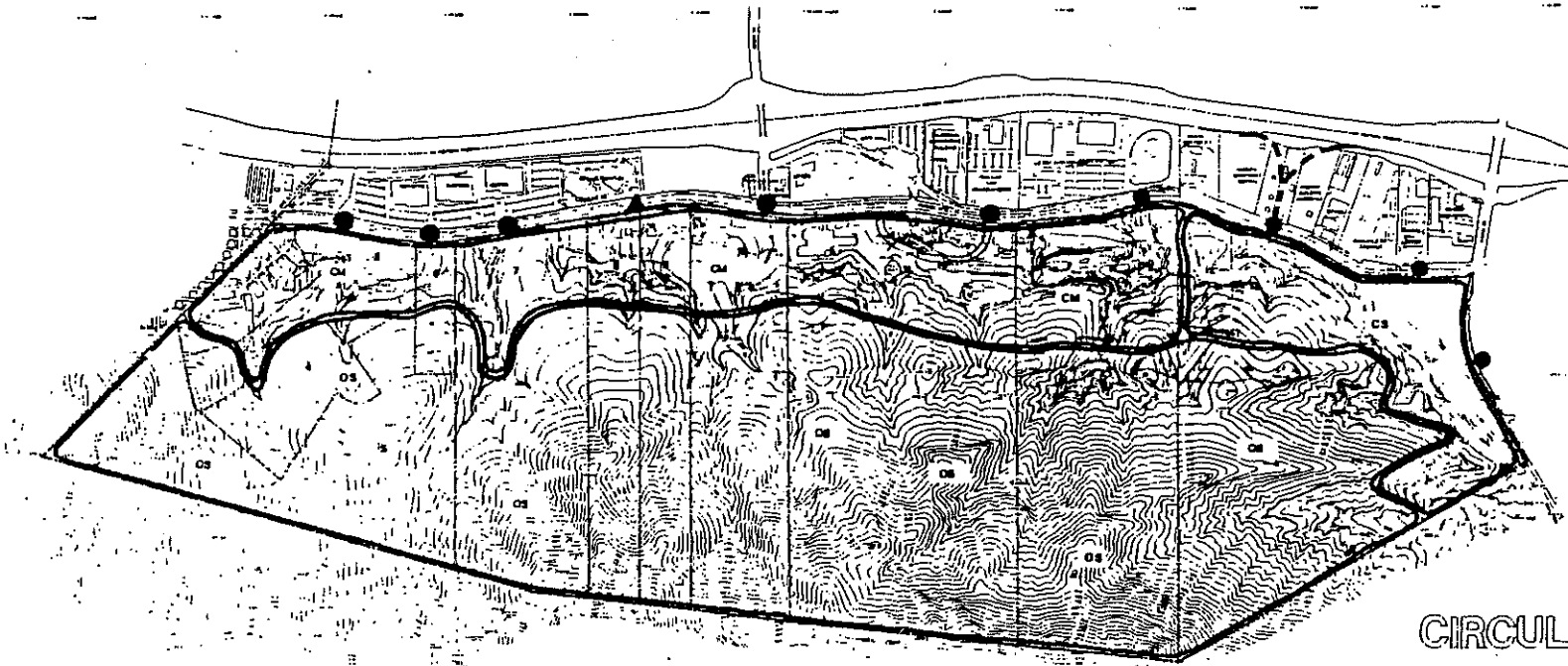


# LADYFACE MOUNTAIN SPECIFIC PLAN





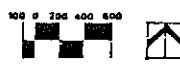
Willdan Associates  
100 Over A Century Plaza, Suite 200  
Orange, CA 92668 (714) 952-1111

CITY OF AGOURA HILLS



**LEGEND**

-  POTENTIAL FULL-TURN ACCESS
-  POTENTIAL SHARED FULL-TURN ACCESS

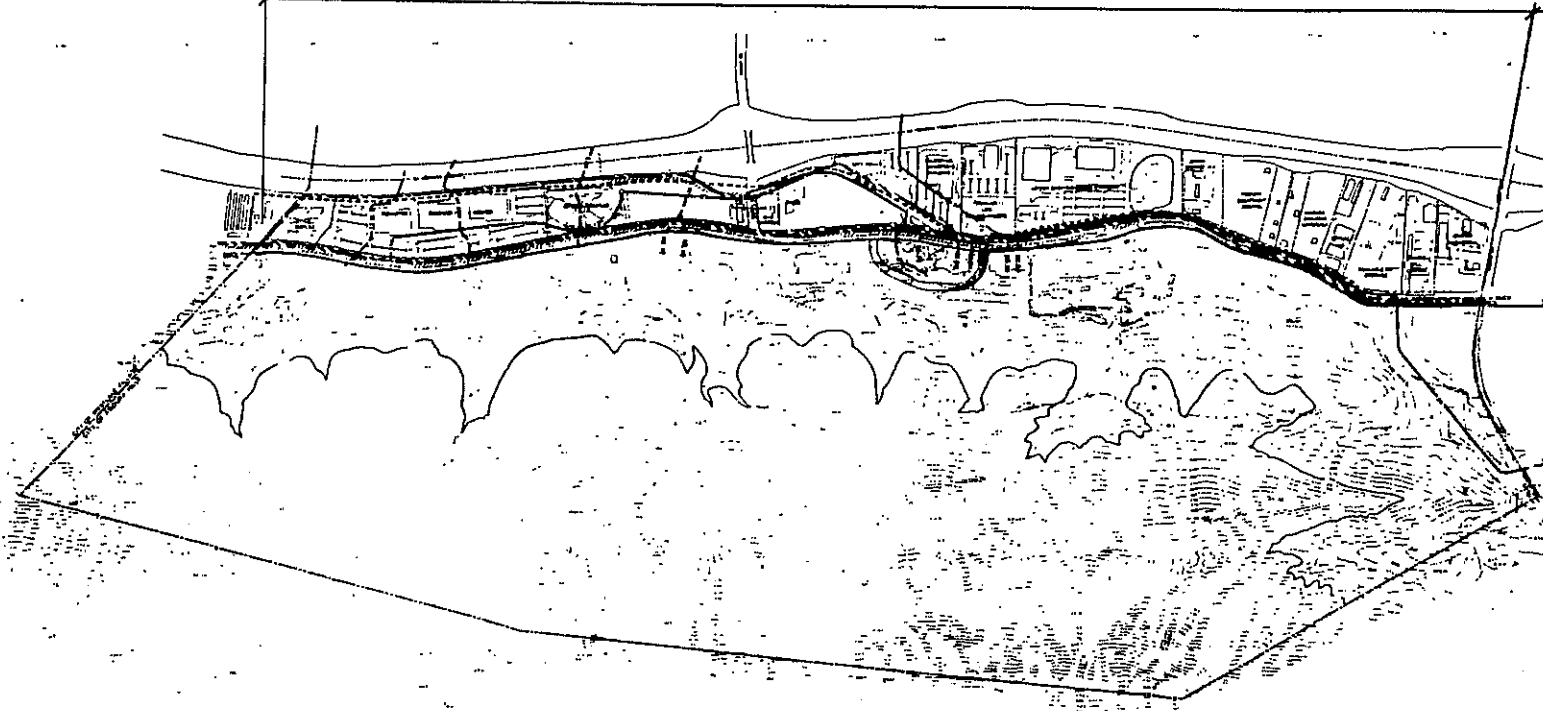


**CIRCULATION  
ACCESS PLAN  
LADYFACE MOUNTAIN  
SPECIFIC PLAN**  
CITY OF AGOURA HILLS  
EXHIBIT II-26










P&P Planning, Inc.  
1000 Quince & Curvey Avenues, Suite 200  
Orange, CA 92668 (714) 251-1001

SECTION A-A



LEGEND :

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

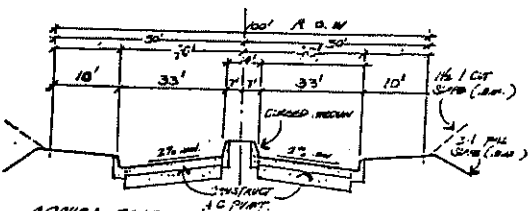


# INFRASTRUCTURE LADYFACE MOUNTAIN SPECIFIC PLAN

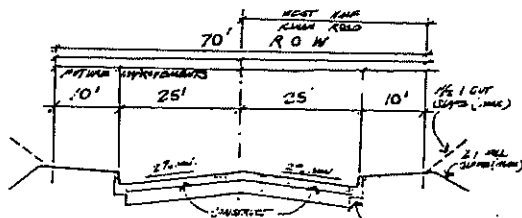


R2D Engineering, Inc.  
1000 South Alhambra Avenue, Suite 300  
Orange, CA 92668 (714) 232-1111

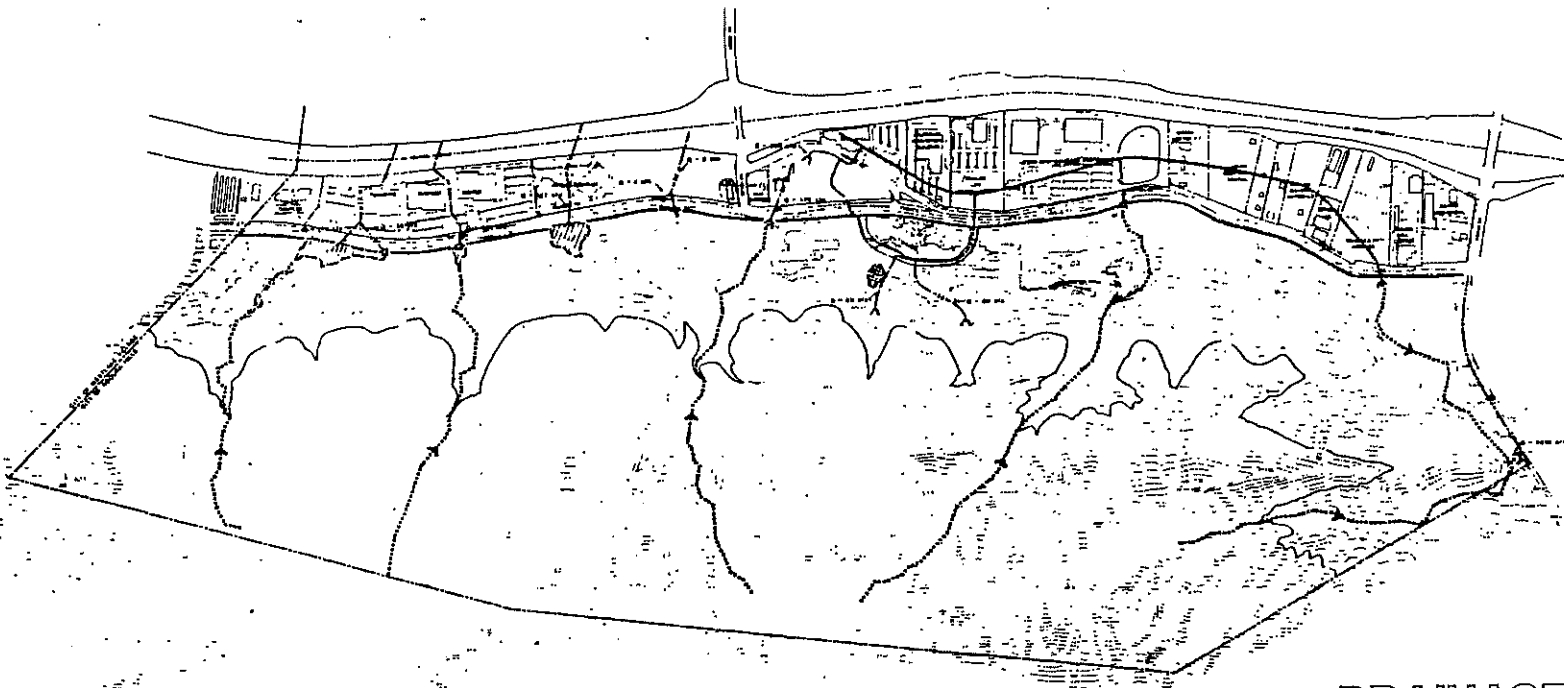
CITY OF AGOURA HILLS  
EXHIBIT II-27











AGOURA ROAD  
SECTION A-A

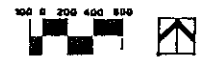


KANAN ROAD  
SECTION C-C



**LEGEND :**

-  INTERMITTENT STREAM (ABOVE GRADE)
-  INTERMITTENT STREAM (CHANNELED)
-  DETENTION BASIN
-  POND
-  CULVERT STRUCTURES
-  STORM DRAIN LINE
-  LINDER CANYON CHANNEL BOX CULVERT
-  RATE OF RUNOFF (50 YEAR STORM EVENT)

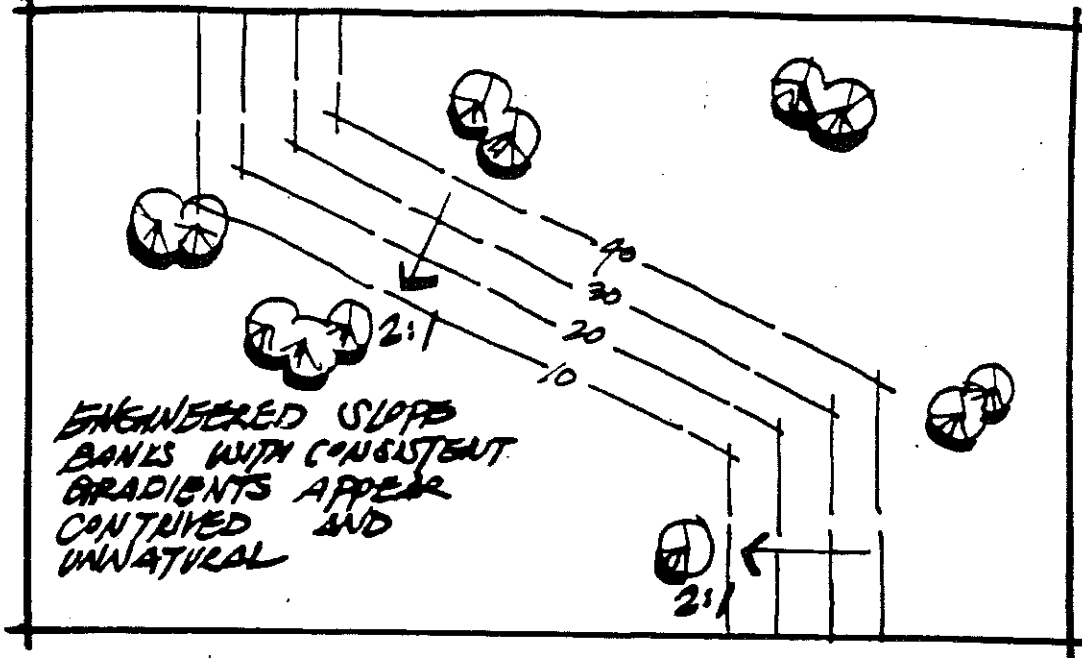


**DRAINAGE/HYDROLOGY**  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
 CITY OF AGOURA HILLS  
 EXHIBIT II-28

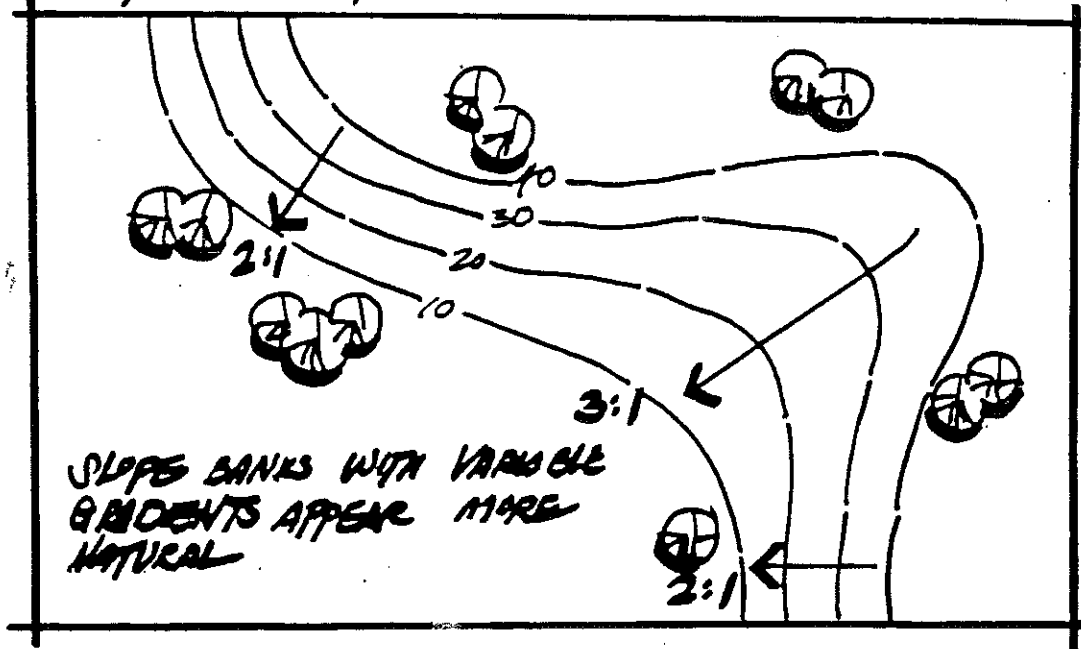


P&G Engineering  
 1600 South California Avenue, Suite 302  
 Orange, CA 92668 (714) 933-1111

**AVOID THIS**



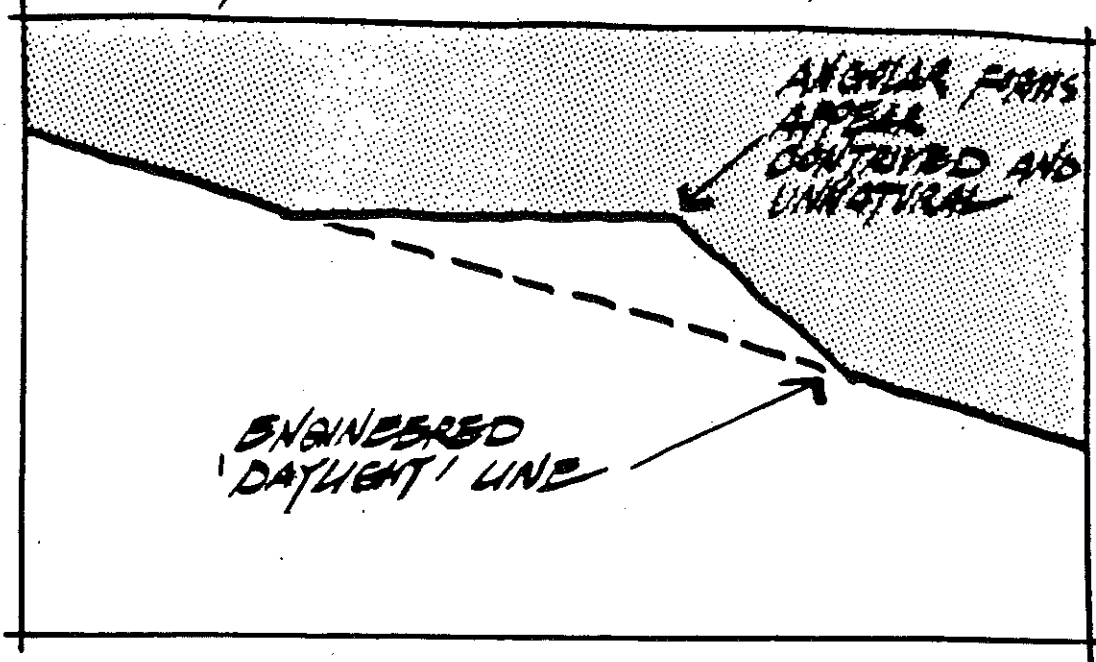
**DO THIS INSTEAD**



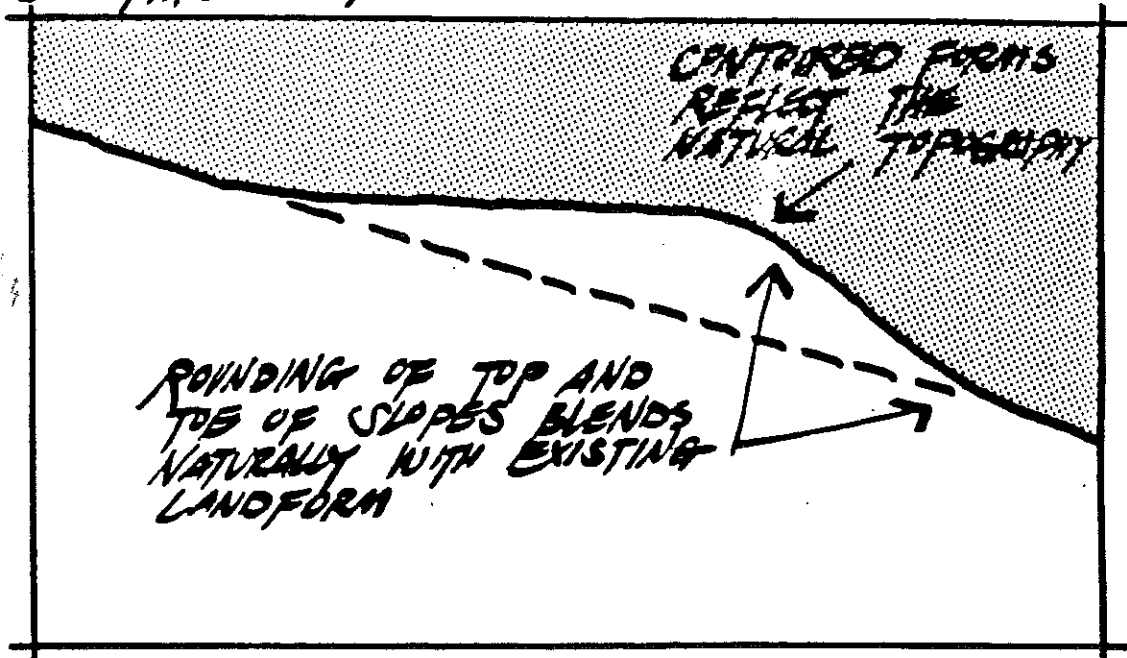
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILLS

**GRADING DESIGN**  
**GUIDELINES-NATURAL**  
**SLOPE BANK**  
EXHIBIT II-29

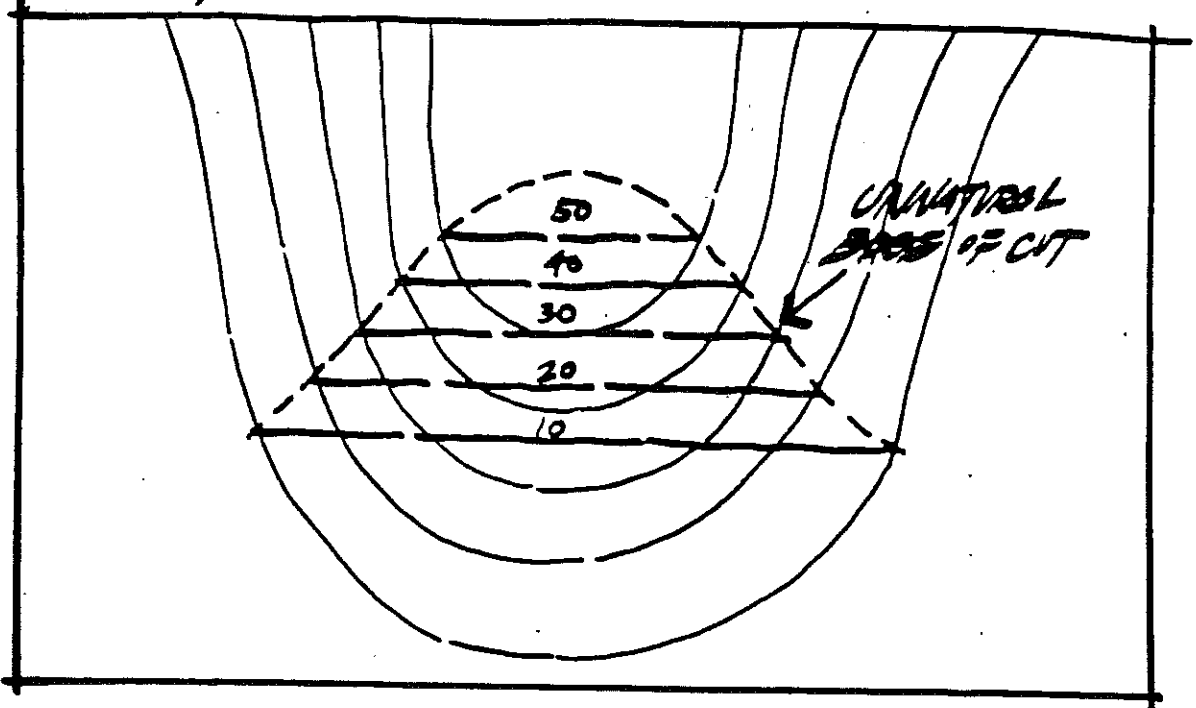
AVOID THIS



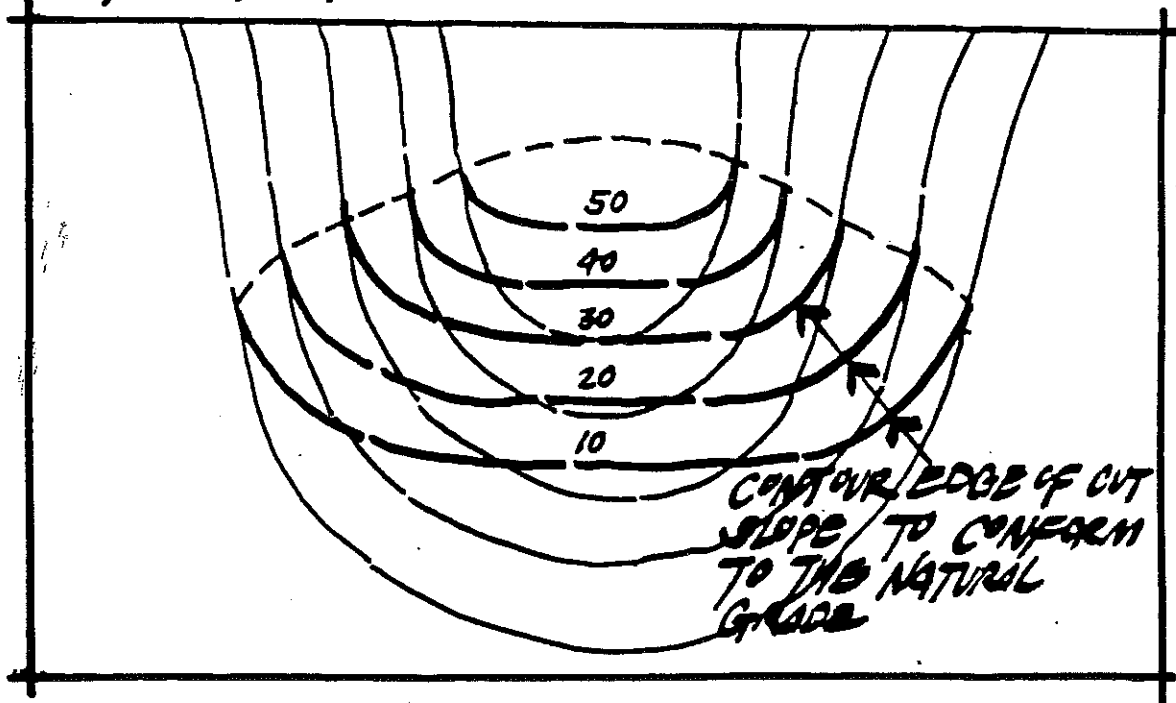
DO THIS INSTEAD



AVOID THIS



DO THIS INSTEAD

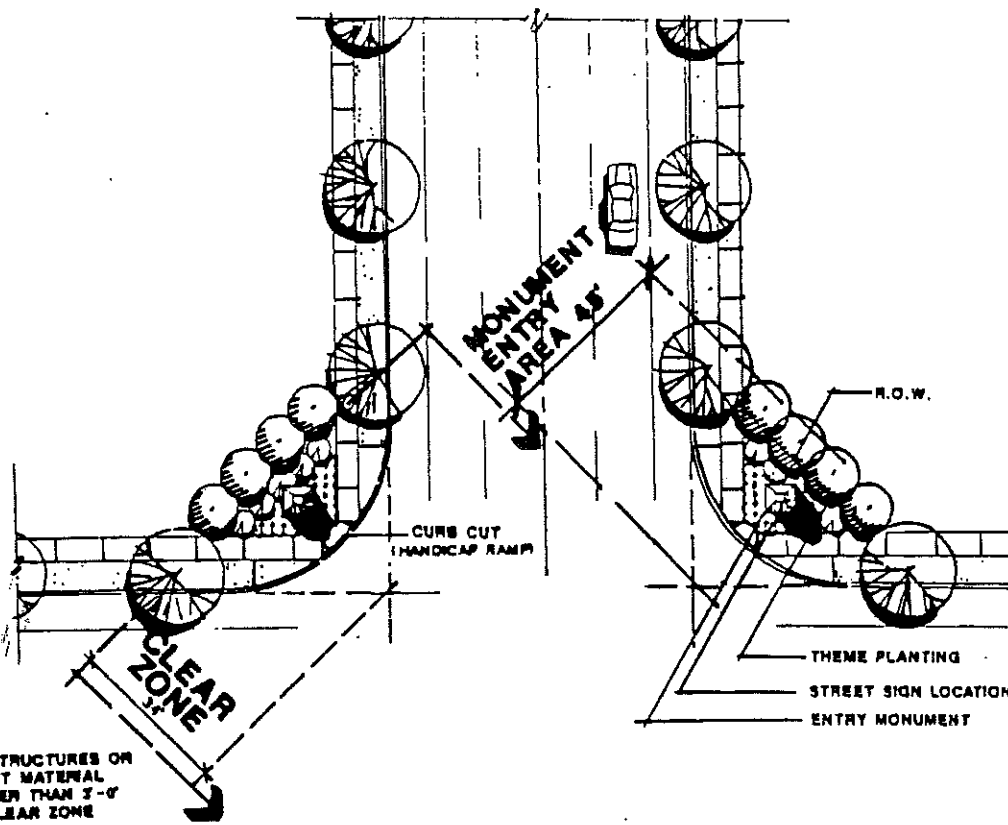


**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**  
CITY OF AGOURA HILLS

GRADING DESIGN  
GUIDELINES-CONTOUR  
TRANSITIONING

EXHIBIT II-31





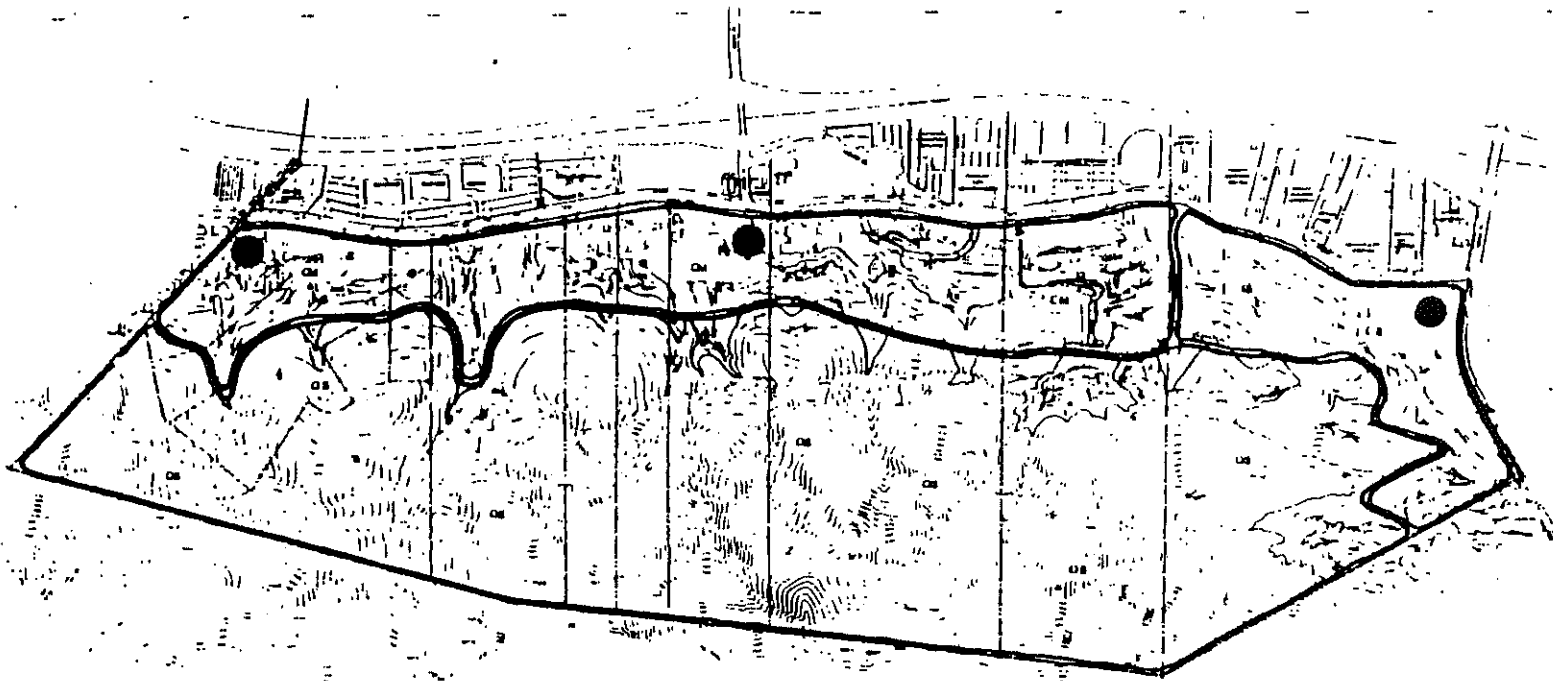
NO STRUCTURES OR  
PLANT MATERIAL  
HIGHER THAN 3'-0"  
IN CLEAR ZONE

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

# MONUMENT SIGNS LADYFACE MOUNTAIN SPECIFIC PLAN



CITY OF AGOURA HILLS



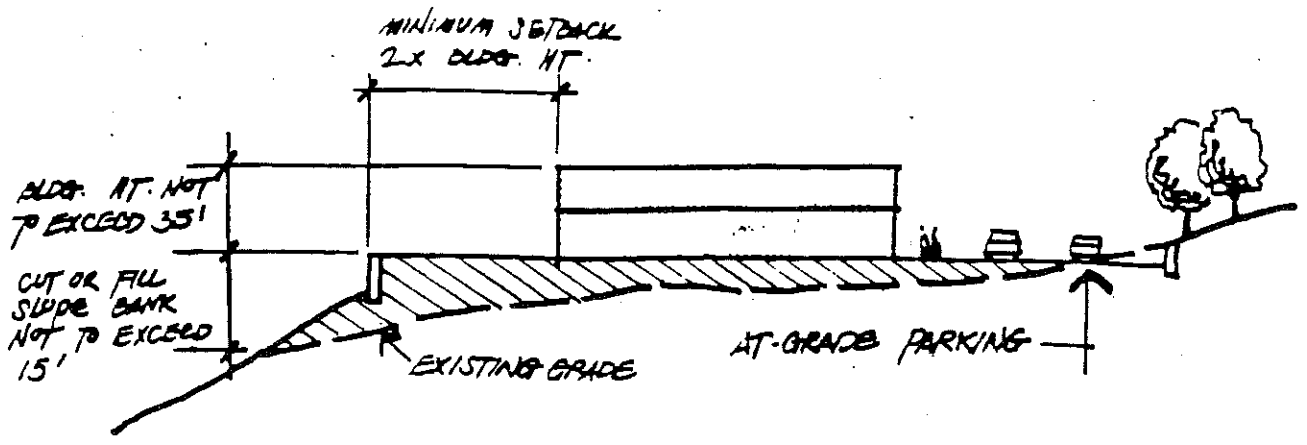
● PROPOSED LOCATION OF GATEWAY SIGNS

GATEWAY SIGNS  
**LADYFACE MOUNTAIN**  
**SPECIFIC PLAN**

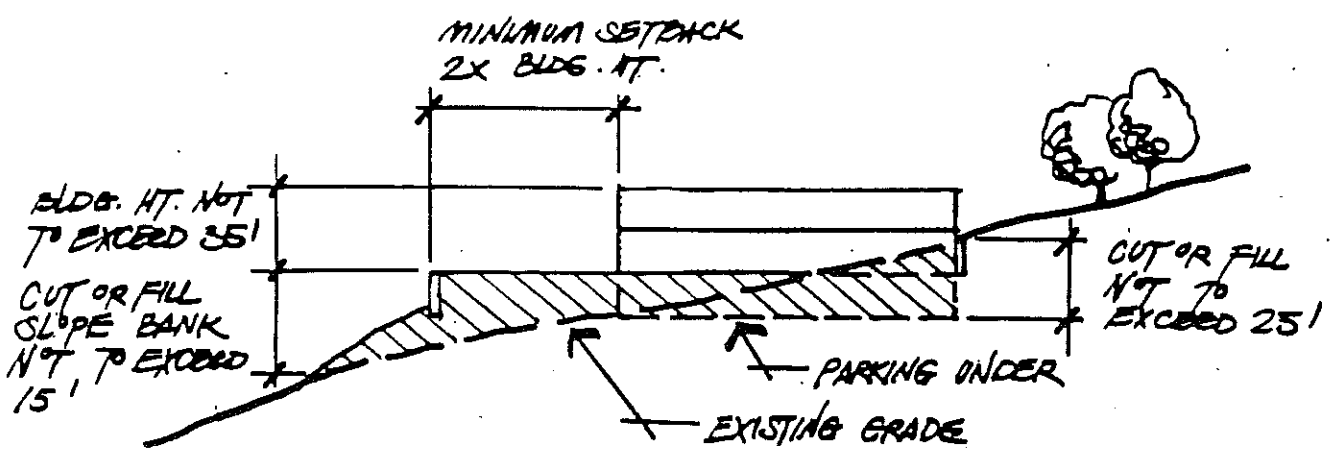


City of Agoura Hills  
Planning Department

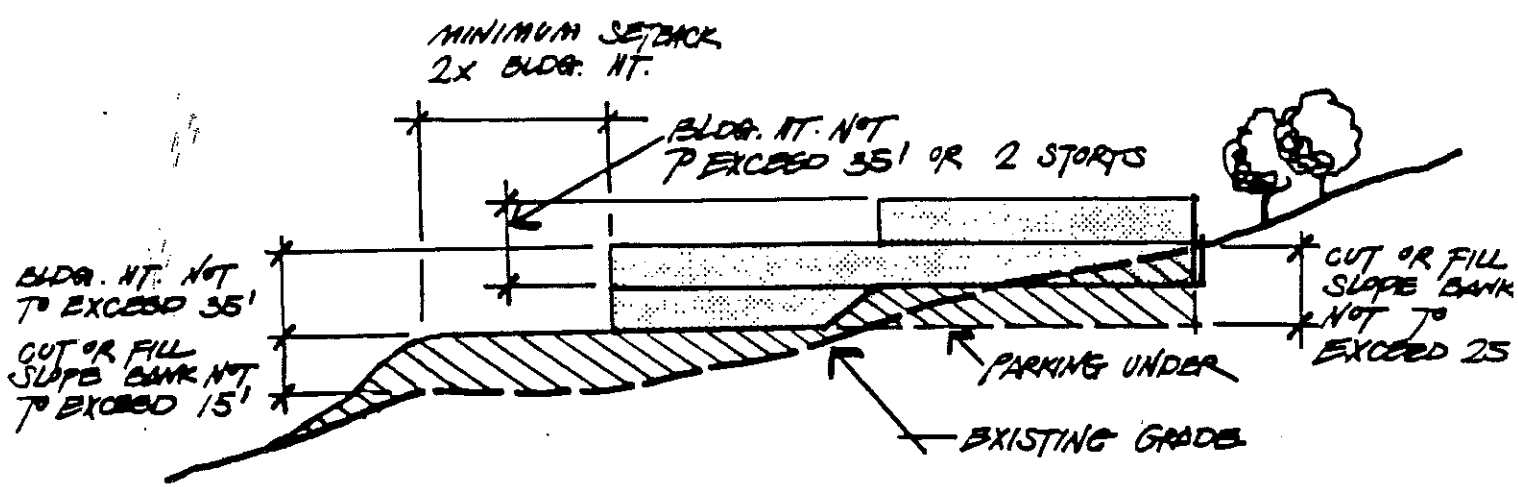
CITY OF AGOURA HILLS  
EXHIBIT III-3b



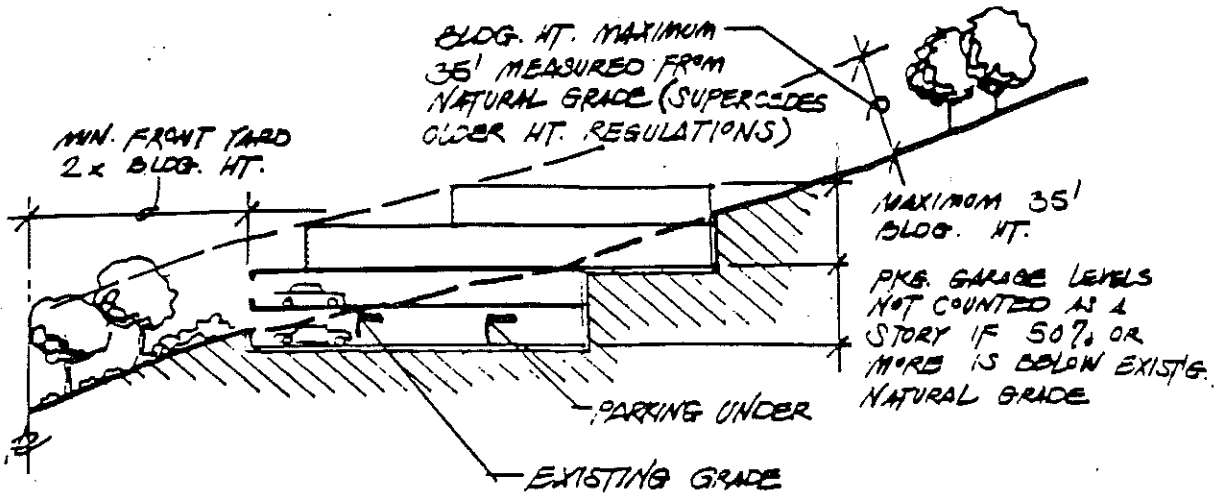
SECTION A- PARKING AT GRADE W/FLAT PAD



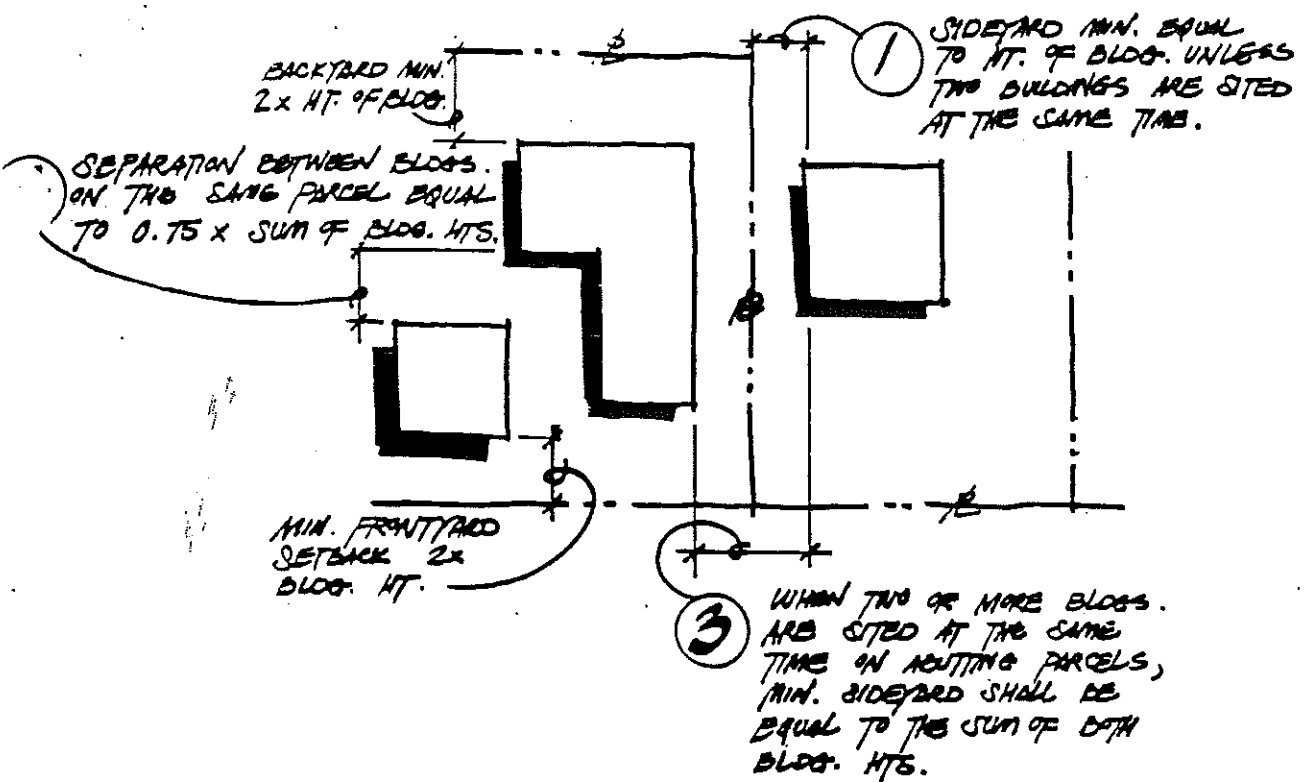
SECTION B- PARKING BELOW GRADE W/FLAT PAD



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

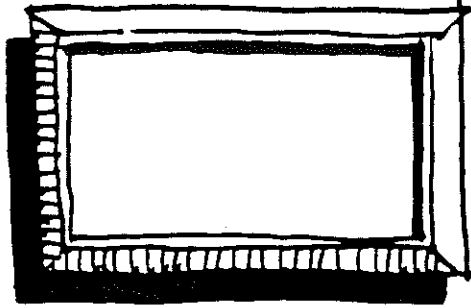


**SECTION D - PARKING BELOW GRADE W/ STEPPED BUILDING (PREFERRED)**



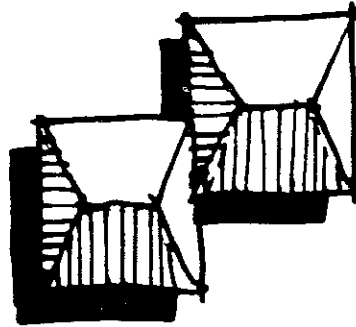
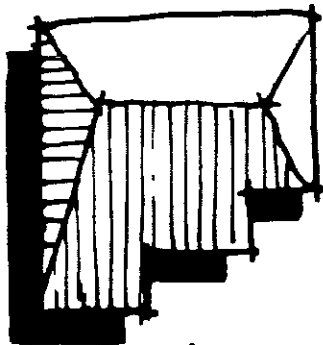
**PLAN - BUILDING SETBACKS**

# AVOID THIS

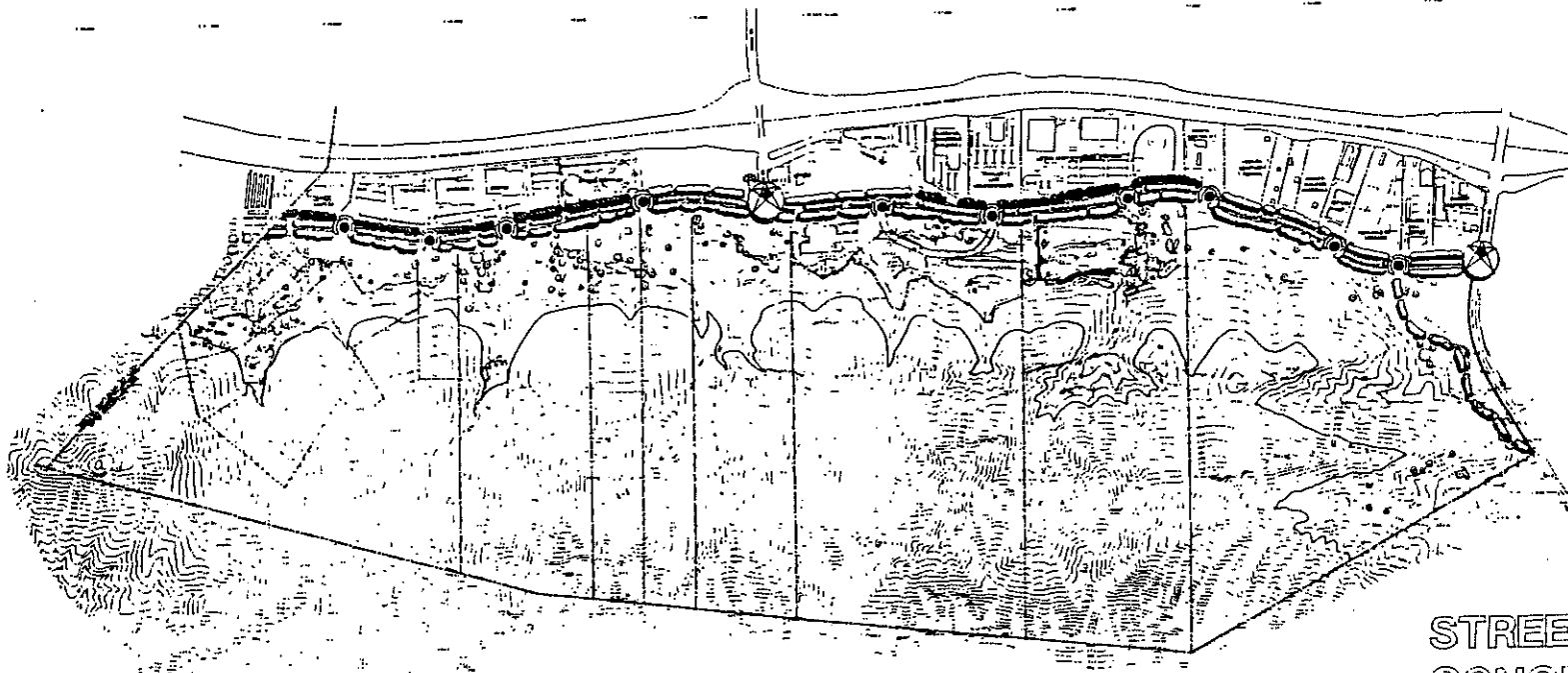


LONG HOMOGENOUS FACADES APPEAR EXCESSIVE  
IN MASSING AND PROVIDE LOW VISUAL INTEREST







# 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

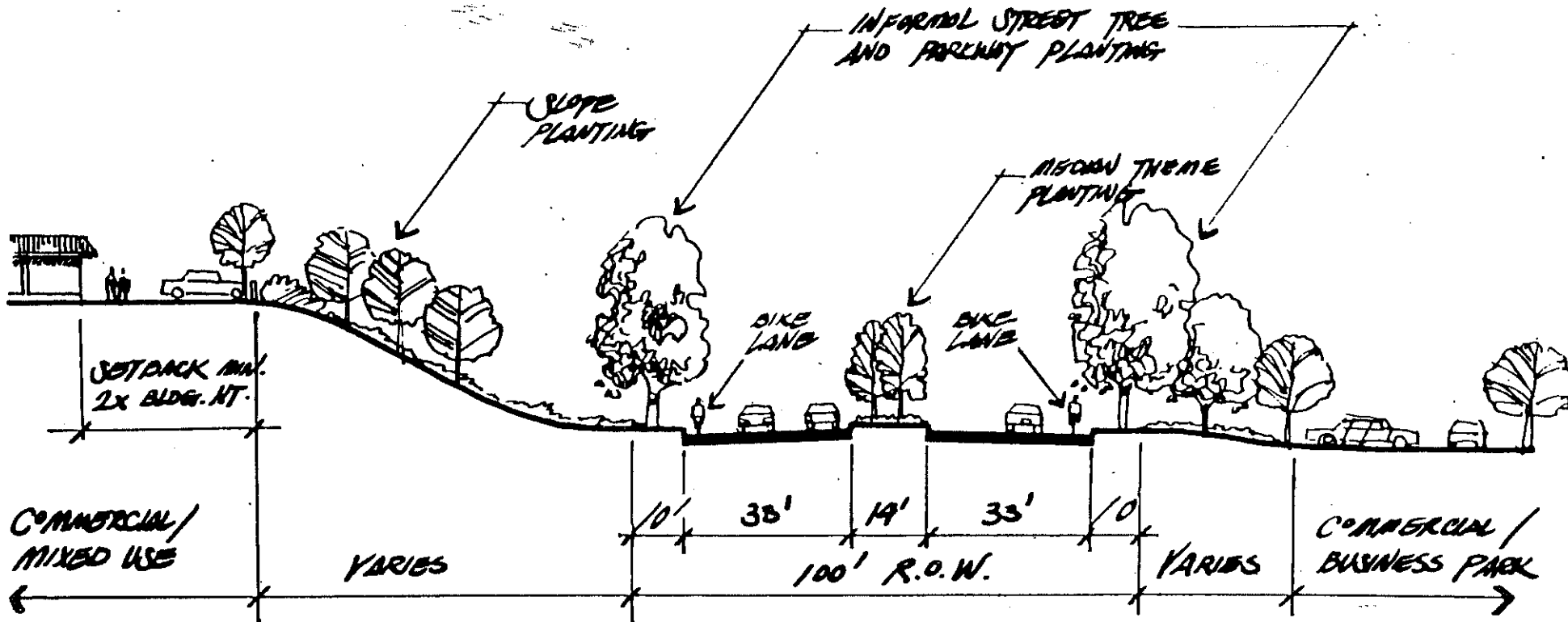


STREETSCAPE  
 CONCEPT  
 LADYFACE MOUNTAIN  
 SPECIFIC PLAN

 P&D  
 Planning & Design, Inc.  
 1000 S. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (305) 555-1234

DECEMBER, 1988

CITY OF AGOURA HILLS  
 EXHIBIT III-1



LANDSCAPE CONCEPT AGOURA ROAD

LADYFACE MOUNTAIN

**SPECIFIC PLAN**

CITY OF AGOURA HILLS

EXHIBIT III-2



973 Town & Country Ave.  
 Agoura Hills, CA 91301-1000