

REPORT TO CITY COUNCIL

DATE: MARCH 23, 2011

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: PUBLIC HEARING ON THE 2010 ANNUAL PROGRESS REPORT ON THE GENERAL PLAN

The purpose of this item is to request that the City Council hold a public hearing on the City's 2010 Annual Progress Report on the General Plan, including the Housing Element, and direct staff to forward the report to the Governor's Office of Research and Planning (OPR) and the California Department of Housing and Community Development (HCD).

Government Code Section 65400 establishes the requirement that each city and county prepares an annual report on the status of the General Plan, including the Housing Element, and progress in its implementation to OPR and HCD. The City Council adopted the City's General Plan 2035 in March 2010, and the 2008-2014 Housing Element in November 2008. The Annual Progress Report is for the calendar year 2010.

In mid-2010, City staff met with the General Plan Subcommittee to further prioritize the measures identified in the General Plan Implementation Program to be accomplished in the year 2010, and by mid-2011. These priorities were forwarded to the City Council in a memorandum dated August 6, 2010. Since adoption of the General Plan, several implementation measures have been accomplished or are being actively pursued, as detailed in the attached report.

For the most part, staff has been working diligently on administrative items, such as updating the Zoning Map and Zoning Code to be consistent with the newly adopted General Plan. During 2010, staff continued to work on implementing the Housing Element, including preparing the City Housing Brochure, which summarizes the variety of housing programs and regulations in the City, and adopting the Green Building Code.

The Annual Progress Report also details the amount of development that occurred in 2010. During the 2010 calendar year, two above-moderate income single family homes were constructed in the City, and the 34,660 square-foot Shops at Oak Creek Project was constructed.

RECOMMENDATION

Staff recommends the City Council hold a public hearing on the 2010 Annual Progress Report on

the City's General Plan and direct staff to forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Attachment: 2010 Annual Progress Report on the General Plan



CITY OF AGOURA HILLS

GENERAL PLAN ANNUAL PROGRESS REPORT



Department of Planning and Community Development
April 2011

City of Agoura Hills
General Plan Annual Progress Report
2010

Prepared by:

City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, CA 93101

Contact: Allison Cook, Principal Planner
(818) 597-7310

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Introduction

This Annual Progress Report (APR) is intended to comply with state law (Government Code Section 65400) for the City of Agoura Hills to submit an annual report on the status of the General Plan, and the progress made in its implementation, to its legislative body (the Agoura Hills City Council), the Governor's Office of Planning and Research (OPR), and the State Housing and Community Development Department (HCD). This report was presented to the City Council of the City of Agoura Hills at a noticed public hearing, and accepted by the City Council on [REDACTED] (Resolution No. [REDACTED]).

The General Plan is the City's constitution for land use and development and is a comprehensive strategy for the management of the community's future. For the past six years, the City has been focused on preparing an update to the General Plan adopted in 1993. On March 24, 2010 the City Council of the City of Agoura Hills adopted the General Plan 2035.

The General Plan 2035 organizes the various required and optional General Plan elements around four main elements:

- Community Conservation and Development
- Infrastructure and Community Services
- Natural Resources
- Community Safety

The General Plan 2035 follows the primary goals of the 1993 General Plan, but expands upon them, and focuses on a more sustainable City in a variety of ways. The following is the Vision Statement of the General Plan:

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

The following APR describes the effort made toward realizing the goals and policies found in the General Plan 2035. Since the General Plan was just adopted a year ago, the City has just begun this process. This APR is formatted such that each element of the General Plan is reviewed, and brief comments are made as to efforts in achieving the goals and policies by implementing the specific measures outlined in the General Plan, and other measures that the City continues to carry out.

A total of 232 implementation measures are identified in the General Plan to accomplish the 70 goals and 245 policies. In July 2010, the General Plan Subcommittee of the City Council prioritized the implementation measures of the General Plan for the next two years. The priorities for 2010 are summarized in a table, which is included in the APR. These prioritized measures, along with ongoing implementation measures, are the focus of this APR. Additionally, for reference, the full Implementation Program of the General Plan, which identifies broad timeframes to accomplish all of the measures, is included in the APR. In subsequent years, the full set of implementation measures will eventually be accomplished.

The City of Agoura Hills 2008-2014 Housing Element was adopted by the City Council on November 12, 2008, and certified by the Department of Housing and Community Development (HCD) on January 16, 2009. The Housing Element establishes goals and policies and implementation measures, similar to the other elements of the General Plan. This APR also includes a list of the housing goals, followed by a brief discussion on the progress made toward realizing them. The information provided is consistent with the requirements of Government Code Section 65400, specifically Sections 6200-6203. The HCD adopted forms/tables for annual reporting are completed and attached to this APR in the Appendices.

Community Conservation and Development

As Agoura Hills is almost fully developed, the policies in the Community Conservation and Development Element (Land Use and Community Form, Economic Development, Historic and Cultural Resources) focus on how population and employment growth can be managed to preserve the qualities that distinguish the City's neighborhoods, business districts, and open spaces.



Land Use and Community Form

The policies in the Land Use and Community Form section recognize that most of the City will be conserved for its existing type and densities of land use, and provide direction for their long-term maintenance. At the same time, they recognize that change will occur in limited areas that (a) have been previously planned to accept growth; (b) enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing market dynamics; and (c) meet mandates for more sustainable forms of development that reduce reliance on the automobile, consume less energy and water, and produce less pollution and greenhouse gas emissions. In these locations, policies provide for infill development that builds upon existing development and is sensitive to its environmental setting.

The following are the projects and programs that the City is currently pursuing in order to accomplish the goals listed below. These implementation measures were either identified as priorities for 2010 by the City Council or are measures considered "ongoing," with no particular year of accomplishment, or measures to achieve on an "annual" basis.

Goals

Goal LU-1:

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

Goal LU-2:

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

Goal LU-6:

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

Goal LU-12:

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

Goal LU-13:

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

Goal LU-14:

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

Goal LU-15:

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

Goal LU-16:

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

Goal LU-17:

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

Implementation Measures for 2010

The following are implementation measures listed in the General Plan, pertaining to the above goals. These specific measures were identified as priorities for 2010 by the City Council.

- LU-1 Update the Municipal Code, Zoning Map, and any applicable guidelines to be consistent with the policies and diagrams of the General Plan with regard to land use designations and standards.*

The City began preparing a comprehensive Zoning Ordinance Amendment (ZOA) and a revised Zoning Map to bring the Zoning Ordinance into consistency with new General Plan land use designations, and initiate changes to various regulations and standards in the Zoning Ordinance, as directed by General Plan goals and policies. The ZOA and Zoning Map are expected to be adopted by the City Council by mid-2011.

- LU-31 Adopt new Zoning Ordinance and/or guideline provisions that require business park and industrial park uses in the Business Park-Office Retail and Business Park Manufacturing districts to minimize the visual dominance of parking areas and to include aspects of promoting pedestrian activity.*

This is being accomplished by completion of the comprehensive ZOA with text changes, as previously described. The standards in the existing Business Park-Office Retail and Business Park-Manufacturing zones will be amended to emphasize pedestrian amenities and minimize the visual appearance of surface parking lots. This would apply to new developments and substantial renovations to existing developments.



- LU-32 Amend the Commercial Shopping Center district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity.*

This is being accomplished by completion of the comprehensive ZOA with text changes, as previously described. The standards in the existing Commercial Shopping Center zoning district are being amended to incorporate design elements that encourage pedestrian activity. This would apply to new developments and substantial renovations to existing developments.

- LU-34 Amend the Zoning Ordinance and Zoning Map to create the Commercial Shopping Center/Mixed Use district.*

This is being accomplished by completion of the comprehensive ZOA with text changes, and reflected in the new Zoning Map. This district applies to a specific location of the City where the major shopping center areas are located. Standards are being written that include the new Commercial Shopping Center standards (noted above), as well as standards for allowable density and the provision of housing. The district would allow limited development of ancillary multi-family housing.

- LU-36 Amend the Zoning Ordinance and Zoning Map to create the Planned Development district.*

This is being accomplished by completion of the comprehensive ZOA with text changes, and reflected in the new Zoning Map. This district applies to three specific locations of the City where a specific plan, master plan, or other regulatory document is required to ensure cohesive and integrated development. The Planned Development district promotes mixed use development and encourages pedestrian activity. Currently, two of the three areas are zoned “Specific Plan.” Therefore, the “Planned Development” district will simply be a name change for the zone; the standards of the existing specific plans for these areas would remain as is. For the third area, the Planned Development district is new, and the intent in the future is to prepare a regulatory document to guide development.

LU-39 Amend the Commercial Recreation district in the Zoning Ordinance to allow only those uses that protect and complement the area’s open space character.

This refers to one area of the City that is currently a golf course/club house. As part of the comprehensive ZOA, the text of the Commercial Recreation district is being amended such that only active or passive open spaces, a golf course, or other non-intensive commercial recreation uses are allowed. All uses must be designed to retain the visual prominence of open space. This measure is to assure that the area is not converted to more urban uses, as it currently provides an open space resource, and is adjacent to residential uses.

LU-40 Amend the Zoning Ordinance and Zoning Map to create the Neighborhood Commercial District.

This is being accomplished by completion of the comprehensive ZOA with text changes, and reflected in the new Zoning Map. This zone applies to a certain area of the City where existing retail commercial uses are directly adjacent to single family home neighborhoods. The objective is to establish standards for the zone that ensure compatibility of type of land uses and design and development regulations with adjoining residential neighborhoods.

LU-42 Amend the Old Agoura Design Overlay District in the Zoning Ordinance to differentiate Subarea 11 from the remaining commercial areas of the district, and create special uses allowed.

This Zoning Ordinance Amendment is being prepared as part of the comprehensive ZOA. The purpose is to create special uses in this area that primarily serve community residents, including smaller scale office and retail commercial, and encouraging equestrian-oriented uses. The area currently has a semi-rural atmosphere, and is the oldest portion of the City. The desire is to preserve the unique characteristics of the area.

Annual and Ongoing Implementation Measures

The following are highlights of implementation measures listed in the General Plan reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2010.

LU-2 Develop and maintain a Citywide database of vacant and underutilized sites, as well as development activity, in order to monitor the City's growth and change, and to ensure that the City does not exceed the General Plan limits for housing units and maximum square footages for other uses.

Throughout 2010, the City continued to process applications for development, consistent with the General Plan. One of the most significant of these projects is the 95,700 square-foot office complex for the Conrad Hilton Foundation. The Hilton Foundation Project, which is a LEED Platinum project, is expected to be reviewed by the Planning Commission and City Council in 2011.



One of the larger projects in the City currently under construction is the Agoura Hills Corporate Point Project, an office building complex of 71,844 square feet. The Shops at Oak Creek Project was constructed in 2010, and includes five buildings totaling 34,660 square feet of retail, specialty grocery, and restaurant use. This project is located along Canwood Street, fronting U.S. Highway 101.

A full list of projects in the City in review, under construction, and recently completed is found in the attached "City of Agoura Hills Development Summary (December 2010)." In 2010, two single family homes were constructed, in addition to the Shops at Oak Creek.



In 2010, the City established a list of vacant sites, and began tracking new housing unit construction and non-residential development square footage construction by land use category in a matrix. The "City of Agoura Hills General Plan Buildout Matrix - 2010" is included in the Appendix, and shows the amount of new development that occurred in the City in 2010.

LU-3 The City shall continue to work with adjacent communities to coordinate land use and growth policies, and to strengthen and promote inter-jurisdictional communication and cooperation.

Throughout 2010, the City continued to participate in the Las Virgenes Council of Governments/Southern California Association of Governments (LVCOG/SCAG) meetings as a regular member. The City has been coordinating with SCAG regarding the 2012 Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS), in order to fulfill the requirements of SB 375. To date, the City has met with SCAG staff and provided staff with basic City land use data. In 2011, the City will continue to coordinate with SCAG on the RTP/SCS.

Additionally, the City continued to actively participate in the quarterly meetings of the Ventura Corridor Regional Policy Group as a member. This group is composed of local cities and other public agencies that meet to discuss policy issues and development projects that affect the local region, and to coordinate efforts to address any local regional land use concerns.

LU-14 The City shall continue to implement the Agoura Village Specific Plan.

In 2010, with the help of a consultant, the City completed the Strategic Parking Study for Agoura Village. The study is a follow up measure identified in the Agoura Village Specific Plan. The study identifies future potential parking adequacy in Agoura Village, and lists several parking options to meet the forecasted need. The primary focus of the study is on the use of shared parking to meet demand. In 2011, the City will begin carrying out the recommendations of the study.

The City continued to process applications for development in Agoura Village in 2010. Major projects are still in the review process, while tenant improvements and minor exterior improvements were approved.

LU-15 The City shall continue to implement the Ladyface Mountain Specific Plan.

An amendment to the Ladyface Mountain Specific Plan was approved by City Council in 2010. The amendment incorporated a new hiking trail plan, and added supplemental land use requirements, including standards for landscaping, fuel modification, and oak tree preservation. Also, the amendment established a requirement that all projects meet a design construction standard equivalent to the minimum U.S. Green Building Council LEED Certified rating.

Other Efforts

In 2010, the City began a Zoning Ordinance Amendment (ZOA), separate from those specifically called out as General Plan Implementation Measures, which were discussed above. The Landscape Coverage Ordinance is being prepared to allow an option for non-residential development projects to include pedestrian amenities in the required 50 percent minimum parking lot tree canopy coverage currently required. The effect would be to encourage more pedestrian amenities in parking lots to increase pedestrian activity and to add design elements and improve the visual character of parking lots. This item is consistent with several goals and policies of the General Plan, including specifically Goals LU-13, LU-14, LU-15 and LU-16, described above. The ZOA is expected to be completed in 2011.



In, 2010, the City applied for the SCAG Compass Blueprint Demonstration Project grant, proposing two projects. The first project is the North Agoura Road Planning Area. This project is to prepare a planning framework, involving conducting technical studies and gathering public input, to provide a preliminary study and design charette of viable land use and development options for Subarea 5, which is identified specifically in the General Plan. The intent for Subarea 5 is to create a cohesive and integrated redevelopment of the properties with a mix of uses and development densities. The planning framework would inform a future specific plan or other regulatory document to be prepared for this particular area in the future. The project is the first step toward completing Implementation Measure LU-19, which calls for a specific plan or other regulatory document to be prepared for this area.

The second project is the Kanan Road and Thousand Oaks Boulevard Intersection Pedestrian Evaluation. The project involves conducting technical studies and conceptual design to arrive at a viable solution to improve pedestrian access at the intersection and at neighborhoods that surround the intersection, thereby providing a viable option to circulation other than auto use. This project carries out many policies and goals of the General Plan in the Community Conservation and Development Element, including Policy LU-27.4:

Policy LU-27.4: Streetscape Improvements. Improve sidewalks and crosswalks with distinctive paving materials and pedestrian-oriented amenities, provide bikeway connections, where feasible, to improve the inter-connectivity of the shopping centers with one another and adjoining residential neighborhoods.

Economic Development

The following are the Economic Development projects and programs that the City is currently pursuing in order to accomplish the goal listed below. The City Council did not prioritize any Economic Development implementation measures for the year 2010. However, the City has undertaken efforts to work toward the goals and policies of this section.

Goal

Goal ED-1:

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

Annual and Ongoing Implementation Measures

The following is one of the more prominent Economic Development implementation measures listed in the General Plan, which addresses the above goal. It reflects annual monitoring and ongoing efforts, which the City made progress toward in 2010.

ED-1 The City shall continue to coordinate with business owners in the City through programs, such as the Business Task Force, and coordinate with other local economic development and business interests to ensure that the City is retaining and attracting sufficient businesses to provide a solid and diversified economy and job base for the community.

The above measure is one of a few that implements the following policy:

Policy ED-1.3: Enhance Sales Tax Revenue. Target key new retail opportunities for location along the Highway 101 corridor and elsewhere in the City to reduce sales tax leakage from the community.

The Freeway Oriented Business Enhancement Measures Program began in 2010, and is the result of a joint effort of the City's Business Task Force and City staff to promote businesses along the freeway corridor. In particular, the program seeks a series of initiatives that could include Zoning Ordinance Amendments, changes in policy, and changes in entitlement procedures. The Program is currently investigating issues of signage visibility and the design review process for development.

Other Efforts

In 2010, the City began the design of the Agoura Road widening project. This transportation improvement is identified in the General Plan and in the City's Capital Improvement Program. This project accomplishes many goals and policies of the General Plan, especially those of the Mobility section of the Infrastructure and Community Services Element, but also specifically carries out the following Economic Development policy:

Policy ED-1.4: Infrastructure Improvements. Enhance Agoura Hills' attractiveness to new businesses by identifying infrastructure improvements that facilitate business development, particularly improvements in accessibility and congestion management.

Design is expected to be completed in 2011. Portions of the roadway will remain two lanes, while other portions will be widened to four lanes. Other projects, such as the Palo Comado Interchange Project, continued to be designed in 2010, and the Reyes Adobe Road Interchange Project to widen the existing Reyes Adobe Road bridge over U.S. Highway 101 continued with construction.

Historic and Cultural Resources

The following are the Historic and Cultural Resources projects and programs that the City is currently pursuing in order to accomplish the goals listed below. The City Council did not prioritize any Historic and Cultural Resources implementation measures for the year 2010. However, the City has undertaken efforts to work toward the goals and policies of this section.

Goal

Goal HR-1:

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

Goal HR-2:

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

Annual and Ongoing Implementation Measures

The following is one of the more prominent Historic and Cultural Resources implementation measures listed in the General Plan, reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2010.

HR-3 The City shall continue to utilize the Reyes Adobe site as an important historic and cultural resource focal point and gathering space for the community, and shall consider utilizing other locally significant historic resources to further engage residents in cultural and civic activities.



The City continued its annual Reyes Adobe Days event in October 2010. This is the main community-wide event in the City, which provides cultural and historic activities. The Reyes Adobe historical site is the central locale for the activities.

Other Efforts

In 2010, the City adopted the Cultural Arts Initiative, which included the establishment of a Cultural Arts Council, composed of City residents. The objectives of the initiative and Council are to define art and culture in Agoura Hills; recommend programs to bring the cultural arts to the community, including working with schools and businesses; and to install a “creative economy,” among others. It is anticipated that these efforts will be expanded in 2011 and thereafter.

The policies that the Cultural Arts Initiative is based on are listed below.

HR-2.1: Cultural Programs. Create and promote cultural programs for residents of and persons employed in Agoura Hills, including the fine and performing arts, such as theatrical, dance, and music.

HR-2.2: Community Participation. Encourage active community participation in artistic and cultural activities.

HR-2.3: Cultural Venues. Provide sufficient venues to showcase fine art and the performing arts in Agoura Hills.

Infrastructure and Community Services

The Infrastructure and Community Services Element of the General Plan focuses on the three areas of Mobility, Utility Infrastructure, and Community Services. The purpose of the Mobility section is to create a well-connected network that supports a mix of uses, walking or bicycling for short trips, conserving energy resources, and reducing greenhouse gas emissions and air pollution. The Mobility section emphasizes multi-modal transportation systems, and “complete streets.” While the City is characterized predominantly by auto-oriented traffic systems, there is a desire to augment sidewalks, pathways, bikeways, and transit systems to provide viable alternatives to the personal vehicle.

The Utility Infrastructure section goals and policies strive to provide high quality and efficient services in the City while promoting sustainability and seeking to limit impacts to environmentally sensitive areas. The goals and policies of the Community Services section seek to provide a full range of services to sustain the Agoura Hills community, including recreational, educational, and cultural services through schools, libraries, parks, community recreation, as well as public safety services.



Mobility

The following are the Mobility projects and programs that the City is currently pursuing in order to accomplish the goals listed below. These implementation measures are considered “ongoing,” with no particular year of accomplishment, or are measures to achieve on an “annual” basis. The City Council did not prioritize any additional Mobility implementation measures for 2010.

Goals

Goal M-1:

Local Circulation System. A safe and efficient roadway system in Agoura Hills that facilitates the movement of goods and people while utilizing advanced technologies to minimize travel delays.

Goal M-2:

Complete Streets. A transportation system that serves all modes of travel and meets the needs of all users, as specified in the Complete Streets Act of 2007.

Goal M-3:

Intelligent Transportation Systems. A transportation system that utilizes advanced ITS technologies to maximize the efficiency and safety of the City's transportation system.

Goal M-6:

Alternative Transportation. Reduced reliance on single-occupancy vehicle travel through the provision of alternative travel modes and enhanced system design.

Goal M-7:

Pedestrians. Transportation improvements and development enhancements that promote and support walking within the community.

Goal M-11:

Parking. Parking that is convenient and efficient for the use of residents, workers and visitors.

Goal M-12:

Regional Circulation System. A comprehensive transportation system that is coordinated with adjacent jurisdictions and regional planning efforts.

Annual and Ongoing Implementation Measures

The following are implementation measures listed in the General Plan reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2010.

- M-4 The City shall implement specific roadway improvements listed in the Mobility section, the timing of which shall be determined by periodic monitoring of roadway traffic.*



In 2010, the City continued the second phase of design of the Palo Comado/U.S. Highway 101 interchange, and continued construction of the Reyes Adobe/U.S. Highway 101 interchange improvements. Also in 2010, the City started designing the Agoura Road widening project. All of these projects are identified in the General Plan as necessary traffic improvement projects, and are listed in the Capital Improvements Program.

- M-6 The City shall continue to implement street beautification programs, involving street trees and median landscaping, pavement and street signage.*

The City applied for an Urban Greening Grant from the Governor's Strategic Growth Council in 2010 for the Reyes Adobe Green Street Project. The project consisted of funding of landscaping in medians; solar panels for irrigation; and recycling of irrigation in the median with a cistern that would be used to water nearby Reyes Adobe Park. However, the project was not selected for the grant.

- M-7 The City shall continue to identify and pursue a variety of funding methods to ensure the continued maintenance of the roadway system, including grants and matching funds from county, state and federal agencies.*

In addition to the Reyes Adobe Green Street Project, noted above, the City applied for a Safe Routes to School grant to construct a sidewalk north along Reyes Adobe Road (the Green Street Project area) to connect residential areas to the Yerba Buena Elementary School. This project was also not selected for a grant.

- M-26 The City shall continue to operate its specific seasonal and special service shuttles, and explore the feasibility of a regularly scheduled Citywide shuttle system connecting various areas and districts of the City.*

In 2010, the City continued to provide specialized shuttle services, such as the Summer Beach Bus Shuttle, and Dial-a-Ride. It promoted the availability of such services in the City's "Leaflet" newsletter published in Spring 2010. In particular, this past year, the City expanded its services for residents desiring to travel into the nearby communities of Westlake Village, Thousand Oaks, and Oak Park. Overall in 2010, the City realized a large gain in ridership of the Dial-a-Ride service, an increase in passengers of 25 percent. The City responded to this demand by increasing the number of vehicles available.

- M-30 The City shall continue to coordinate with Caltrans, MTA, SCAG, neighboring jurisdictions, and other appropriate agencies on City and regional transportation matters.*

The City continued to coordinate with other agencies in 2010 by serving on Metro's monthly Streets and Freeways Subcommittee, an advisory group to Metro's Technical Advisory Committee. The City continued to be a member agency of the Southern California Association of Governments, participating in regular agency meetings. The City coordinated with Caltrans for freeway interchange projects, including participating in development planning meetings, and coordinated with the City of Westlake Village, for the Thousand Oaks Boulevard overlay, in which both cities shared the construction bidding process. The City also prepared the annual Congestion Management Plan monitoring report and submitted it to Metro.



Other Efforts

Implementation Measure M-29 pertains to exploring the use of shared parking in the City, particularly in mixed-use projects. Specifically, it reads:

M-29 The City shall update the Municipal Code to further expand shared parking options, and address shared parking for mixed-use projects and projects with varied peak parking demands.

This measure applies Citywide, and is slated for implementation in the 2012-2015 timeframe. Nonetheless, in 2010, the City implemented one of the programs identified in the Agoura Village Specific Plan, which was to prepare the Agoura Village Specific Plan Strategic Parking Study. This study seeks ways to address parking demand and supply in the mixed-use Agoura Village area, primarily through shared parking, but also through methods that better utilize parking supply (e.g., tandem parking in certain situations), among others. It is anticipated that in 2011 the City Council will accept the study and direct staff to prepare guidelines and methodology to be used by applicants preparing shared parking studies for projects.

The City also began preparing a Parking ZOA to update the parking requirement for a few types of commercial uses, such as take-out restaurants and day spas, which appear outdated. This ZOA is not the comprehensive update identified in the following measure:

M-28 The City shall conduct a comprehensive update to the Parking Ordinance in the Municipal Code, including establishing new ratios of parking space requirements by land use, if warranted.

The above implementation measure is slated to be accomplished in the 2012-2015 timeframe. The current ZOA will change the parking ratios for some uses, but a full assessment of parking ratios will occur at a later date.

As noted under the discussion of Community Conservation and Development, in 2010, the City applied for SCAG Compass Blueprint Demonstration Project funding for the Kanan Road and Thousand Oaks Boulevard Intersection Pedestrian Evaluation. The project involves conducting technical studies and conceptual design to arrive at a solution to improve pedestrian access at the intersection and at neighborhoods that surround the intersection, thereby providing a viable option to circulation other than auto use. The project would fulfill the goals and objectives for complete streets and for pedestrian improvements; help to reduce greenhouse gases and vehicle congestion; and improve the overall health and quality of life of City residents by encouraging walking in a pleasant environment. It would also improve the aesthetics in the intersection area. Therefore, this project carries out not only Community Conservation and Development Goal LU-4, noted previously, but Mobility Goal M-2 (Complete Streets), and Mobility Goal M-7 (Pedestrians). It partially fulfills the following implementation measure listed in the General Plan, which are not fully scheduled to be implemented until the periods 2012-2015 or 2016-2035:

M-17 The City shall investigate the feasibility of creating a special assessment district or exploring other funding sources and tools to provide improvements and maintenance for traffic calming and alternative modes of travel, including pedestrian, bicycle, and transit within existing neighborhoods and along existing roadways.

In an effort to further promote alternative transportation and complete street concepts, in fulfillment of Mobility Goals M-1, M-2, M-6, and M-7, in the “Leaflet” newsletter of Spring 2010, the City printed an article titled, “Sharing the Roads: How Can Motorists, Bicyclists, and Pedestrians Safely Make Use of the City’s Streets and Roads?” The article listed rules of the road for motorists, cyclists and pedestrians, acknowledging that all groups have the right to use the roadways.

Utility Infrastructure

Goal

Goal U-5:

Energy Provision and Conservation. Adequate, efficient, and environmentally sensitive energy service for all residents and businesses.

Implementation Measure for 2010

The City Council made one Utility Infrastructure implementation measure a priority in 2010, in order to fulfill the above goal.

U-50 The City shall incorporate green building standards into the Municipal Code pursuant to the state requirements.

In late 2010, the City Council adopted the state green building standards, with some adjustments as allowed per state law, as part of the Municipal Code.

Annual and Ongoing Implementation Measures

The following are highlights of implementation measures listed in the General Plan reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2010.

U-27 The City shall continue to require residential waste haulers operating in the City to provide curbside recycling and green waste services to all residents, as well as equestrian waste recycling in the Old Agoura area, and to comply with state diversion requirements.

U-28 The City shall continue to comply with current state mandates for its residential curbside solid waste, recycling and green waste program, its construction and demolition recycling program, and various household hazardous and electronic waste collection programs.

U-34 The City shall continue to make available to the public materials promoting, and providing information about, recycling waste reduction, composting, safe use, and disposal of hazardous materials, and the dangers of unlawful dumping, and disseminate such information.



U-36 The City shall continue to offer and promote convenient and frequent household hazardous waste and electronic waste pick up or drop off events and programs to residents, and shall explore the feasibility of developing a business electronic recycling program.

U-37 The City shall continue to implement and review possible enhancements to its Construction and Demolition Debris Recycling Program, requiring construction and demolition projects to reduce and recycle waste.

In 2010, the City achieved a 64 percent diversion of the waste stream from landfills. The residential sector alone was a 56 percent diversion. In all construction projects conditioned to do construction and demolition debris recycling, the projects have reported between 89 and 95 percent diversion.

In 2010, the City conditioned five projects to comply with the construction and demolition debris recycling program. Of these, three are complete, and two are continuing construction.



Information about recycling events was regularly placed in the quarterly City newsletter, the "Leaflet," which each household in the City receives. Starting in 2010, the City made available door-to-door household hazardous waste/electronic waste collection. This program will continue in 2011. Monthly household hazardous waste collection events were still held in 2010, and also will continue in 2011. Also in the Leaflet in 2010, articles were included identifying best management practices for storm water (proper disposal of hazardous waste) and the importance of not using illegal trash bins and un-permitted collectors that cannot be monitored for compliance with state laws.

U-47 The City shall continue to require development projects to comply with City policies and ordinances requiring the undergrounding of existing and new utilities needed to serve the project.

Undergrounding utilities is still a requirement, however, in 2010, the City adopted an in-lieu fee program for undergrounding utilities in a portion of the Agoura Village Specific Plan area. This program pertained to a few properties, and resulted in a more equitable scenario for providing the necessary utility improvements.

U-53 The City shall continue to coordinate with telecommunications providers to ensure that City residents, businesses, and institutions have access to state of the art technology resources and adequate coverage, while ensuring the appropriate design and location of such facilities, pursuant to state and federal law.

U-54 The City shall continue to require a Conditional Use Permit for review of telecommunication infrastructure, including cellular towers and sites, to ensure appropriate design and neighborhood aesthetic compatibility.

In 2010, the City extended its moratorium on the permitting of personal wireless telecommunications facilities, and began preparation of a Personal Wireless

Telecommunications Facilities Ordinance. The Ordinance sets design and development standards, permissible locations, and permit requirements and procedures for such facilities.

Other Efforts

The following two implementation measures are identified in the General Plan as programs for the years 2012-2015. However, the City made some progress toward their accomplishment in 2010, as summarized below.

U-44 The City shall create incentives to developers, residents, and businesses to incorporate energy efficient equipment, lighting and other design elements into projects, including financial incentives and permit expediting services.

U-52 The City shall explore potential incentive programs to be established to encourage the installation of solar energy systems in development projects.

In late 2010, the City initiated an incentive program for solar panels. Fees for residential installation were reduced to a flat rate of \$250, and fees for commercial installation were reduced to a flat rate of \$400. These fees are substantially lower than the original costs charged by the City. Also in 2010, the City reduced its window replacement fees to \$20 per window as an incentive to replacing older, and often less energy efficient, windows.

Community Services

The following are the Community Services projects and programs that the City is currently pursuing in order to accomplish the goals listed below. These implementation measures are considered “ongoing,” with no particular year of accomplishment, or are measures to achieve on an “annual” basis. The City Council did not prioritize any additional Community Services implementation measures for the year 2010.

Goal

Goal CS-1:

Park and Recreation Facilities. Balanced and comprehensive recreation facilities for the Agoura Hills community.

Goal CS-2:

Park and Recreation Programs. Recreational programs and services that promote personal enrichment, healthy lifestyles, wellness, fun, lifelong learning, skill development, and community relationships.

Goal CS-6:

Coordination of Fire and Emergency Services. Coordinated fire protection and emergency medical services that support the needs of residents and businesses and maintain a safe and healthy community.

Annual and Ongoing Implementation Measures

The following are highlights of implementation measures listed in the General Plan reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2010.

CS-4 The City shall consider land use compatibility and neighborhood context in siting future park and recreational facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs.

Efforts to evaluate potential sites for a new community recreation center continued in 2010, and a financial offer was made on a specific property. The results of the offer will be known in the coming months. The center will house recreation activities and facilities, as well as Community Services Department staff offices. The City's current community recreation center is leased, and the lease will soon expire.

CS-9 The City shall continue to maintain the high quality of the City's parks and recreational facilities by scheduling maintenance inspections and conducting improvements as needed.

In 2010, the Sumac Park playground equipment was replaced with more innovative playground equipment, consisting of climbing walls and ropes.



Other Efforts

The City continued to provide active recreation programs for many segments of the Agoura Hills community, including youth, teens and seniors. Due to the increase in demand by residents, particularly the aging baby boom generation, the City expanded its offering of fitness and health-oriented programs and classes in 2010. This fulfills the following General Plan policies:

CS-2.1: Variety of Services. Provide a wide range of recreation opportunities designed to enrich the lives of all residents, including passive, active, individual, and organized recreational services, including reasonable accommodations for special needs individuals and groups.

CS-2.2: Programs for Residents. Provide community services and programs that meet social, recreational, and health needs of the population, including seniors and youth.

CS-2.3: Monitor Recreation Programs. Monitor and update existing recreation programs and services to ensure that programs keep pace with community needs.

CS-2.4: Quality of Life. Promote healthy lifestyles and activities for the entire family as important considerations for recreational programs and amenities.

As discussed under the Historic and Cultural Resources section, the annual Reyes Adobe Days was held in October 2010, and provided a community-wide special event promoting historic and cultural events and activities. Additionally, the Community Expo was held in May 2010. This event was presented as part of



the Agoura Hills' Healthy City Program. Information about the following was provided at the event: public safety, alternative transportation, environmental awareness, and health and fitness. Both of these events carry out the following Community Services policy:

CS-2.5: Community Special Events. Encourage community-wide special events that promote the City's history, family activities, cultural events, and educational outreach.

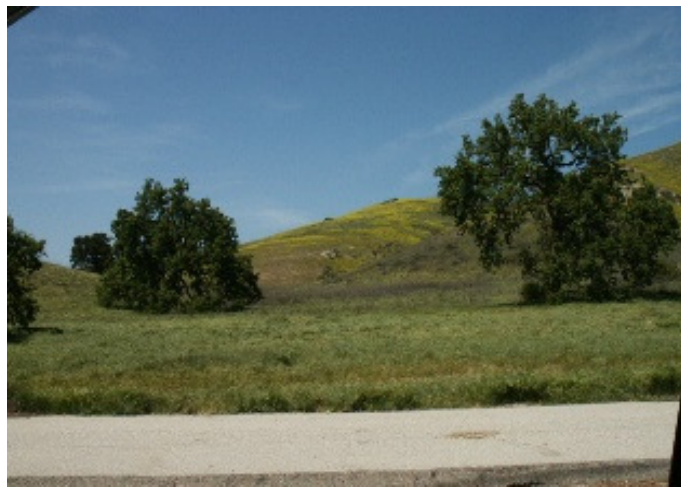
In conformance with the following policy, the City held Community Emergency Response Team (CERT) complementary training for community members in September and October 2010:

CS-6.3: Agoura Hills CERT. Support the efforts of the Agoura Hills Community Emergency Response Team (CERT).



Natural Resources

The Natural Resources Element addresses the preservation and maintenance of the City's natural resources, not only to benefit current residents, but also to ensure the sustainability of the resources for future generations. The conservation and proper management of such resources is also viewed as strengthening the vitality of the local and regional economic base. The Element is divided into eight sections: Open Space, Visual Resources, Biological Resources, Water, Air Quality, Mineral Resources, Energy Conservation, Climate Change.



Goals

Goal NR-4:

Natural Areas. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Goal NR-5:

Water Conservation. Minimization of water consumption through conservation methods and other techniques.

Implementation Measure for 2010

The City Council made one Natural Resources implementation measure a priority in 2010, which relates to Goal NR-5.

NR-19 The City shall update its Water Efficient Landscape Ordinance in accordance with state requirements to minimize the use of water in landscape irrigation.

In 2010, the City Council adopted this new ordinance, following state guidelines.

Annual and Ongoing Implementation Measures

The following are highlights of implementation measures listed in the General Plan reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2010.

NR-9 The City shall continue to install and maintain roadway medians and parkways with trees and landscaping to lessen heat island effects and to promote aesthetics and urban forestry.

As previously noted, the City applied for a grant for the Reyes Adobe Green Street Project. The City maintained roadway medians and parkways throughout 2010, including replacing trees that were diseased or fell, and replanting trees in empty tree wells.

NR-17 The City shall continue its efforts in improving and protecting the water quality of the City's creeks, drainages and flood control channels through periodic community clean up events; public education programs regarding pollution prevention, as well as compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit, and other federal and state water quality regulations, and shall include coordinating and collaborating with other jurisdictions and agencies as appropriate to achieve water quality aims.

In 2010, the City began a program with the Las Virgenes Unified School District to help create a curriculum for fourth and fifth grade classes regarding water quality awareness in the watershed, particularly the importance of properly managing the storm water system. The City continued its monthly coordination meetings with the Malibu Creek Watershed member agencies, and continued its ozone treatment program at the outfall of Lindero Canyon Creek near the Kanan Road/Agoura Road intersection to improve water quality.

In 2010, the City continued to disseminate information to the community regarding ways to prevent pollution in the City's creeks and overall watershed. In particular, the Fall and Winter 2010 editions of City newsletter, "The Leaflet," described best management practices (BMPs) for residents to minimize pollution entering the creeks and storm drain system, and included reminders about cleaning debris from v-ditches and drainage facilities running through individual properties. Examples of BMPs included reducing the amount of water, fertilizers and pesticides used; washing cars at commercial car washes; and promptly repairing vehicles that leak fluid, among others.



Before Ozone Treatment
Lindero Canyon Creek



After Ozone Treatment
Lindero Canyon Creek

Community Safety

The Community Safety Element addresses hazards that require special consideration and treatment in the land use planning process in order to protect public safety. The General Plan considers protection from the risks of hazards and crime essential in establishing a sense of well-being for residents, and important in attracting new businesses to the City. The areas covered in this element include: Flood Areas, Geologic and Seismic Hazards, Wildlands and Urban Fire Hazards, Crime Prevention and Protection, Hazardous Materials, Emergency Preparedness, Noise.

The City Council did not prioritize any Community Safety implementation measures for the year 2010. The City is currently pursuing a variety of projects and programs involving ongoing coordination with other agencies to ensure adequate safety and hazard mitigation, and continues to review development projects to ensure they comply with City, state and federal regulations and policies pertaining to safety and hazards. The ongoing measure that was the focus of staff attention in 2010 is listed below, along with the accompanying goal.

Goal

Goal S-3:

Protection from Fire Hazards. Protection and enhancement of open space resources, other natural areas, and significant wildlife and vegetation in the City as an integral component of a sustainable environment.

Ongoing Implementation Measure

City Planning staff and the City Oak Tree and Landscape Consultant continued to review landscape plans and oak tree reports to assess impacts of individual development projects on open space resources and other natural areas. Also in 2010, City staff met several times with the Fuel Modification Unit of the Los Angeles County Fire Department to determine a course of action in the County's review of private development projects and public right of way projects that involve landscaping and street trees. The two agencies worked to achieve a balance between meeting County fuel modification goals and City goals for preservation of oak trees and ensuring attractive and adequate landscaping in new developments. These efforts fulfill the following implementation measure.



- S-8 *The City shall work with the County of Los Angeles Fire Department regarding fuel modification issues on proposed development projects to encourage protection of natural resources and habitat, and to uphold the City landscaping criteria while providing wildland and urban fire protection.*

Housing

The Housing Element identifies strategies and programs that focus on: preserving and improving housing and neighborhoods; providing adequate housing sites; assisting in the provision of affordable housing; removing governmental and other constraints to housing investment; and promoting fair and equal housing opportunities.

The Housing Element was adopted in 2008 (and certified by the state in 2009), prior to the adoption of the full General Plan in 2010. The following summarizes the work accomplished in 2009 and 2010 toward implementing the Housing Element. The Annual Element Progress Reports table, required to be completed by the Department of Housing and Community Development (HCD), are included in the Appendix.



Goals

Goal 1:

Conserve and Improve Existing Housing.

Maintain and enhance the quality of existing housing and residential neighborhoods.

Goal 2:

Development of Affordable Housing.

Assist in the development of a range of housing types to meet the diverse needs of the community.

Goal 3:

Provide Adequate Sites to Achieve a Diversity of Housing.

Provide opportunities for new housing in a variety of locations and densities to meet the diverse needs of Agoura Hills residents.

Goal 4:

Remove Governmental Constraints.

Address and remove governmental constraints to the maintenance, improvement and development of housing.

Goal 5:

Promote Equal Housing Opportunities.

Provide housing opportunities in conformance with the open housing policies and free of discriminatory practices.



Implementation Measures

Implementation measures in the Housing Element to fulfill the goals for the 2008-2014 period are summarized in the table below. For the most part, the measures are ongoing programs. The table also shows when the measures or program milestones were implemented. Some significant progress was made in 2010 in several program areas, as demonstrated below.

Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status
GOAL 1: Conserve and Improve Affordable Housing Stock				
1 Single Family Housing Rehabilitation Loan Program	Provide financial assistance for home repairs for low and moderate income households.	Assist six households yearly, or 36 over planning period. Extensively advertise program availability.	Initiate expanded advertising in 2008	Program advertising in the quarterly City newsletter was initiated in 2009, and continued in 2010. Code enforcement officer instructed to inform violators of the program, as applicable, in 2010. The City provided one loan in 2010 in the amount of \$10,000.
2 Section 8 Rental Assistance	Extend rental subsidies to extremely low and very low-income families and seniors	Continue participation in program and advertise through Affordable Housing Brochure. Encourage rental property owners to list properties with Housing Authority.	Develop and disseminate Affordable Housing Brochure and Rental Property Owner Handout in 2009.	In 2010, the Affordable Housing Brochure was created and made available at City Hall and on the City's website.
3 Code Compliance Inspection	Provide for detection and prevention of deterioration in residential areas.	Monitor housing conditions throughout the City; respond to complaints; provide information on rehabilitation assistance. Enforce UBC and Housing Code.	Ongoing	In 2010, the City continued to fulfill this measure.

Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status	
4	Condominium Conversion	Protect tenants in apartments proposed for conversion to condominium ownership.	Implement City ordinance . Evaluate strengthening to require inclusionary units in projects proposed for conversion.	Complete review/revision of ordinance by 2009	The Condominium Conversion Ordinance has been revised in draft form, and is expected to be adopted in 2011 to require inclusionary units in projects proposed for conversion. There were no applications for condominium conversions in 2010.
Goal 2: Assist in the Development of Affordable Housing					
5	Affordable Housing Development Assistance	Provide financial and regulatory assistance in support of affordable and mixed income housing.	Assist in the development of at least one affordable rental and one affordable/mixed income ownership project.	Develop Affordable Housing Brochure in 2009 to provide information on incentives.	In 2010, the Affordable Housing Brochure was created and made available at City Hall and on the City's website.
6	Inclusionary Housing Ordinance	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation of the ordinance. Utilize Housing Trust Fund revenues towards production of affordable housing for residents and the local workforce.	Adopt updated ordinance and in lieu fees in 2008.	The ordinance and in-lieu fees were adopted in 2008. No applicable housing projects , triggering the ordinance, were developed in the City in 2010. The Ordinance included the requirement that condominium conversion projects comply with inclusionary housing.
7	Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Update the City's ordinance to implement current state requirements and coordinate with inclusionary provisions.	Update ordinance in 2008. Provide density bonus information in Affordable Housing Brochure in 2009.	The ordinance was updated in 2008. No applicable housing projects, triggering the ordinance, were developed in the City in 2010. In 2010, the Affordable Housing Brochure was created and made available at City Hall and on the City's website.
8	City First-Time Homebuyer Program	Assist the City's moderate income workforce and tenants to purchase a home in the community by providing down payment assistance.	Assist a minimum of ten households over the planning period. Focus assistance on purchase of new construction condominiums within the Redevelopment Project Area.	Advertise in Affordable Housing Brochure beginning in 2009.	In 2010, the Affordable Housing Brochure was created and made available at City Hall and on the City's website. There were only a few interested participants in this program in 2010, and no applicants qualified for this program in 2010.
9	Mortgage Credit Certificate	Assist homebuyers to purchase housing through federal income tax credits.	Contact County to initiate participation in program. Advertise program availability in conjunction with First-Time Homebuyer Program.	Contact LA County in 2008 to initiate participation. Begin advertising campaign in 2009.	City staff contacted the County in 2008, and again in 2009. The initial application was misplaced by the County. The City will re-initiate the process again in 2011.

Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status	
10	Purchase of Affordability Covenants	Expand long-term supply of affordable housing via affordability restrictions on existing market-rate units.	Conduct outreach to rental property owners in Redevelopment Project Area to negotiate affordable covenants. Acquire covenants for 20 very low income units.	Initiate contact with rental property owners in 2009.	In 2008, the City contacted rental apartment owners in the Redevelopment Project Area, but the owners were not interested in negotiating affordability covenants. In 2010, the City checked back with the owners, and there continues to be no interest. In 2011, the City will again pursue the purchase of affordability covenants.
11	Sustainability and Green Building	Promote energy conservation and sustainable design in new and existing development.	Integrate principles of sustainability within the General Plan for adoption by 2009. Adopt a Green Building Program and develop educational materials to promote by 2010.	Adopt General Plan in 2009. Adopt Green Building Program in 2010.	The General Plan was adopted in 2010. Also in 2010, the state Green Building Code was adopted as part of the City Municipal Code, with some minor changes, as allowed by the state regulations.
Goal 3: Adequate Housing Sites					
12	Residential and Mixed-Use Sites Inventory	Provide a range of residential development opportunities through appropriate land use designations.	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	Begin distributing Affordable Housing Brochure in 2009.	In 2010, the Affordable Housing Brochure was created and made available at City Hall and on the City's website. The inventory of vacant housing sites began in 2010, and will be made available in 2011.
13	Agoura Village Specific Plan (AVSP)	Provide expanded sites for multi-family and mixed-use housing development.	Facilitate residential mixed-use development in the AVSP, including on-site provision of affordable units.	2008-2014	Applications for development in Agoura Village made in previous years were for the most part held in abeyance in 2010 by the applicants/owners for various reasons, including economics. Tenant improvements and remodels occurred in 2010 in Agoura Village, but no new residential developments were approved.
14	Second Units	Provide additional sites for rental housing within existing residential neighborhoods.	Implement the City's second unit ordinance to provide sites for rental housing, and educate the public on availability.	Prepare educational materials on second units via the Affordable Housing Brochure by 2009.	In 2010, the Affordable Housing Brochure was created and made available at City Hall and on the City's website. There were no applications for a second unit in 2010.
Goal 4: Remove Governmental Constraints					
15	Expedite Project Review	Minimize the time required for project approvals, thereby reducing the cost of development.	Continue to implement procedures for concurrent processing of residential projects, and pre-application reviews. Eliminate CUP for density bonuses.	Eliminate density bonus CUP in 2008.	When the Density Bonus Ordinance was updated in 2008, the CUP requirement was eliminated.

Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status
16 City Fee Reduction	Provide fee reductions to reduce the cost of developing affordable housing.	Work with developers to provide fee reductions in exchange for affordable units.	2008-2014	In 2010, no new multi-family residential development projects were proposed or approved.
17 Zoning Ordinance Revisions	Provide appropriate zoning to facilitate a variety of housing types.	Revise the Zoning Code to address manufactured housing SFOs, community care facilities, traditional housing and emergency shelters.	Amend Code by 2009.	The Code amendments were prepared in 2010, and are expected to be adopted in 2011.
Goal 5: Promote Equal Housing Opportunities				
18 Fair Housing Program	Assure unrestricted access to housing for all residents of the City.	Continue to contract with the San Fernando Fair Housing Council to provide fair housing services and educational programs concerning fair housing issues. Assist in program outreach through referrals and distribution of informational materials.	Contact Fair Housing Council in 2008 to obtain brochures materials; include fair housing information in Affordable Housing Brochure in 2009.	The Fair Housing Council was contacted by the City in 2010, and printed materials requested. However, the materials were not provided to the City. The City will again contact the Fair Housing Council in 2011. Information about fair housing was included in the Affordable Housing Brochure, prepared in 2010, and available at City Hall and on the City's website.
19 Accessible Housing	Facilitate provision of accessible housing for persons with disabilities.	Develop procedures for reasonable accommodations for accessibility modifications.	2009	This measure was accomplished in 2009 by amending the Municipal Code, consistent with state law.

Other Efforts

The following table shows the Regional Housing Needs Assessment (RHNA) for 2008-2014, as found in the Housing Element. Since 2008, nine single family units have been constructed in the City. These include three units in 2008, four units in 2009, and two units in 2010. All of the units were in the "above moderate" income level category.

Regional Housing Needs Assessment 2008-2014*

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

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

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

** AMI - Adjusted Median Income for Los Angeles County

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

Beginning in 2009, and continuing through 2010, the City embarked on the design and planning of two affordable housing projects in the Redevelopment Project Area. The Fountain Place Villas Project consists of 16 low and moderate income town homes on land leased from the Las Virgenes Unified School District at Agoura High School. Preliminary design was completed in 2010, and in 2011, the project will undergo environmental review pursuant to the California Environmental Quality Act (CEQA); a series of public meetings; and review by the City Planning Commission and City Council. The Gateway Housing Project consists of 35-40 multi-family affordable units, with the exact income level categories to be determined. Design of this project continued in 2010. Preliminary design completion, public meetings, CEQA review and review by the Planning Commission and City Council are all expected to occur in 2011.



ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Agoura Hills
Reporting Period 1/1/2010 - 12/31/2010

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General Comments:

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