



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Planning Staff

**SUBJECT: Introduction of Upcoming General Plan Implementation Measures Ordinance
(Information Item)**

DATE: May 5, 2011

The purpose of this report is to introduce and provide information to the Planning Commission on an upcoming ordinance that will address General Plan Implementation Measures that are included in the General Plan 2035 Implementation Program. When the City Council adopted the General Plan 2035 on March 24, 2010, after review by the Planning Commission, they also adopted the Implementation Program (Chapter 6 of the General Plan), with a general timeline for completeness. The Implementation Program consists of measures to be undertaken to accomplish the goals and policies of the General Plan.

Upon adoption of the General Plan, staff coordinated with the City Council Subcommittee on the General Plan regarding prioritization of the implementation measures. A memorandum was subsequently provided to the City Council summarizing the priorities recommended by the Subcommittee. These priorities were then distributed to the Planning Commission on November 4, 2010.

While some of the implementation measures have already been addressed by staff, including incorporating green building standards in the City Building Code, and updating the City's water efficiency landscape ordinance per state requirements, staff is preparing an ordinance to address the first phase of implementation measures. These include administrative "housekeeping" items that will ensure the Zoning Ordinance and Zoning Map are consistent with the General Plan, as required by state law, and which are legally necessary to implement the General Plan. This task, however, is rather comprehensive. As such, staff desires to present to the Planning Commission on May 5th an introduction on how different components of the draft ordinance will be presented to the Planning Commission, and the anticipated schedule for the required public hearings.

Staff would like to present the first component of the ordinance on June 2nd, in a noticed public hearing. The implementation measures to be reviewed by the Planning Commission at that meeting will include the most comprehensive mitigation measures and will likely include amending the Zoning Ordinance for the following purposes:

- Creating the new Commercial Shopping Center/Mixed Use (CS-MU) district and development standards.
- Creating the new Planned Development (PD) district and development standards.

- Creating the new Neighborhood Commercial (NC) district and development standards.
- Amending the Open Space (OS) district to create the new Open Space-Restricted (OS-R) district and Open Space-Deed Restricted (OS-DR) district.
- Amending the Commercial Recreation (CR) district to allow only those uses that protect and complement the area's open space characteristics.
- Amending the Old Agoura Design Overlay (OA) district to differentiate Subarea 11 from the remaining commercial areas of the district, and creating special uses allowed.
- Amending the Commercial Shopping Center (CS) district to incorporate aspects of promoting pedestrian safety and amenities.
- Amending the Business Park-Office Retail (BP-OR) district and the Business Park-Manufacturing (BP-M) district to require minimization of the visual dominance of parking area and to include aspects of promoting pedestrian safety and amenities.

On June 16th, staff would like to present to the Planning Commission the following remaining components of the ordinance, which include:

- Updating the Zoning Map to be consistent with the policies and diagrams of the General Plan with regard to land use designations and standards.
- Deleting from the Zoning Ordinance districts that are no longer in use, and all references to those districts.

In addition to the implementation measures listed above, on June 16th staff would like to include the following "clean-up" items as part of the ordinance:

- Deleting/correcting typographical errors within the Zoning Ordinance.
- Incorporating into the text of the Zoning Ordinance various zoning interpretations that have been made by the Planning Commission.

Each review of the draft ordinance will be conducted in a public hearing. It is staff's desire to receive comments and direction from the Planning Commission on the issues being presented at each meeting. In July, staff will present a final, comprehensive version of the draft ordinance. At that time, the Planning Commission will be asked to provide a recommendation to the City for final action on the ordinance. No action is required for the May 5th meeting.