Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF MILPITAS

Mailing Address: 455 E. CALAVERAS BLVD. MILPITAS, CA 95035

Contact Person: FELIX J. RELIFORD Title: ACTING DIRECTOR OF PLANNING & NEIGHBORHOOD SERVICES

Phone: (408) 586-3071 FAX: (408) 586-3172 E-mail: FRELIFORD@ci.milpitas.ca.gov

Reporting Period by Calendar Year: from JAN. 1, 2011 to DEC. 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Milpitas

Reporting Period Jan. 1, 2011 - Dec. 31, 2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	689	23	50	202	41	5					321	368
	Non-deed restricted		0	0	0	0	0						
Low	Deed Restricted	421	6	37	0	36	0					79	342
	Non-deed restricted		0	0	0	0	0						
Moderate	Deed Restricted	441	53	128	2	36	0					219	222
	Non-deed restricted												
Above Moderate		938	308	1262	1,777	491	697					4,535	-3,599
Total RHNA by COG. Enter allocation number:		2,487	390	1,477	1,981	604	702					5,154	-2,667
Total Units ➤ ➤ ➤													
Remaining Need for RHNA Period ➤ ➤ ➤ ➤ ➤													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of Milpitas
Reporting Period Jan. 1, 2011 - Dec. 31, 2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Identify Adequate Sites	Facilitate Land Use Acq./ Study	2009-2014	Completed-Transit and Mid-town Area Specific Plans
Housing & Neighborhood Conversation	Maintain Existing Neighborhood Programs and Code Enforcement	2009-2004	On-Going
New Housing Production	Facilitate New Hsg. Production	2009-2014	On-Going
Housing Diversity and Affordability	Promote Affordability/ Diversity	2009-2014	On-Going
Fair Housing	Eliminate Hsg. Discrimination	2009-2014	On-Going
Energy Conversation	Promote Energy Conservation	2009-2014	Completed-Adopted Green Building Ordinance.
Remove Gov't Constraints	Remove Gov't Constraints to Special Needs Hsg.	Fall 2012	On-Going

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

Jurisdiction	City of Milpitas
Reporting Period	Jan. 1, 2011 - Dec. 31, 2011

General Comments:

CITY OF

AGOURA HILLS

"Gateway to the Santa Monica Mountains National Recreation Area"

March 15, 2012

Housing Policy Department
Received on:

MAR 1 9 2012

Glen A. Campora
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT

Dear Mr. Campora:

Attached is the City of Agoura Hills General Plan Annual Progress Report for 2011, in compliance with Government Code Section 65400 and pursuant to the Department of Housing and Community Development (HCD) guidance. The City Council held a public hearing on the progress report on March 14, 2012 and unanimously directed staff to forward the progress report to HCD and the Governor's Office of Planning and Research.

If you have any questions, please call me at (818) 597-7310.

Sincerely,

Allison Cook
Principal Planner

30001 Ladyface Court, Agoura Hills, CA 91301-1335 • Telephone (818) 597-7300 • Fax (818) 597-7352
e-mail: ci.agoura-hills.ca.us

APPENDIX F

Annual Element Progress Report Tables (Housing Element)

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

Jurisdiction City of Agoura Hills

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	1	1	1			
(10) Total by income Table A/A3 ► ►						1	1	1			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Agoura Hills

Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	0
No. of Units Permitted for **Above Moderate**	1					1	1

* Note: This field is voluntary

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

Jurisdiction City of Agoura Hills

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2008	2009	2010	2011						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	29											29
	Non-deed restricted												
Low	Deed Restricted	18											18
	Non-deed restricted												
Moderate	Deed Restricted	19											19
	Non-deed restricted												
Above Moderate		43	3	4	2	1						10	33
Total RHNA by COG. Enter allocation number:		109											
Total Units ► ► ►			3	4	2	1						10	99
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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

Jurisdiction City of Agoura Hills
Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Housing Rehabilitation Loan Program	Assist 6 households annually, or 36 over the 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 2011. The City provided no loans in 2011, and no repayments of loans were received.
Section 8 Rental Assistance	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.	Completed.
Code Compliance Inspection	Monitor housing conditions throughout the City; respond to complaints; provide information on rehabilitation assistance. Enforce UBC and Housing Code.	2008-2014	In 2011, the City continued with this Program.
Condominium Conversion Ordinance	Implement City Ordinance.Evaluate strengthening to require inclusionary units in projects proposed for conversion.	Complete review/ revision of Ordinance by 2009.	Completed.
Affordable Housing Development Assistance	Assist in development of at least 1 affordable rental and 1 affordable/mixed income ownership project.	Develop affordable housing brochure in 2009 to provide information on incentives.	Completed.

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

Jurisdiction City of Agoura Hills

Reporting Period 1/1/2011 - 12/31/2011

Inclusionary Housing Ordinance	Continue implementation of 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.	Completed.
Affordable Housing Density Bonus	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	Completed.
City First-Time Homebuyer Program	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.	No applications were received for the Program in 2011.
Mortgage Credit Certificate	Contact County to initiate participation in program. Advertise program availability in conjunction with the City's First Time Homebuyer Program.	Contact LA CDC in 2008 to initiate participation . Begin advertising campaign in 2009	Completed.
Purchase of Affordability Covenants	Conduct outreach to rental property owners in RDA to negotiate affordable housing covenants. Acquire covenants for 20 very low income units.	Initiate contact with rental property owners in 2009.	Completed. Owners are not interested in the Program at this time.

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

Jurisdiction City of Agoura Hills

Reporting Period 1/1/2011 - 12/31/2011

Sustainability and Green Building	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.	Completed.
Residential and Mixed-Use Sites Inventory	Maintain current inventory of sites; provide to developers along with information on affordable housing incentives.	Begin distributing affordable housing brochure in 2009.	Completed. Inventory continues to be maintained.
Agoura Village Specific Plan	Facilitate residential mixed-use development in AVSP, including onsite 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 2011 by the appliants/owners for various reasons, including economics. Tenant improvements and remodels occurred in 2011 in Agoura Village, but no new residential developments were approved.
Second Units	Implement the City's second unit ordinance to provide sites for rental housing, and educate public on availability.	Prepare educational materials on second units via affordable housing brochure by 2009.	Completed. No requests for second units were made in 2011.
Expedite Project Review	Continue to implement procedures for concurrent processing of residential projects, and pre-application reviews. Eliminate CUP for density bonus.	Eliminate density bonus CUP in 2008.	Completed.
City Fee Reduction	Work with developers to provide fee reductions in exchange for affordable units.	2008-2014	In 2011, no new multi-family residential development projects were proposed or approved.

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

Jurisdiction City of Agoura Hills

Reporting Period 1/1/2011 - 12/31/2011

Zoning Ordinance Revisions	Revise the Zoning Code to address manufactured housing, SROs, community care facilities, transitional housing and emergency shelters.	Amend Code by 2009.	Completed.
Fair Housing Program	Continue to contract with the San Fernando Valley 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 brochure materials; include fair housing information in affordable	Completed.
Accessible Housing	Develop procedures for reasonable accommodations for accessibility modifications.	2009	Completed.

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

Jurisdiction City of Agoura Hills

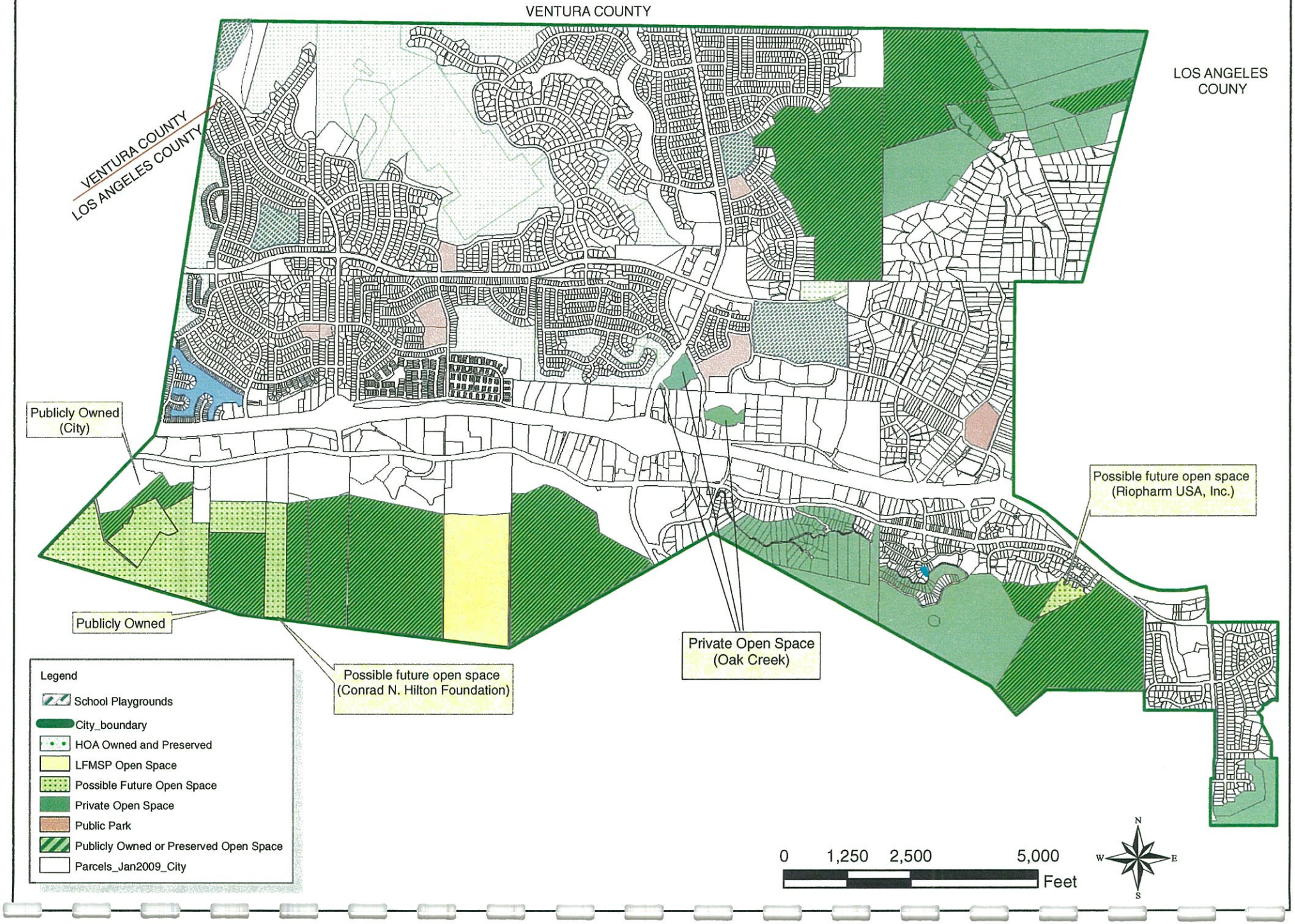
Reporting Period 1/1/2011 - 12/31/2011

General Comments:

APPENDIX G

Agoura Hills Open Space Resources

AGOURA HILLS OPEN SPACE RESOURCES



GENERAL PLAN ANNUAL PROGRESS REPORT 2011

AND

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT YEAR IN SUMMARY

March 2012

Prepared by:

City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, CA 91301

General Plan Annual Progress Report 2011

and

Planning and Community Development Department Year in Summary

Prepared by:

City of Agoura Hills
Planning and Community Development Department
30001 Ladyface Court
Agoura Hills, CA 91301
Contact: Allison Cook, Principal Planner
(818) 597-7310

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E. City of Agoura Hills General Plan 2035 Buildout Matrix

F. Annual Element Progress Report Tables (Housing Element)

G. Agoura Hills Open Space Resources

INTRODUCTION

This City of Agoura Hills report consists of two components:

- General Plan Annual Progress Report (APR)
- Planning and Community Development Department 2011 in Summary (Year in Summary).

The APR is intended to comply with state law (Government Code Section 65400) for the City 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 Research and Planning (OPR), and the State Housing and Community Development Department (HCD). This report was presented to the City Council of Agoura Hills at a noticed public hearing, and accepted unanimously by the City Council on March 14, 2012.

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. The following four elements of the General Plan 2035 were adopted by the City in March 2010:

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

The City's 2008-2014 Housing Element was adopted separately by the City in November 2008 and certified by HCD in January 2009.

The following Annual Progress Report (APR) describes the efforts made toward realizing the goals and policies found in the General Plan 2035 and 2008-2014 Housing Element. The APR is formatted such that each element is reviewed, and brief comments are made regarding how the City has been achieving the goals and policies by implementing specific measures called out in the element, and other measures the City continues to carry out. In 2010, the City Council prioritized the implementation measures of the General Plan 2035 for the next two years (2010 and 2011). The priorities for 2011 are summarized in a table, which is included in the Appendix. These prioritized measures, along with ongoing implementation measures and measures that were started in 2010 but completed in 2011 (table also in Appendix), are the focus of the APR. For reference, the full Implementation Program of the General Plan is included in the Appendix as well, and identifies those measures that have been completed to date.

As of 2011, the implementation measures of the 2008-2014 Housing Element have been completed. The measures carried out this year are addressed in the APR. Additionally, the HCD forms and tables for annual reporting are completed and attached to this APR in the Appendix.

The Planning and Community Development Department of the City of Agoura Hills has sought to implement the various items

of the General Plan 2035 and 2008-2014 Housing Element this year to bring City goals and policies into practice. In addition, the Department is charged with many more tasks to ensure the proper planning and development of the City. Much of the everyday work in the Department can be related ultimately to implementing the General Plan goals and policies in one way or another, some broadly and some more specifically. Therefore, in addition to the APR, this report also includes a summary of the overall activities of the Department beyond the particular General Plan implementation measures, referred to as the Planning and Community Development Department 2011 Year in Summary.

ANNUAL PROGRESS REPORT

COMMUNITY CONSERVATION AND DEVELOPMENT ELEMENT

As Agoura Hills is almost fully developed, the policies in the Community Conservation and Development Element (Sections: 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.

A. Land Use and Community Form

The policies in this section recognize that most of the City will be maintained at its current types and densities of land use, and so provide direction for their long-term maintenance. At the same time, this section recognizes that changes will occur in limited areas that:

- *Have been previously planned to accept growth.*
- *Enable existing commercial centers and business districts to sustain their economic vitality and evolve in response to changing markets.*
- *Meet mandates for more sustainable forms of development.*

Goals

The following are the main goals of the Land Use and Community Form section:

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. They were begun in 2010, but completed this past year, in 2011. All were accomplished by a comprehensive Zoning Ordinance Amendment (ZOA), and, in some cases, a Zoning Map, both of which were approved by the City Council on December 14, 2011.

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.

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.*

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

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

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

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.*

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

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.*

Aside from incorporating new zoning districts into the Zoning Code and depicting them on the Zoning Map, the major focus of these implementation measures was to encourage pedestrian activity and mixed use developments. Additionally, the *City Architectural Design Standards and Guidelines* were amended to incorporate design guidance for pedestrian amenities, such as pathways and gathering places, located in commercial developments. This amendment was approved by the City Council on December 14, 2011.

With regard to Implementation Measure LU-36, the Planned Development 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. For two of the three areas, the Planned Development district name simply replaces the former Specific Plan district; each of these two areas is guided by an approved Specific Plan. The third area (North Agoura Road Planning Area - along Agoura Road, west of Kanan Road) was rezoned from Business Park – Manufacturing to Planned Development. The ZOA indicates that until a Specific Plan is adopted for this area, the Business-Park – Manufacturing zone will still apply, but a Conditional Use Permit will be required for new development to ensure

that it is consistent with the General Plan. Late in 2011, the City began further study of this third area, and, contingent upon funding, seeks to prepare a Specific Plan. Just recently, the City submitted an application for grant money to the Department of Conservation, Division of Land Resource Protection, for the next round of the Sustainable Communities Planning Grant monies to prepare the Specific Plan.

Implementation Measures for 2011

The following measures were identified as priorities by the City Council to commence and/or be completed in 2011. These measures implement the goals listed above.

LU-17 *The City shall review the allowed uses in commercial land use designations, identifying any uses that may pose compatibility concerns with neighboring residential or other sensitive uses, and updating the Zoning Ordinance to address potential compatibility concerns.*

Staff began working on this task in late 2011, preliminarily identifying locations in the City where there is the greatest compatibility concern. Staff's intent is to complete the effort and adopt a Zoning Ordinance Amendment in 2012-2013.

LU-19 *The City shall prepare and implement a specific plan, master plan, design guidelines, or other regulatory document for the Planned Development District west of Kanan Road and north of Agoura Road to create a cohesive and integrated redevelopment of the properties with a mix of uses and development densities to provide economic value. The document shall address permitted land uses; density; streets and sidewalks to promote pedestrian activity internally and connecting to adjacent uses, such as Agoura Village; building heights and setbacks; architectural design principles; parking, including possibly shared parking; streetscape and landscape guidelines and standards and amenities; implementation actions and responsibilities and other necessary elements.*

As described above, staff has begun studying the North Agoura Road Planning Area in more detail, and has prepared a scope of work for undertaking a preliminary study and developing a conceptual plan for this area. Staff is currently seeking funding sources to prepare a Specific Plan. The majority of the work is expected to be completed in 2013, providing funding is made available.

Ongoing Implementation Measures

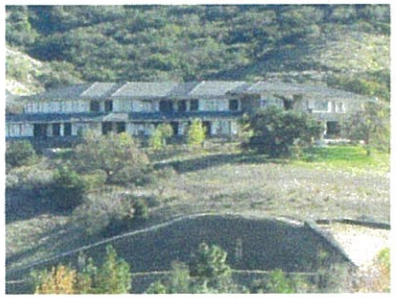
The following are highlights of implementation measures listed in the General Plan reflecting ongoing efforts, which the City made progress toward in 2011.

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 2011, the City continued to process applications for development, consistent with the General Plan. The Conrad Hilton Foundation project (shown at right), a total 90,300 square-foot

LEED Platinum office complex in the Ladyface Mountain Specific Plan area to be completed in two phases, was approved by the City Council, and construction began in 2011.

One of the larger projects in the City currently under construction is the Agoura Hills Corporate Point Project (shown at left), an office building complex of 71,844 square feet, also within the Ladyface Mountain Specific Plan area. Construction continued throughout 2011.



A full list of projects in the City in review, under construction, and recently completed is found in the "City of Agoura Hills Development Summary (December 2011)" in the Appendix.

The City continues to maintain a list of vacant sites, and track 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 - 2011" is included in the Appendix, and shows the amount of new development that occurred in the City in 2011. With regard to residential development, in 2011, one single family home was constructed. About 9,000 non-residential square feet were constructed this past year.

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 2011, 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. In 2011, the City met with SCAG staff and provided staff with basic City land use data, leading to SCAG's publishing of the Draft 2012 RTP/SCS. SCAG also released preliminary Regional Housing Needs Assessment (RHNA) data for the City of Agoura Hills. In 2012, the City will continue to coordinate with SCAG further on the RTP/SCS, including RHNA figures.

Additionally, the City continued to actively participate in the quarterly meetings of the Ventura Freeway Corridor Policy Committee 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.

The City continued to process applications for development in Agoura Village in 2011. Major projects are still in the review process, while the arcade was remodeled and tenant improvements and minor exterior improvements were completed at the Whizin Market Square on Roadside Drive.

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

As previously noted, the Conrad Hilton Foundation project, a LEED platinum project, was approved by the City in 2011. This project was found consistent with the Ladyface Mountain Specific Plan, and is currently under construction.

t r fforts

In 2011, the City completed several Zoning Ordinance Amendments (ZOA) relating to Land Use and Community Form, separate from those specifically called out as General Plan Implementation Measures, which were discussed above. The Massage Establishments and Practitioners Ordinance was adopted, which updated the Municipal Code to be consistent with recent state legislation that provides a more uniform approach to regulating the massage profession, and places the regulation of the massage profession in line with other professional services in the state. The City also approved the Parking Lot Landscaping/Tree Canopy Ordinance, which amended the Code with regard to amount of canopy coverage required on a development site and pedestrian amenities.

This past year, the Planning and Community Development Department actively pursued grant monies to implement the General Plan. Staff prepared and submitted a grant for the California Department of Transportation's Community Based Transportation Planning Grant to prepare a Bikeways Master Plan, but was not awarded the grant. Additionally, staff began preparation of a grant application to the Department of Conservation, Division of Land Resource Protection, for the next round of the Sustainable Communities Planning Grant monies to prepare the North Agoura Road Planning Area Specific Plan, as noted above.

In 2010, the City applied for the SCAG Compass Blueprint Demonstration Project grant for the Kanan Road and Thousand Oaks Boulevard Intersection Pedestrian Evaluation (shown below). 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 alternative to auto use. In 2011, SCAG selected this project for grant funding, and staff began working with SCAG on interviewing potential consultants and developing a scope of work. 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.

B. 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 2011. 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.

Ongoing Implementation Measure

The following is one of the more prominent Economic Development implementation measures listed in the General Plan, which addresses the above goal. It reflects ongoing efforts, which the City made progress toward in 2011.

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 City's Business Task Force continued its outreach in 2011 by visiting businesses throughout the City to identify measures the City could implement to promote local business. In part, in response to the feedback, the City adopted a Resolution that extends the timeline that businesses may display temporary advertising banners.

Also in 2011, along with Greater Conejo Chamber of Commerce and the adjacent cities of Westlake Village and Calabasas, the City embarked on a tourism marketing effort called the Low Impact Destination Marketing Organization. The goal of this effort, which the Chamber of Commerce will spearhead, is to increase tourism as a form of economic development in the region.

Other Efforts

The Reyes Adobe Road Interchange Project to widen the existing Reyes Adobe Road bridge over U.S. Highway 101 (shown at left) was

constructed in 2011. 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.

Also in support of this policy, and identified in the General Plan and Capital Improvement Program, the City continued the design of a number of roadway improvements in 2011. These include the Agoura Road widening project, expected to be completed in 2012, and the Palo Comado Interchange project.

C. 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 2011. However, the City has undertaken efforts to work toward the goals and policies of this section.

Goals

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 Measure

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 continued in 2011.

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 2011. 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 five City residents that meet monthly. 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. In 2011, the City convened the first meeting of the Cultural Arts Council, and adopted a logo ("91301") and a mission statement. The first year of the Council was very successful, with the following accomplishments: launch of the Film 91301 series; hosting the first annual juried teen art show; implementing a successful Reyes Adobe Days' Art Gallery with a "featured artist"; and selecting "Art in Public Places" pieces.

91301

A CULTURAL EXPERIENCE

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 ELEMENT

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 transportation 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.

A. Mobility

The following section describes the Mobility projects and programs that the City pursued, or continued to pursue, in 2011 in order to fulfill the following General Plan goals:

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-8
Bikeways. Enhanced bicycle facilities throughout Agoura Hills for short trips and recreational uses.

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.

Implementation Measure for 2011

The City Council identified the following Mobility implementation measure as a priority for 2011

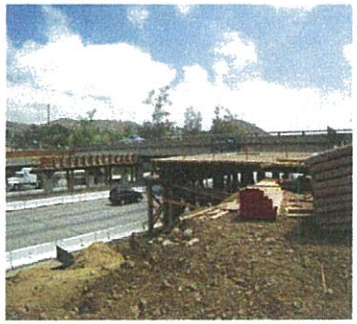
M-3 *The City shall prepare a study to identify the maximum peak hour volume to capacity (V/C) ratio increases per each level of service (LOS) category allowed at intersections resulting from a development project.*

The purpose of this implementation measure is to provide greater clarity regarding the threshold for what is considered a significant traffic impact from new development. To complete this measure, this past year City staff prepared the Traffic Impact Analysis Guidelines. The Guidelines include the V/C ratio revisions, as noted in the implementation measure, and outline the requirements for preparation of a Traffic Impact Analysis for a development project, which would need to consider the V/C ratios.

Ongoing Implementation Measures

The following are implementation measures listed in the General Plan reflecting ongoing efforts, which the City continued in 2011.

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 2011, the City continued the design of the Palo Comado/U.S. Highway 101 interchange and the Agoura Road widening project. The City completed construction of the Reyes Adobe/U.S. Highway 101 interchange improvements (construction shown at left). All of these projects are identified in the General Plan as necessary traffic improvement projects, and are listed in the Capital Improvements Program.

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 2011, the City continued to provide specialized shuttle services, such as the Summer Beach Bus Shuttle, and Dial-a-Ride.

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 2011 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.

Other Efforts

Implementation Measure M-29 pertains to exploring the use of shared parking in the City. 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 2011, in response to a determined need, the City prepared a Parking Zoning Ordinance Amendment (ZOA) that revised the shared parking allowance requirements for shopping centers so that they are more effective and create more efficient parking. The ZOA will be considered for adoption in 2012.

Also as part of the Parking Zoning Ordinance Amendment, the City updated the parking requirement for several types of commercial uses not addressed, or with outdated parking requirements, in the Zoning Code. This fulfilled Implementation Measure M-28, which was slated for completion in the 2012-2015 timeframe:

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.

As noted previously, the Parking ZOA, including this component, will be considered by the City Council for adoption in 2012.

As described in the discussion under the Community Conservation and Development Element, in 2011, the City was awarded a SCAG Compass Blueprint Demonstration Project grant to fund 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, identified 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 is 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.*

B. Utility Infrastructure

The City Council made no particular Utility Infrastructure implementation measure a priority in 2011. However, the focus this past year on Utility Infrastructure was the preparation and adoption of the Wireless Telecommunications Facilities Ordinance, consistent with the following goal:

Goal

Goal U-6:
Telecommunication System. Quality communication systems that meet the demands of new and existing developments in the City.

Ongoing Implementation Measures

The Wireless Telecommunications Facilities Ordinance provides a uniform and comprehensive set of standards and regulations, along with permit requirements, for the installation of wireless telecommunications facilities in the City. These include installations on private property, public property and in the public right-of-way. Prior to the Ordinance, there was minimal guidance in the Municipal Code about the design and siting of such facilities and the related regulatory review process.

The Ordinance was found consistent with Goal U-6, and Policy U-6.2 of the General Plan, which states:

> *Policy U-6.2: Design and Siting of Utilities. Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible.*

The following four implementation measures related to wireless facilities are considered ongoing. The City adopted the Ordinance to further these measures.

> *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 federal and state 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.*

The following are highlights of other implementation measures listed in the General Plan reflecting annual monitoring and ongoing efforts, which the City made progress toward in 2011.

U-26 *The City shall continue to implement its Commercial Services Recycling Program, requiring businesses to have recycling programs, and all commercial trash collectors operating in the City to provide recycling services to these businesses and demonstrate diversion of wastes, consistent with state requirements.*

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-33 *The City shall continue to facilitate communications between residents and businesses and the waste collection and recycling service providers to ensure that adequate services are being offered.*

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.*

U-38 *The City shall continue to promote the various solid waste and recycling services available to business to encourage recycling in the non-residential sector.*

In 2011, the City achieved a 59 percent diversion of the waste stream from landfills. The residential sector alone had a nearly 57 percent diversion. For construction and demolition debris recycling, the projects have achieved an 87 percent diversion.

In 2011, the City conditioned nine development projects to comply with the construction and demolition debris recycling program. Of these, two are complete, with the remainder continuing construction.

In 2011, the City continued its program of door-to-door household hazardous waste/electronic waste collection (three times per year), as well as monthly household hazardous waste collection events at City Hall. In 2011, the City commenced its Business Electronic Waste Program, a bi-

annual collection held at City Hall for businesses in the City and in the surrounding communities. Recycling events were advertised in the local paper, on the City's website, and in the City's quarterly newsletter mailed to all residences. Information about recycling was also provided in the City's quarterly newsletter in an effort to promote its use.

C. Community Services

The following are the Community Services projects and programs that the City pursued in 2011 to accomplish the following goals. 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 2011.

Goals

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-4:
Funding for Park and Recreation Facilities. A comprehensive park and recreation system that is well funded.

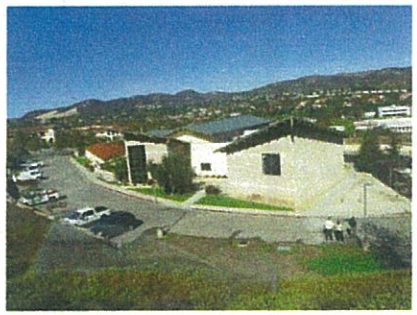
Ongoing Implementation Measures

The following are ongoing implementation measures listed in the General Plan, which the City worked toward in 2011.

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.*

CS-5 *The City shall continue to strive to provide park and recreation facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs.*

CS-7 *The City shall continue to comply with state and federal laws, as well as the Agoura Hills Municipal Code, ensuring that all park and recreational facilities meet accessibility standards, including the Americans with Disabilities Act.*



Efforts to evaluate potential sites for a new community recreation center in 2010 culminated in the City's purchase of a site near the Library/City Hall in 2011 (shown right). The site is the former location of a temple and day school. This past year, the City selected an architect to design the center, which

will consist of renovating the existing buildings, including full compliance with state building code and ADA provisions, as well as new additions to the buildings. 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. The efforts fulfill the following General Plan policies:

CS-1.6: Location of Facilities. Distribute parks and facilities so that they area well dispersed throughout the community, and include recreation opportunities for all residents.

CS-1.7: Accessible Facilities. When renovating and creating new recreational facilities, ensure accessible standards as specified in state and federal laws, such as the Americans with Disabilities Act (ADA).

The City continued to provide active recreation programs and events for many segments of the Agoura Hills community, including youth, teens and seniors, addressing the following ongoing implementation measures:

CS-10 The City shall regularly evaluate the types of recreation activities and programs offered to ensure that they meet the varied and changing needs of the community, including continuing to reasonably accommodate special needs individuals and groups.

CS-11 The City shall continue to offer senior recreation activities and programs to meet the needs of the growing population.

CS-12 The City shall continue to expand youth programs, especially after school and school break activities that are conveniently located throughout the City and near schools.

C-15 The City shall continue to promote healthy lifestyles and activities when considering recreation programs and activities, and specifically sponsor and support health-related programs and special events in the community.

In 2011, camp program offerings increased, and there was significant interest in "specialty camps" being offered, such as cooking, Lego, crime investigation, etc. There was also an increase in the younger, more active portion of the senior population. As a result, the City increased the number of monthly excursions offered, new fitness classes have been added, and various lectures have been introduced. Lastly, the variety and number of adult fitness classes has increased due to demand for the latest exercise programs. These changes to the recreation programs fulfill 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.

Several special events were sponsored by the City in 2011. "Public Safety Day" was held in cooperation with the Los Angeles County Fire Department at Station 89 in Agoura Hills. At this "open house" event, as well as participating in activities and enjoying refreshments, visitors were able to meet with representatives from various public entities, such as the California Highway Patrol and the County Animal Control Department.

The City hosted two "Walk to School with the Mayor" events, and the annual Great Race of Agoura Hills, with 5K, 10K and Half-Marathon runs. These events carried out Implementation Measure C-15, listed above. As discussed under the Historic and Cultural Resources section, the annual Reyes Adobe Days was held in October 2011, and provided a community-wide special event promoting historic and cultural events and activities. All of these special events support 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 2011, and continued with regular CERT activities and programs.

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

NATURAL RESOURCES ELEMENT

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. The City did not prioritize any Natural Resources implementation measures to be accomplished in 2011. However, the City continued to acquire open space lands this past year, in support of the following goal:

Goal

Goal NR-1:
Open Space System. Preservation of open space to sustain natural ecosystems and visual resources that contributes to the quality of life and character of Agoura Hills.

Ongoing Implementation Measure

The following is an ongoing implementation measure listed in the General Plan, which the City worked toward in 2011.

NR-1 The City shall continue to carry out the City's Open Space Implementation Plan.

In 2011, the City Council agreed to purchase a 15-acre open space parcel in the Ladyface Mountain Specific Plan area. The parcel was privately-owned and tax-defaulted. Further open space land within the Ladyface Mountain Specific Plan area was acquired by the City in 2011 as part of the conditions of approval of the Conrad Hilton Foundation Project. Twenty acres of the original project site was donated to the City for public open space purposes.

COMMUNITY SAFETY ELEMENT

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 2011. The City regularly pursues 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 2011 is listed below, along with the accompanying goal.

Goal

Goal S-6:
Preparation for Natural or Manmade Disasters. Effective emergency response to natural or human-induced disasters that minimize the loss of life and damage to property, and also reduce disruptions in the delivery of vital public and private services during and following a disaster.

Ongoing Implementation Measure

As previously noted, the City continued to conduct CERT training in 2011, and continue with the ongoing CERT projects and programs.

HOUSING ELEMENT

The Housing Element 2008-2014 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 following summarizes the work accomplished in 2011 toward implementing the Housing Element. The Annual Element Progress Reports table, required by the Department of Housing and Community Development (HCD), is 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 matrix below. Many of the measures are ongoing programs. The matrix also shows when the measures or program milestones were implemented. As of this past year, the City has completed all of the Housing Programs outlined in the Housing Element.

In particular, in 2011, the City adopted the Reasonable Accommodations Ordinance. The Ordinance carries out Program 19 of the City's 2008-2014 Housing Element, which seeks to promote equal housing opportunities. Specifically, Program 19 requires that the City develop procedures for disabled persons and/or their representatives to obtain reasonable accommodations from land use and zoning regulations, policies and practices that deprive a disabled individual of an equal opportunity to use and enjoy housing.

The Ordinance amended the City's Zoning Code to provide reasonable accommodations in the City's zoning and land use regulations, policies, and practices, when needed, to provide

an individual with a disability an equal opportunity to use and enjoy a dwelling. The Ordinance establishes detailed procedures by which a person may request a reasonable accommodation from the City. The Ordinance also sets forth findings that must be made by the decision-makers in order to approve a request for a reasonable accommodation.

In addition, the City adopted the Housing Element Implementation Measures Ordinance this past year, which carried out Programs 4 and 17 of the Housing Element. Program 4 is to update the City's Zoning Ordinance to require inclusionary housing units in condominium conversion projects. Program 17 is to update the Zoning Code with the latest state requirements regarding the regulation of manufactured housing, Single Resident Occupancy (SRO) units, community care facilities, transitional housing, and emergency shelters.

HOUSING PROGRAM SUMMARY (TABLE V-2 OF THE HOUSING ELEMENT 2008-2014)

	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 continued in 2011. The City provided no loans in 2011, and no repayments of loans were received.
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.	Completed.
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 2011, the City continued with this Program.

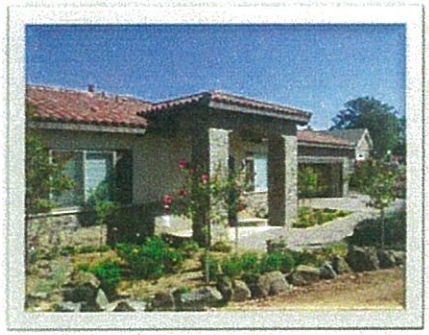
	Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status
4	Condominium Conversion	Protect tenants in apartments proposed for conversion to condominium ownership.	Implement City ordinance. Evaluate strengthening to require inclusionary units in projects proposed for conversion.	Complete review/revision of ordinance by 2009	Completed.
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.	Completed.
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.	Completed.
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.	Completed.

	Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status
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.	No applications were received for the Program in 2011.
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.	Completed.
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.	Completed. Owners are not interested in the Program at this time.
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.	Completed.
Goal 3: Adequate Housing Sites					

	Measure/Program	Purpose	2008-2014 Objective	Time Frame	Status
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.	Completed. Inventory continues to be maintained.
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 2011 by the applicants/owners for various reasons, including economics. Tenant improvements and remodels occurred in 2011 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.	Completed. No requests for second units were made in 2011.
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.	Completed.

	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 2011, 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 addressed manufactured housing SROs, community care facilities, traditional housing and emergency shelters.	Amend Code by 2009.	Completed.
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.	Completed.
19	Accessible Housing	Facilitate provision of accessible housing for persons with disabilities.	Develop procedures for reasonable accommodations for accessibility modifications.	2009	Completed.

Other Efforts



The following table shows the Regional Housing Needs Assessment (RHNA) for 2008-2014, as found in the Housing Element. Since 2008, ten single family units have been constructed in the City. These include three units in 2008, four units in 2009, two units in 2010, and one unit in 2011 (shown above). All of the units were in the "above moderate" income level category. Therefore, no multi-family units have yet been constructed in the City during the RHNA time frame.

Regional Housing Needs Assessment 2008-2014[1] and Units Produced

Income Level	Percent of AMI[2]	Units Needed	Percent	Units Built[4]
Very Low[3]	0-50%	29	26.6%	0
Low	51-80%	18	16.5%	0
Moderate	81-120%	19	17.4%	0
Above Moderate	120%+	43	39.4%	10
Total		109	100%	10

Source: http://SCAG.ca.gov.gov/Housing/rhna.htm and City of Agoura Hills.

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

[2] AMI - Adjusted Median Income for Los Angeles County

[3] An estimated half of the City's very low income housing needs (15 units) is for extremely low income households.

[4] Since 2008

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT YEAR IN SUMMARY

INTRODUCTION

In 2011, the City Planning and Community Development Department completed many projects and programs related to land use and development. Most of what the Department accomplishes is either directly or indirectly related to the General Plan. Accomplishments that directly implemented the General Plan were discussed previously in the Annual Progress Report component of this document. The following component addresses the other accomplishments and day-to-day tasks of the Department, and summarizes the Department's overall work program for 2011.

PLANNING COMMISSION

The Planning and Community Development Department staff serves the City Planning Commission, which consists of five volunteer members who are Agoura Hills' residents. They are appointed by the Mayor and ratified by the City Council for a two-year term. During 2011, the following members served on the Planning Commission: Steve Rishoff (Chair), Illece Buckley-Weber (Vice Chair), Michael Justice, Rick Moses, and John O'Meara.

The Planning Commission meets twice each month, acting in an advisory capacity to the City Council on land use matters, and investigates and recommends means to implement the City's General Plan to help ensure the orderly physical growth of the City.

The members also make decisions on applications for certain commercial and residential developments, including Conditional Use Permits; Site Plan/Architectural Reviews; land subdivisions; and exceptions and variances from the terms of the Zoning Ordinance. In addition, the members make recommendations to the City Council on proposed Zoning Ordinance Amendments. General Plan Amendments, and Specific Plan Amendments.

DEVELOPMENT PROJECTS

During 2011, the Planning and Community Development Department received 13 applications for residential development, including major additions, and 19 applications for commercial development and use permits. Also, the Planning Commission took action on a total of 21 projects and/or use permits. The approved projects consist of the following:

- A 90,300 sq. ft. office complex (Conrad N. Hilton Foundation)
- A one-year development time extension for a new light-industrial complex
- One new single-family residence

- Two residential room additions and one permit for a pool on a hillside lot
- One Tentative Parcel Map for office condominiums
- Two Conditional Use Permits for live entertainment
- One Conditional Use Permit for an alcohol license
- One Parking Variance for a light industrial center
- One Zoning Ordinance Interpretation that allows movie studio uses in the BP-M zone
- One Sign Program

Projects that have been approved by the Planning Commission and were completed in 2011 include:

- Whizin Market Square Atrium/Arcade (28914 Roadside Drive)
- Hugo's Restaurant expansion (28914 Roadside Drive)
- Chabad of the Conejo's new 6,999 sq. ft. education center (30347 Canwood Street)
- A new 2,672 sq. ft. Chevron Station mini-mart (5051 Kanan Road)
- A new single family residence (28441 Lewis Place)

Projects that have been approved by the Planning Commission and were in construction during 2011 include:

- Two single-family residential tracts totaling 24 units at 27650 Agoura Road (Riopharm)
- A 24,000 sq. ft. office building at 30440 Agoura Road (Conrad N. Hilton Foundation)
- Two office buildings of 34,452 sq. ft, and 37,392 sq. ft. in size, at 30200 and 30300 Agoura Road (Scheu Development)
- A conversion of residence to a commercial office at 28818 Agoura Road (Luithly)
- One new single-family residence at 28701 Blythdale Road (Von Buck)

ORDINANCE AMENDMENTS

The Planning Commission reviewed and made recommendations to the City Council on the following Zoning Ordinance Amendments:

Reasonable Accommodations Ordinance

The purpose of the Reasonable Accommodations Ordinance is to create a procedure for an individual with a disability to request a reasonable accommodation from land use and zoning regulations, policies, and practices, when needed, to provide that individual with an equal opportunity to use and enjoy a dwelling. The need for such a procedure is indicated in federal and state fair housing law, as well as the City of Agoura Hills 2008-2014 Housing Element. The Housing Element contains policies and programs to implement federal and state housing laws to meet the housing needs of City residents, including those with disabilities. In particular, the proposed Ordinance carries out Item 19 of the Housing Program of the Housing Element under the goal of promoting equal housing opportunities.

Massage Establishments and Practitioners Ordinance

The purpose of the Massage Establishments and Practitioners Ordinance is to establish comprehensive regulations for massage establishments and practitioners to protect the public health, safety and welfare by: (1) requiring a clean and

safe environment for massage treatments; and (2) providing minimum standards for the conduct of massage. The Ordinance was drafted to comply with recent state laws (SB 731 and AB 619) regarding state certification of massage practitioners.

General Plan Implementation Measures Ordinance

This comprehensive Zoning Ordinance Amendment (ZOA) and Zoning Map were adopted as a follow up to the adoption of the General Plan by the City Council in 2010. The ZOA entailed primarily administrative items to ensure that the Zoning Ordinance is consistent with the newly adopted General Plan. For example, the text of the various zoning districts was updated to reflect new General Plan policies for development standards, and new zoning districts were added to the Zoning Map to be consistent with the General Plan land use designations.

Wireless Telecommunication Facilities Ordinance

The Wireless Telecommunications Facilities Ordinance provides a uniform and comprehensive set of standards and regulations, along with permit requirements, for the installation of wireless telecommunications facilities in the City. These include installations on private property, public property and in the public right-of-way (ROW).

Parking Lot Landscaping/Tree Canopy Ordinance

This amendment to the landscaping provisions of the Code allows an option for retail developments, including shopping centers, to substitute up to 20 percent of the parking lot tree canopy coverage requirement with pedestrian amenities and an option to pay an in-lieu fee to offset the tree canopy coverage reduction. The ZOA allows tenants and owners to have more visibility for their business, while ensuring that sufficient open space in a combination of landscaping and pedestrian amenities continues to be provided in parking lots.

Housing Element Implementation Measures Ordinance

This ZOA resulted in the adoption of new standards and definitions for mobile homes/manufactured homes, community care facilities, single-room occupancy hotels, transitional housing, supportive housing, emergency shelters, and inclusionary housing requirements for condominium conversions, in compliance with the City General Plan Housing Element.

ADMINISTRATIVE PERMITS

Administrative Permits are reviewed and approved by the Planning and Community Development Department, and do not require Planning Commission action. In 2011, the Department reviewed and approved 132 administrative permit applications. These applications included requests for film permits, modifications, oak tree permits, outdoor dining permits, sign permits, site plan/architectural reviews, special use permits, and temporary use permits, as described further below.

Film Permits

On behalf of the City Manager's Department, the Department of Planning and Community Development processes Film Permit applications for motion picture, television, and video production filming within City limits. The Film Permit application pertains to all film activity associated with the staging, making, recording, or videotaping of commercial motion pictures, television programs, and television commercials. During 2011, ten Film Permits were approved for: one movie ("We Bought a Zoo"), five television shows ("Switched at Birth," "Come Drive with Me," "Eagleheart (twice)," and "Raising Hope"), two commercials ("Behr Stain" and "CDW"), one video shoot, and one still-photography shoot.

Modifications

A Modification application is required for requests for minor waivers from certain zoning development standards. No Modifications applications were submitted this year for administrative approval.

Oak Tree Permits

The City Oak Tree Ordinance was adopted to protect and preserve oak trees in recognition of their historic, aesthetic, and environmental value to the community. Commercial and residential property owners may apply for a required permit for the necessary removal of an oak tree, or the necessary trimming of oak tree branches that exceed two inches in diameter. In 2011, the Director of Planning and Community Development approved 19 Oak Tree Permit applications. The Planning Commission also approves Oak Tree Permits when associated with entitlement permits.

Outdoor Dining Permits

Applications for outdoor dining areas serving existing or approved eating establishments are reviewed by the Planning and Community Development Department pursuant to the City's Outdoor Dining Ordinance. In 2011, one Outdoor Dining Permit was approved by the Director for Freebirds Restaurant in the Shops at Oak Creek retail center, located on Canwood Street.

Sign Permits

The City Sign Ordinance was adopted to support and promote businesses by allowing signage that provides adequate identification while also promoting and enhancing the quality of the visual environment of the City. During 2011, the Planning and Community Development approved 79 Sign Permit applications, 30 of which were for tenant occupancy banners and temporary retail banners.

Site Plan/Architectural Reviews

A Site Plan/Architectural Review application is required for all new developments that do not require any other discretionary approvals. In 2011, in addition to dozens of tenant improvement plans and minor commercial and residential

additions that are also considered Site Plan/Architectural Reviews, the Director of Planning and Community Development also approved three administrative Site Plan/Architectural Review applications for certain development proposals. Two of the applications were for large residential room additions, and one was for slope repair on a residential lot.

Temporary Use Permits and Special Events permits

Temporary Use Permit applications are required for temporary activities that may be appropriate at specific locations in the City, but would be inappropriate on a permanent basis. In 2011, the Director of Planning and Community Development approved 16 Temporary Use Permit applications, primarily for various events held on commercial properties. In addition, three Special Events Permits were issued for various community events that required use of public streets.

CODE ENFORCEMENT

The City continues to protect the health, safety, and welfare of the public, and address public nuisance and visual blight, by assuring that Municipal Code compliance is met. The Planning and Community Development Department's Code Compliance Division serves the residential and commercial community by working in coordination with all City departments and applicable outside agencies. Enforcement is provided primarily by one, full-time Code Compliance Officer, with assistance from City Management staff and the City Prosecutor.

In addition to assisting the Building and Safety Department in seeking property owner compliance with outstanding building permit violations, the Code Compliance Officer investigates all complaints received from the public. This year, a total of 169 property complaints were received by staff, 87 percent of which were residential complaints.

After investigating each complaint received in 2011, 38 were confirmed to be Municipal Code violations. A code enforcement case was opened for each property found to be in violation. Of these 38 cases, voluntary compliance was achieved on 25 cases (66%) this year. The remaining 13 cases remain under investigation by staff or the City Prosecutor.

The Code Compliance Officer also removed 1,581 signs from the public rights-of-way in 2011. Eighty percent of the removed signs were posted for garage sales. Other types of signs found in, and removed from, the rights-of-way include open house/real estate signs, business signs, and event signs.

HOUSING REHABILITATION LOANS

The Agoura Hills Redevelopment Agency and Community Development Block Grant (CDBG) Housing Rehabilitation Loan Programs provide for loans to owner occupants of single family detached dwellings, condominiums or townhouses located in the City of Agoura Hills to make necessary home

improvements. It is the responsibility of the Planning and Community Development Department to administer these programs.

Qualified applicants whose housing income does not exceed the low-and-moderate housing income limits of Los Angeles County may apply for a zero-interest deferred loan to cover the cost of repairs. This program is operated on a "first come, first served" basis. The maximum award amount an applicant is eligible to receive is $25,000. Repayment is not required until the home is sold, or there is change in ownership, or the owner refinances his/her mortgage. Examples of allowable improvements include:

- Cost effective energy conservation measures, including solar heating, cooling and water systems
- Correction of violations of the Uniform Building Code
- Installation of new insulation
- Removal of lead-base paint hazards
- Removal of barriers to the handicapped
- Repair/replacement of the following: countertops, heating, plumbing, roofing, water heater, electrical work, bath fixtures, kitchen and bath flooring
- The elimination of specific conditions detrimental to public health and safety which have been identified by the Program Inspectors

Since 1999, 45 loans totaling $745,763 have been given through the CDBG Housing Rehabilitation Program. Seventeen of these loans have been repaid to date, leaving a current loan balance of $476,386. The City exchanged its CDBG program allocation for general funds during 2011, thus no CDBG loans were granted this year and no repayments were received.

Since 2004, the Redevelopment Agency has provided for 10 housing rehabilitation loans totaling $191,118. To date, one loan has been repaid to the Redevelopment Agency, leaving a current RDA loan balance of $178,618. No RDA loans have been repaid this year. Although $100,000 has been budgeted for RDA housing loans during 2011, the adoption of AB 26 has prevented the Redevelopment Agency from granting new loans this year. As of February 1, 2012, all Redevelopment Agencies in the state were dissolved.

REGIONAL PLANNING

The Planning and Community Development Department coordinates regularly with neighboring jurisdictions and other agencies in the region to accomplish planning goals of area-wide significance. In 2011, the Department continued to be active in regional planning.

The Department has consistently attended the quarterly meetings of the Ventura Freeway Corridor Policy Committee. This committee was established pursuant to adoption of the County's North Area Plan in 2001. The Committee is composed of the cities of Calabasas, Malibu, Agoura Hills, and Westlake Village, as well as the County of Los Angeles, the National Parks Service, the Las Virgenes Unified School District, and the Las Virgenes Municipal Water District. At the meetings, these agencies discuss development projects and proposed policies in the region as a means of sharing

information. In 2011, Department staff attended all meetings and represented the City of Agoura Hills.

In accordance with SB 375, the Southern California Association of Governments (SCAG) recently presented the Draft 2012 Regional Transportation Plan/Sustainable Communities Strategy for public comment. Starting in 2010, and carrying through 2011, the Planning and Community Development Department staff met with and coordinated with staff of SCAG, providing data and reviewing assumptions that were critical to developing the RTP/SCS, as well as developing the Draft Regional Housing Needs Allocation (RHNA) numbers for the next housing cycle.

The Department also monitors larger developments in adjacent communities that may affect the City. In particular, the Department reviews and comments on environmental documents prepared pursuant to the California Environmental Quality Act (CEQA). In 2011, the Department provided comments on the Notice of Preparation of an Environmental Impact Report for the proposed Shoppes at Westlake Project, a retail and office center of 243,500 square feet directly bordering the City of Agoura Hills.

OPEN SPACE ACQUISITION AND PRESERVATION

The abundance of open space in and around the City make Agoura Hills unique, and the Planning and Community Development Department is proud to be responsible for planning and implementing programs to enhance and maintain the open space within City limits.

Nearly 40 percent of the City's total land mass is designated for open space. The approximately 2,000 acres of open space in the City is comprised of the following categories:

1. Publicly-owned open space
2. City-owned parks
3. Homeowners Association-owned open space
4. Privately-owned properties zoned open space

The efforts of the Planning and Community Development Department have been to move as many privately-owned open space properties to publicly-owned open space, as possible. Currently, 780 acres of publicly-owned open space land and parks, which represent approximately 15.6 percent of the City total land mass of 5,000 acres, are permanently protected.

In 2011, the City Council agreed to purchase a 15-acre, privately-owned, tax-defaulted, open space parcel for public open space purposes. In addition, as a condition of its development entitlement obtained this year, the Conrad N. Hilton Foundation agreed to donate approximately 20 acres of private land for public open space purposes. Both properties are located on the south side of Agoura Road, west of Reyes Adobe Road, in the Ladyface Mountain Specific Plan area. The open spaces resources of the City, as of 2011, are shown on the Agoura Hills Open Space Resources exhibit in the Appendix.

GRANTS

In order to pursue a variety of planning projects in the City, and further the goals and policies of the General Plan, starting in 2010, the Planning and Community Development Department sought out a number of grants. The grant programs are sponsored by state and regional agencies.

A SCAG Compass Blueprint grant was submitted in late 2010 for a pedestrian evaluation of one of the busiest intersections in the City, Thousand Oaks Boulevard and Kanan Road. In late 2011, the Department was informed that the grant application was approved. At the end of 2011, the City and SCAG selected a consultant to evaluate the intersection and design a pedestrian plan, and prepared a scope of work. The contract is currently being prepared.

In early 2011, the Department submitted a Caltrans Community Planning grant application to prepare a Citywide Bikeways Master Plan. However, the grant was not awarded by the state. The Department will continue to seek other grants to fund this project.

Starting in late 2011, the Department began preparing an application for the Sustainable Communities Planning Grant from the California Department of Conservation, which is overseen by the State Sustainable Communities Council. This grant is to prepare a specific plan for Subarea 5 of the General Plan to create an economically viable and environmentally sustainable mixed-use urban infill development. The application is due in early 2012.

SPECIAL PROJECTS

Occasionally, the Planning and Community Development Department is requested to take on a special project, involving, for example, policy development, by the City Council or City Manager's Office. In 2011, the Department was asked to develop a procedure for allowing temporary banners in commercial areas, as described below.

Temporary Retail Banner Extension

Since 2008, the City Council has allowed the temporary display of retail banners to assist in stimulating local business. In August of 2011, at the request of the Land Use/Economic Development Committee of the City Council, the Planning and Community Development Department presented to the City Council a request to extend the program for an additional nine months, expiring on May 24, 2012.

The City Council approved the extension, which allows for retail, restaurant, and hotel businesses to display one temporary banner on private property, not to exceed thirty square feet in size, up to four times during the nine-month period, at the discretion of the business owner. The banner may be displayed for a maximum of up to ten days per event, with no limit on consecutive days/events, and is subject to a sign permit.

ART IN PUBLIC PLACES

In 1989, in order to increase the aesthetic enhancement of the community, the City Council adopted a City Art in Public Places program. This program provides a collection of nationally recognized, permanent artwork within all new applicable building projects of at least 30,000 square feet in size, or any residential subdivision of at least 40 units. The program is designed to present the community with a wide-range of artwork styles, themes, and media, all of the highest quality, and to be enjoyed by the public.

The newly created City Cultural Arts Council is now responsible for reviewing and approving public art proposals. In 2011, the Cultural Arts Council approved one new public art piece for an approved, 103,000 square foot light industrial complex to be constructed at 28721 Canwood Street. The 35-foot tall, brushed aluminum art piece is designed by artist Jon Krawczyk. The project construction date has yet to be determined.

* * *

APPENDIX A

Implementation Table – Administrative Items to Complete in 2010

Table 1
General Plan Implementation Measures
ADMINISTRATIVE ITEMS TO COMPLETE IN 2010

IM #	Measure	GP Date Assigned	Date To Be Completed	Comments
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.	2010-11	12/10	In-House
LU-31	Adopt new Zoning Ordinance and/or guideline provisions that require business park and industrial park uses in the Business Park-Office Retail (BP-OR) and Business Park-Manufacturing (BP-M) districts to minimize the visual dominance of parking areas and to include aspects of promoting pedestrian activity.	2010-11	12/10	In-House
LU-32	Amend the Commercial Shopping Center (CS) district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity.	2010-11	12/10	In-House
LU-34	Amend the Zoning Ordinance and Zoning Map to create the Commercial Shopping Center/Mixed Use (CS-MU) district.	2010-11	12/10	In-House
LU-36	Amend the Zoning Ordinance and Zoning Map to create the Planned Development (PD) district.	2010-11	12/10	In-House
NA	Related to LU-36, create an overlay for Subarea 5 PD requiring a CUP for any development, pending creation of a Specific Plan per IM LU -19 (see Table 2)	NA	12/10	This task is not identified in the GP, but is an interim measure until completion of IM LU-19; In-House
LU-39	Amend the Commercial Recreation (CR) district in the Zoning Ordinance to allow only those uses that protect and complement the area's open space character.	2010-11	12/10	In-House
LU-40	Amend the Zoning Ordinance and Zoning Map to create the Neighborhood Commercial (NC) district	2010-11	12/10	Allow same uses as for CS now until IM LU-17 is complete (see Table 2); In-House
LU-42	Amend the Old Agoura Design Overlay District (OA) in the Zoning Ordinance to differentiate Subarea 11 from the remaining commercial areas of the district, and create special uses allowed.	2010-11	12/10	In-House
U-50	Incorporate green building standards into the Municipal Code per state law.	2010-11	12/10	Building & Safety Division incorporating standards; In-House
NR-19	Update the Water Efficiency Landscape Ordinance per state requirements.	2010-11	12/10	Completed
NA	Update Zoning Code Chapter 4 Special Districts to delete districts no longer in use.	NA	12/10	This task not identified in the GP, but is a Code clean up; In-House

CS=Community Services LU=Land Use and Community Form U=Utility Infrastructure M=Mobility NR=Natural Resources

APPENDIX B

Implementation Table – High Priority Items to Complete by Mid 2011

Table 2
General Plan Implementation Measures
HIGH PRIORITY ITEMS TO COMPLETE BY MID 2011

IM #	Measure	GP Date Assigned	Date	Comments
LU-17	Review allowed uses in commercial land use designations, identifying any uses that may pose compatibility concerns with neighboring residential or other sensitive uses, and updating the Zoning Ordinance to address potential compatibility concerns	2012-15	Complete by Mid 2011	In-House
LU-19	Prepare a Specific Plan or other similar document for Subarea 5 – Planned Development	2012-15	Begin by Mid 2011	Possibly in-house, with consultant assistance
M-3	Prepare study to identify the maximum peak hour volume to capacity ratio increases per each LOS category allowed at intersections resulting from a development project.	2012-15	Complete by Mid 2011	Needed to define impact threshold for development projects; In-House

CS=Community Services LU=Land Use and Community Form U=Utility Infrastructure M=Mobility NR=Natural Resources

APPENDIX C

Implementation Program Matrix

General Plan Annual Progress Report - 2011

Table 6-1 Administration Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall prepare an annual report to the City Council on the status of the General Plan and progress in its implementation, including the status of priority implementation measures, and submit it to the California Office of Planning and Research and the Department of Housing and Community Development.						
Implements Which Policy(ies)	Administrative				⊙	
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
2. The City shall review the General Plan every five years and update it as appropriate.						
Implements Which Policy(ies)	Administrative					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)						
3. As part of its annual review and adoption of the Budget and Capital Improvement Program (CIP), the City shall review the policies and implementation measures of the General Plan to ensure consistency in the Budget and CIP.						
Implements Which Policy(ies)	Administrative				⊙	
Responsible Department(s)	Finance					
Supporting Department(s)	Planning and Community Development, City Manager's Office, Public Works					

General Plan Annual Progress Report - 2011

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall update the Agoura Hills Municipal Code, Zoning Map, and applicable guidelines to be consistent with the policies and diagrams of the General Plan with regard to land use designations and standards.						
Implements Which Policy(ies)	LU-1.1; LU-1.2; LU-2.1; LU-2.2; LU-2.3; LU-2.4; LU-2.5; LU-4.3; LU-4.4; LU-6.1; LU-12.1; LU-12.2; LU-14.1; LU-14.2; LU-14.6; ED-1.2; M-4.2	✓				
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
2. The City shall develop and maintain a Citywide database of vacant and underutilized sites to monitor the City's growth and change, and as a resource for potential development. The City shall prepare a report on the number of vacant sites and underutilized sites that were developed during the previous year, and verify that the City has not exceeded the General Plan limits for housing units and maximum square footages for other uses.						
Implements Which Policy(ies)	LU-1.1				⊙	
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
3. The City shall continue to work with Los Angeles County and Ventura County and other adjacent communities to coordinate land use and growth policies, and to strengthen and promote inter-jurisdictional communication and cooperation.						
Implements Which Policy(ies)	LU-1.3					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
4. The City shall continue to update, prioritize and implement the City's Capital Improvement Plan (CIP) to eliminate deficiencies in public facilities, and to accomplish the goals, policies and programs of the General Plan. The City shall explore and implement a range of financing approaches to accomplish the CIP, including the potential for using redevelopment funds, evaluating development fee schedules, obtaining grants, and regional, state and federal funding, and other mechanisms.					⊙	
Implements Which Policy(ies)	LU-1.3; ED-1.4;ED-2.3; ED-2.4; M-12.6; M-12.6					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
5. The City shall continue to implement the Arterial Street System Development Fee (Transportation Improvement Fee or TIF) for new development, and update the fee periodically, as necessary.						⊙
Implements Which Policy(ies)	LU-1.4; ED-2.4; U-1.3; M-1.9					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
6. The City shall continue to maintain the reciprocal agreement with Ventura County for traffic impact fees, and seek similar agreements with other neighboring jurisdictions.						⊙
Implements Which Policy(ies)	LU-1.4; ED-2.4					
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
7. The City shall continue to require developers to construct improvements to the public right-of-way along their site frontage, as appropriate, and require developers to construct other infrastructure improvements that are necessary to serve the developments from the public right-of-way to the project site, as well as other improvements identified as mitigation measures for project impacts under the California Environmental Quality Act (CEQA).						⊙
Implements Which Policy(ies)	LU-1.4; U-5.1; U-5.2; ED-2.4; U-5.1; U-5.2					
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					
8. The City shall explore the feasibility of establishing a fee system for recovering costs of providing sewer, storm water, and other necessary infrastructure to new development.			⊙			
Implements Which Policy(ies)	LU-1.4; ED-2.4; U-3.2; U-1.3					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Attorney's Office					
9. The City shall explore the feasibility of establishing an assessment district or other funding mechanism to address storm water and sewer facility maintenance and repair needs in areas where deficiencies exist or are anticipated.			⊙			
Implements Which Policy(ies)	LU-1.4; ED-2.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
10. The City shall continue to implement the Municipal Code.						
Implements Which Policy(ies)	LU-2.4; LU-4.1; LU-4.3; LU-4.4; LU-4.9; LU-7.7; LU-7.10; LU-7.11; LU-8.1; LU-8.2; LU-8.3; LU-8.4; LU-8.5; LU-9.1; LU-10.1; LU-10.3; LU-10.4; LU-11.1; LU-11.2; LU-11.3; LU-12.1; LU-12.2; LU-12.3; LU-12.5; LU-13.2; LU-14.5; LU-15.2; LU-15.3; LU-16.1; LU-16.2; LU-16.3; LU-18.3; LU-18.7; LU-18.8; LU-20.1; LU-20.2; LU-20.3; LU-20.4; LU-25.1; LU-31.1; LU-31.4; NR-2.4; NR-3.1; NR-3.2; M-11.1					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
11. The City shall continue to implement the City's Hillside and Significant Ecological Areas Ordinance						
Implements Which Policy(ies)	LU-3.1; LU-3.2; LU-3.6; LU-3.7; LU-4.1; LU-8.3; LU-19.4; LU-31.3; LU-31.4;NR-1.3; NR-2.1; NR-4.4; NR-4.6; NR-2.3; NR-3.1; NR-3.2; NR-4.1; NR-4.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
12. The City shall continue to implement the City's Architectural Design Standards and Guidelines.						
Implements Which Policy(ies)	LU-3.1; LU-3.2; LU-3.6; LU-3.7; LU-7.7; LU-7.8; LU-8.3; LU-8.4; LU-8.5; LU-8.7; LU-13.2; LU-18.3; LU-19.4; LU-20.1; LU-20.2; LU-20.3; LU-20.4; LU-21.1; LU-25.1; NR-1.3; NR-2.1; NR-3.1; NR-3.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
13. The City shall continue to implement the specific housing programs identified in the adopted Housing Element in the timeframes established therein.						
Implements Which Policy(ies)	LU-2.1; LU-28.1					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
14. The City shall continue to implement the Agoura Village Specific Plan.						
Implements Which Policy(ies)	LU-2.2; LU-3.1; LU-3.3; LU-3.6; LU-3.7; LU-4.1; LU-4.2; LU-4.3; LU-4.4; LU-4.6; LU-4.9; LU-4.11; LU-5.4; LU-14.1; LU-14.2; LU-17.1; LU-17.2; LU-17.3; LU-19.2; LU-26.1; LU-26.2; LU-26.3; LU-26.4; M-4.2; M-7.4; M-11.2; M-11.3; NR-1.1; NR-2.1; NR-2.2; NR-2.3; NR-2.4; NR-3.1; NR-3.2; NR-4.2; NR-4.4; NR-4.5; NR-4.6					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
15. The City shall continue to implement the Ladyface Mountain Specific Plan.						
Implements Which Policy(ies)	LU-3.1; LU-3.3; LU-3.6; LU-3.7; LU-4.1; LU-4.2; LU-4.3; LU-4.4; LU-4.6; LU-4.9; LU-4.11; LU-17.1; LU-17.2; LU-17.3; LU-19.2; LU-22.2; LU-23.1; LU-23.2; LU-23.3; LU-23.4; LU-23.6; M-4.2; M-4.5; NR-1.1; NR-2.1; NR-2.2; NR-2.3; NR-2.4; NR-3.1; NR-3.2; NR-4.2; NR-4.4; NR-4.5; NR-4.6					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
16. The City shall explore the feasibility of creating protective ordinances for other tree species in the City, in addition to oaks.						
Implements Which Policy(ies)	LU-3.4;NR-4.2		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
17. The City shall review the allowed uses in commercial land use designations, identifying any uses that may pose compatibility concerns with neighboring residential or other sensitive uses, and updating the Zoning Ordinance to address potential compatibility concerns.						
Implements Which Policy(ies)	LU-4.5		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
18. The City shall develop a plan to implement special design features to create community identity, such as enhanced paving and entry monuments, at key entry points into the City along Thousand Oaks Boulevard, Agoura Road, and Kanan Road, as well as other appropriate locations.						
Implements Which Policy(ies)	LU-4.10			⊙		
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
19. The City shall prepare and implement a specific plan, master plan, design guidelines or other regulatory document for the Planned Development District west of Kanan Road and north of Agoura Road (Community Subarea 5 on Figure LU-3) to create a cohesive and integrated redevelopment of the properties with a mix of uses and development densities to provide economic value. The document shall address permitted land uses; density; streets and sidewalks to promote pedestrian activity internally and connecting to adjacent uses, such as Agoura Village; building heights and setbacks; architectural design principles; parking, including possibility of shared parking; streetscape and landscape guidelines and standards and amenities; implementation actions and responsibilities and other necessary elements. Prior to adoption of such a document, the development of uses in this subarea shall be consistent with the *Business Park-Manufacturing* designation and the Zoning Ordinance.			⊙			
Implements Which Policy(ies)	LU-4.11; LU-13.3; LU-14.1; LU-14.2; LU-17.1; LU-17.2; LU-17.3; LU-24.2; LU-24.2; LU-24-3; LU-24.5; LU-24.6; LU-27.3; LU-29.4; ED-1.3; M-2.3; M-4.2; M-4.6; M-7.2; M-7.3; M-7.4; M-11.2; M-11.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
20. The City shall continue to implement the Sign Ordinance						
Implements Which Policy(ies)	LU-13.1; LU-13.2; LU-16.2; LU-30.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
21. The City shall consider establishing an incentive program to encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies in accordance with Leadership in Energy and Environmental Design (LEED) or other similar standard..			⊙			
Implements Which Policy(ies)	LU-5.2					
Responsible Department(s)	Building					
Supporting Department(s)	Planning and Community Development					
22. The City shall amend the Zoning Ordinance and/or Architectural and Design Guidelines to encourage the use of white roofs, light-colored hardscape paving and other methods of reducing the "heat island effect" in development projects, and outline standards for their use.			⊙			
Implements Which Policy(ies)	LU-5.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Building; City Attorney's Office					
23. The City shall explore the feasibility of using redevelopment tools and joint public-private partnerships to facilitate the revitalization of underutilized and obsolete parcels along the Ventura Freeway Corridor and in the Old Agoura Commercial Center (Subarea 11 on Figure LU-3), and of encouraging the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character throughout the City.			⊙			
Implements Which Policy(ies)	LU-5.5; LU-5.6; LU-15.3; LU-29.3; ED-1.3					
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development; City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
24. The City shall establish and implement a streetscape design improvement program identifying design features to enhance the appearance of the public right-of-way in key areas of the City, including special paving along sidewalks and at street intersections and crosswalks, street trees and landscaping, street furnishings and other pedestrian amenities, and public art, as applicable to the area.				⊙		
Implements Which Policy(ies)	LU-10.7; M-1.5					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
25. The City shall continue to implement the Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods.						⊙
Implements Which Policy(ies)	LU-7.10; LU-9.1; M-1.5					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
26. The City shall continue to maintain an active enforcement program to ensure compliance with the Municipal Code and other nuisance abatement programs that aim to keep the City's neighborhoods attractive, safe and free from public nuisances.						⊙
Implements Which Policy(ies)	LU-7.12; LU-7.8					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
27. The City shall continue to implement the Old Agoura Residential Design Guidelines.						⊙
Implements Which Policy(ies)	LU-7.1; LU-8.3; LU-7.10; LU-8.1; LU-8.2; LU-8.4; LU-8.5; LU-8.6;LU-8.7; LU-10.1; LU-10.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
28. The City shall consider amending the Old Agoura Residential Design Guidelines to provide further specificity on the types of building and fencing material to be encouraged.						
Implements Which Policy(ies)	LU-8.5		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
29. The City shall continue to ensure, during the development project review and entitlement phase, that landscaping design and plant selection on sites adjacent to undeveloped open space areas do not conflict with, but transition to, the vegetation in the abutting natural areas, while at the same time meeting fuel modification objectives.						
Implements Which Policy(ies)	LU-8.6; NR-4.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
30. The City shall explore the feasibility of offering regulatory and/or financial incentives to existing commercial retail centers to renovate and redevelop the properties for aesthetic, economic and environmental benefits, including to improve architectural design (e.g., façade improvements), signage and landscaping; reduce the visual prominence of parking lots; create pedestrian pathways attractively and clearly linking parking areas to businesses and pedestrian connections to adjacent uses; enhance pedestrian activity in the centers by providing appropriate ground floor uses, as well as amenities like furnishings and outdoor gathering places.						
Implements Which Policy(ies)	LU-13.1; LU-13.2; LU-27.1; M-7.2; M-7.3		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Manager's Office; City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
Implements Which Policy(ies)						⊙
Responsible Department(s)						
Supporting Department(s)						
31. The City shall adopt new Zoning Ordinance and/or guideline provisions that require business park and industrial park uses in the Business Park-Office Retail (BP-OR) and Business Park-Manufacturing (BP-M) districts to minimize the visual dominance of parking areas and to include aspects of promoting pedestrian activity. The provisions shall also encourage incorporation of retail and service uses along the periphery of any parking structures that are proposed, as appropriate.		✓				
Implements Which Policy(ies)	LU-13.2; LU-13.4; LU-16.1; M-7.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
32. City shall amend the Commercial Shopping Center (CS) district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity.						
Implements Which Policy(ies)	LU-13.2; LU-27.1; LU-27.4; M-7.2; M-7.3	✓				
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
33. The City shall explore the feasibility of offering incentives to encourage commercial retail centers and major business park and industrial park centers to incorporate facilities that promote employee and customer access by bicycles, including secured storage, showers and lockers.						
Implements Which Policy(ies)	LU-13.6; M-8.7			⊙		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-2 Land Use and Community Form Implementation Program	2010–2011	2012–2015	2016–2035	Annual	Ongoing
34. The City shall amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-4, to create a new district, Commercial Shopping Center/Mixed Use (CS-MU), and establish standards for this district, which shall include those of the CS district, as revised, as well as standards for allowable density and the provision of housing. The district shall allow limited development of ancillary multi-family housing on the upper floors of buildings containing ground floor retail or office uses, providing the project incorporates all requirements of the CS district, as revised, as well as provides recreational and other resident-serving amenities; ensures compatibility between residential and non-residential uses in terms of design, safety, noise and privacy, including separate parking facilities for the residential uses. For existing retail shopping center uses proposing to add residential units, the existing buildings shall be required to conduct façade and other improvements to improve architectural design, and the site shall be brought up to all standards of the CS district.	✓				
Implements Which Policy(ies): LU-14.1; LU-27.2; M-4.5					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): City Attorney's Office					
35. The City shall explore the potential for using incentives to encourage ancillary retail, service, restaurant uses, and child care facilities (as appropriate), to be integrated within business park and industrial centers.					
Implements Which Policy(ies): LU-15.2; LU-15.4; LU-22.1; M-4.2			⊙		
Responsible Department(s): Planning and Community Development					
Supporting Department(s): N/A					
36. The City shall amend the Zoning Ordinance and Zoning Map, in accordance with Figure LU-2, to create a Planned Development (PD) district and establish standards for this district, which shall required the preparation of a specific plan, master plan, design guidelines or other regulatory document to ensure cohesive and integrated development, and incorporate provisions for mixed use development and promote pedestrian activity.	✓				
Implements Which Policy(ies): LU-17.1; LU-17.3; LU-24.1; LU-24.2; LU-24.3; LU-24.4; LU-24.5; LU-24.6; M-7.2; M-7.4; M-11.3					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program	2010–2011	2012–2015	2016–2035	Annual	Ongoing
37. The City shall incorporate sustainable and green building practices; a high level of architectural and structural quality; landscaping that is native or sensitive to natural areas; building and site design sensitive to its natural setting and surrounding developed areas; and other leading design standards in new civic facilities and infrastructure, to the extent practicable.					
Implements Which Policy(ies): LU-18.3; LU-18.4					⊙
Responsible Department(s): Planning and Community Development; Building; Public Works					
Supporting Department(s): N/A					
38. The City shall continue to coordinate with school districts, utility and other service providers, and other government entities proposing development projects and conducting ongoing operations that are exempt from City land use control and approval to encourage a high level of visual and architectural quality and compatibility of use with the surrounding neighborhood so that the character of the City neighborhood or district is maintained.					
Implements Which Policy(ies): LU-18.4					⊙
Responsible Department(s): Planning and Community Development					
Supporting Department(s): Public Works, Building					
39. The City shall amend the Commercial Recreation (CR) district in the Zoning Ordinance to allow only those uses that protect and complement the area's open space character, such as active or passive open space, golf course or other non-intensive commercial recreation use. Ancillary structures, such as club houses, restaurants and similar uses shall be allowed as long as they are designed to assure the visual prominence of the open space. Active recreational uses shall demonstrate compatibility with adjacent residential areas with regard to noise, lighting, traffic and other potential impacts.	✓				
Implements Which Policy(ies): LU-20.1					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
40. .The City shall amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, to create a new district, Neighborhood Commercial (NC), and establish standards for this district, which shall include provisions for the following: allowed land uses; building and lot standards; landscaping standards; pedestrian amenities and pedestrian circulation onsite and linking to adjoining areas; and demonstrated compatibility of uses and design with the surrounding neighborhoods.		✓				
Implements Which Policy(ies)	LU-21.2; M-7.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
41. The City shall, as part of development project review and entitlement, assess the circulation plans for the commercial retail shopping centers in the Commercial Shopping Center-Mixed Use (CS-MU) district, to ensure that vehicular and pedestrian circulation and ingress and egress points connect the adjacent centers, minimizing traffic that must travel on nearby roadways, as feasible.						⊙
Implements Which Policy(ies)	LU-27.5; M-7.2; M-2.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
42. The City shall amend the Old Agoura Design Overlay District (OA) in the Zoning Ordinance to differentiate Subarea 11, as shown on Figure LU-3, from the remaining commercial areas of the district. Allowed uses in this special area shall be identified, and shall be limited to those primarily serving community residents, including smaller scale office and retail commercial, and emphasizing equestrian-oriented uses.		✓				
Implements Which Policy(ies)	LU-30.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					

Table 6-2 Land Use and Community Form Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
43. The City shall prepare design guidelines for Subarea 11, as identified on Figure LU-3, that promote the unique identity of this area, indicating standards for site development, architecture, wayfinding and public signage (including that identifying historic resources), public streetscapes, and trails and paths that reflect Old Agoura's character and semi-rural history. Streetscapes shall retain a rustic appearance, and avoid the use of formal sidewalks and curbs, street lighting, and street tree and landscape placement in favor of an eclectic but unified aesthetic that appears to have been created naturally over a period of time.		✓				
Implements Which Policy(ies)	LU-30.2; LU-30.3; LU-30.4; HCR-6.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
44.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
45.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
46.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						

Table 6-4 Historic and Cultural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall consider creating a program to identify historic resources of local significance, including recommendations to promote and protect such resources to the extent feasible.						
Implements Which Policy(ies)	HCR-1.1		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
2. The City shall continue to maintain and enhance the Reyes Adobe Historical site.						
Implements Which Policy(ies)	HCR-1.2					
Responsible Department(s)	Community Services					⊙
Supporting Department(s)	Public Works, Building, City Manager's Office; Planning and Community Development					
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.						
Implements Which Policy(ies)	HCR-1.3; HCR-2.3					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development					
4. The City shall continue to implement the Art in Public Places Program.						
Implements Which Policy(ies)	HCR-2.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-4 Historic and Cultural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
5. The City shall to assess development projects for the potential to encounter archaeological and paleontological resources during the project review and entitlement phase, and as necessary, require the project proponent to provide a cultural resources analysis, and implement all required mitigation measures.						
Implements Which Policy(ies)	HCR-3.1					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
6. The City shall continue to ensure that any cultural resource reports, investigations and recovery activities required for development projects reviewed and entitled by the City be completed in accordance with the requirements of the California Environmental Quality Act (CEQA), with a priority for preserving the resources in-situ, if feasible, and coordinated with and monitored by a recognized Chumash representative, as necessary.						
Implements Which Policy(ies)	HCR-3.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-3 Economic Development Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
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.						
Implements Which Policy(ies)	ED-1.1; ED-1.2; ED-1.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development					
2. The City shall continue to promote the use of local businesses to residents and employees working in Agoura Hills to retain businesses and strengthen the City's economy, through such programs as "Buy Local" and other similar efforts.						
Implements Which Policy(ies)	ED-1.2					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
3. The City shall continue to monitor the City's economic and fiscal performance as part of the regular budget process.						
Implements Which Policy(ies)	ED-2.1					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Finance					
4. For certain larger development projects, as determined by the City, the City shall require a fiscal impact analysis to be submitted as part of the project application review and entitlement phase.						
Implements Which Policy(ies)	ED-2.2				⊙	
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Manager's Office, Finance					

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Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall establish a traffic collision monitoring program to collect and monitor collision data at major intersections on a regular basis, and identify improvements for vehicles, bicycles and pedestrians at the most frequent collision locations to improve safety.						
Implements Which Policy(ies)	M-1.2; M-1.1		⊙			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
2. The City shall, during the development project review and entitlement phase, continue to evaluate traffic impact analyses and reports according to the City's minimum level of service standards for roadways and intersections.						
Implements Which Policy(ies)	M-1.3;					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
3. The City shall prepare a study to identify the maximum peak hour volume to capacity (V/C) ratio increases per each level of service (LOS) category allowed at intersections resulting from a development project.						
Implements Which Policy(ies)	M-1.3	✓				
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
4. The City shall implement the specific roadway improvements listed in the Mobility section, as shown in Figure M-3, the timing of which shall be determined by periodic monitoring of roadway traffic.						
Implements Which Policy(ies)	M-1.4; M-1.6; M-1.8; M-2.1; M-2.4; M-2.5; M-4.1; ED-1.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
5. The City shall, in conjunction with the Las Virgenes Unified School District, explore the feasibility of Transportation Demand Management (TDM) strategies (e.g., staggering class schedules or adjusting school hours to avoid periods of high traffic volumes) along the following road segments adjacent to schools: Driver Avenue between Argos Street and Chesebro Road; and Lake Lindero Road north of Thousand Oaks Boulevard.			⊙			
Implements Which Policy(ies)	M-1.4; ED-1.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office					
6. The City shall continue to implement street beautification programs, including installation and maintenance, involving street trees and median landscaping, pavement, and street signage.						⊙
Implements Which Policy(ies)	M-1.5; LU-10.7					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
7. The City shall continue to identify and pursue a variety of funding methods to ensure the continued maintenance of the City's roadway system, including grants and matching funds from county, state and federal agencies.						⊙
Implements Which Policy(ies)	M-1.7; M-4.1; LU-7.11					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office					
8. The City shall continue to ensure that all structures and facilities within the City, including transportation facilities and services, are in compliance with the Americans with Disabilities Act (ADA), as applicable.						⊙
Implements Which Policy(ies)	M-2.2					
Responsible Department(s)	Building					
Supporting Department(s)	Public Works, Planning and Community Development					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
9. The City shall continue to ensure that the transportation network as a whole (roadways, bikeways, pedestrian paths, transit) accommodates the needs of a wide range of users, including adults, youth and seniors, as feasible and applicable.						⊙
Implements Which Policy(ies)	M-2.2					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
10. The City shall prepare a Bikeways Master Plan, addressing existing facilities and proposed improvements and additions to the facilities to create a comprehensive and safe system for a wide range of users, as well as specific implementation measures and funding options, to facilitate the use of bicycles as an alternative to vehicles as a travel mode. The Plan shall consider connecting bikeways with other travel modes, including bus and shelter stops.			⊙			
Implements Which Policy(ies)	M-2.1; M-1.1; M-2.4; M-6.1; M-6.2; M-8.1; M-8.2; M-8.4; M-8.5; M-8.6; LU-4.2; LU-7.11					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
11. The City shall prepare and implement an Intelligent Transportation Systems (ITS) Plan that addresses such items as the following: adaptive signal controls, centralized traffic signal control system, real-time transit, traveler and parking availability information. The ITS Plan shall identify and prioritize specific short- and long-term needs and projects.			⊙			
Implements Which Policy(ies)	M-1.4; M-3.1; M-4.1;ED-1.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
12. The City shall evaluate intersections where traffic signal timing can be optimized and coordinated on a periodic basis, and implement such improvements.						⊙
Implements Which Policy(ies)	M-3.2; M-4.1; M-1.4; ED-1.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
13. The City shall continue to consider a variety of traffic control devices at intersections, including the use of roundabouts and traffic circles, as appropriate, when undertaking transportation improvement projects, and shall encourage the same in private development projects during the project review and entitlement phase.						⊙
Implements Which Policy(ies)	M-4.3					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
14. The City shall require the use of the truck routes designated on Figure M-3 for ongoing commercial and industrial business operations and during construction of new development, to the extent practicable, and shall identify ways to monitor and ensure compliance. The City shall provide truck route information to commercial and industrial businesses, and shall stipulate the truck routes as part of development project conditions of approval in the project review and entitlement phase. [check – may want to replace with NR-7.2.A. if routes haven't been verified yet]						⊙
Implements Which Policy(ies)	M-4.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
15. The City shall incorporate more reliable and energy efficient mechanisms and alternative energy technologies into its traffic control systems, such as the use of light emitting diodes (LED), the use of uninterruptible power supplies (UPS) and battery back up systems, traffic signal re-timing, and other technologies as they become available, to the extent feasible			⊙			
Implements Which Policy(ies)	M-4.6					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
16. The City shall periodically assess the need for traffic calming measures (e.g., curb extensions, center islands) along local and collector streets in residential areas, and identify and implement such measures in coordination with input from neighborhood residents.						⊙
Implements Which Policy(ies)	M-5.1; M-1.1; M-5.2					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
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 (e.g., local shuttle) within existing neighborhoods and along existing roadways.				⊙		
Implements Which Policy(ies)	M-5.3; M-6.6; M-9.5					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Attorney's Office; City Manager's Office					
18. City shall coordinate with neighborhood residents to encourage that private streets are developed in accordance with the provisions of the Municipal Code and other regulatory federal, state and county standards used by the City, including provisions for traffic calming, as necessary.						⊙
Implements Which Policy(ies)	M-5.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
19. The City shall accommodate alternative travel modes (e.g., bikeways, sidewalks/pathways; and transit shelters, stops and pullouts), as appropriate and feasible, when designing roadway and intersection improvements, and shall require private development to accommodate such facilities in their projects and along public right-of-way site frontage, pursuant to City standards, during the project review and entitlement phase. The City shall also explore the feasibility of incorporating alternative mode facilities into existing roadway and intersection infrastructure.						⊙
Implements Which Policy(ies)	M-6.1; M-6.2; M-6.3; M-9.2; LU-4.8; LU-16.1; LU-27.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
20. The City shall, to the extent feasible, design roadways with sufficient flexibility for, and in anticipation of, possible future advances in technology for alternate transportation modes.						⊙
Implements Which Policy(ies)	M-6.2; M-2.1					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
21. The City shall continue to implement bus stop design improvements, which shall include consideration for the following: covered bus shelters, benches, waste receptacles, public art or special aesthetic treatment of transit amenities. The City shall also consider such design measures in shuttle stop areas.						⊙
Implements Which Policy(ies)	M-6.3; LU-27.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
22. The City shall promote the use of alternative modes of travel through dissemination of information about bikeways, pedestrian pathways, and bus and shuttle services available in the City and adjacent communities, and inform the public about the benefits of utilizing alternative travel modes. The City shall collaborate and coordinate with regional transportation groups and agencies and other advocacy groups in these education efforts.						⊙
Implements Which Policy(ies)	M-6.5; M-7.5					
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					
23. The City shall implement, in coordination with the Las Virgenes Unified School District and private schools, relevant measures of the federal and state Safe Routes to Schools Program, and shall coordinate with the schools to promote the use of alternative modes of transportation for students and staff.				⊙		
Implements Which Policy(ies)	M-7.5; M-6.5					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
24. The City shall continue to require that residential developments incorporate adequate enclosed, secured space for bicycle parking.						⊙
Implements Which Policy(ies)	M-8.7					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
25. The City shall explore the feasibility of expanding bus transit services in the City with the Metropolitan Transportation Authority (MTA or Metro) and other relevant agencies to provide a viable alternative mode of travel for residents and employees, and the City shall coordinate with such agencies to ensure that a sufficient number of bicycles can conveniently be accommodated on buses to encourage mode links.				⊙		
Implements Which Policy(ies)	M-9.1; M-2.1; M-2.4					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office					
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, and providing a reliable means of moving within the City for the non-driving population.						⊙
Implements Which Policy(ies)	M-9.3; M-2.1; M-2.2; M-9.4					
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development; City Manager's Office					
27. The City shall update the Transportation Demand Management (TDM) Ordinance to encourage increased participation in the TDM Program, and to include current TDM techniques.			⊙			
Implements Which Policy(ies)	M-10.1; M-10.2; M-10.3; M-10.4; M-10.5; M-11.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
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.			✓			
Implements Which Policy(ies)	M-11.1					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
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.			✓			
Implements Which Policy(ies)	M-11.2; M-11.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
30. The City shall continue to coordinate with the California Department of Transportation (Caltrans), the Metropolitan Transportation Authority (MTA or Metro), the Southern California Association of Governments (SCAG), neighboring jurisdictions, and other appropriate agencies, as necessary, on City and regional transportation matters, including to: solve transportation issues affecting the City and complete transportation projects; support efforts to reduce single occupancy vehicle travel; encourage efficiency of transportation facilities; ensure efficient allocation of transit and transportation resources; support alternative modes of travel; and comply with federal, state and regional mandates.						⊙
Implements Which Policy(ies)	M-12.1; M-12.2; M-12.3; M-12.4; M-12.5					
Responsible Department(s)	Public Works; Planning and Community Development; City Manager's Office					
Supporting Department(s)	N/A					
31. The City shall study the feasibility of connecting parks and recreational facilities with walking paths, trails, bikeways and equestrian trails, as appropriate, both within the City and from the City to adjacent facilities, and installing bicycle facilities in City park and recreation areas.			⊙			
Implements Which Policy(ies)	CS-1.3; LU-4.2; LU-4.8; LU-5.4; LU-7.5; LU-7.6; LU-9.2; M-7.2; M-8.1; M-8.2; M-8.3; NR-4.7					
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	Community Services					

Table 6-5 Mobility Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
32. The City shall continue to ensure that bicycle racks or other comparable storage facilities are installed at existing and new City parks and community or recreation centers, and shall continue to require bicycle racks or other comparable storage facilities in all new commercial development.						
Implements Which Policy(ies)	CS-1.4; LU-5.4; LU-7.6; M-8.7					⊙
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	Community Services					
33. The City shall establish a bicycle safety program, in conjunction with development of the Bikeways Master Plan, using the National Highway Traffic Safety Administration (NHTSA) or other relevant program as a guide. The program shall include education and outreach to the community regarding bicycle safety and the safe use of City bikeways.						
Implements Which Policy(ies)	M-8.4; M-1.1					
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
34. The City shall prepare and implement an urban pedestrian plan that identified existing and proposed paths and sidewalks to connect various residential, school, commercial, open space, recreation uses, districts, and scenic routes throughout the City, as well as to connect with the system identified in the Citywide Trails and Pathways Master Plan, transit and shuttle stops, and to address Safe Routes to School programs. As part of the plan, necessary improvements to the existing path and sidewalk system and intersection crossings for greater functionality and safety shall be addressed. The needs of a wide range of uses, including compliance with the Americans with Disabilities Act, shall be addressed in the plan, as well as possible funding sources to carry out the plan. The plan shall also address any proposed amenities along the paths and sidewalks, such as landscaping and signage, if any. The distinct character of each of the City's various districts shall be considered in development of the plan.		⊙			
Implements Which Policy(ies)	NR-4.8; LU-4.2; LU-4.8; LU-5.4; LU-7.6; M-2.2; M-2.4; M-2.5; M-7.1; M-7.2; M-7.5; M-7.6; CS-5.2					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall continue to periodically update the Las Virgenes Municipal Water District (LVMWD), Southern California Edison, Southern California Gas Company, and other utility and service providers on development projects proposed in the City for planning purposes.						
Implements Which Policy(ies)	U-1.1; U-1.2; LU-2.5; ED-1.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
2. The City shall continue to provide information and comments to the Las Virgenes Municipal Water District as part of its periodic updates to the Urban Water Management Plan, Integrated Water System Master Plan, the Recycled Water Master Plan, and other planning documents that affect the City's water supply, wastewater treatment, and availability of recycled water to ensure adequate services.						
Implements Which Policy(ies)	U-1.1; U-1.2; LU-2.5; ED-1.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
3. The City shall continue to assist the Las Virgenes Municipal Water District in disseminating information to City residents about reducing water usage, use of drought tolerant landscaping, and other important water conservation measures.						
Implements Which Policy(ies)	U-1.4; LU-5.4; NR-5.1; NR-5.3					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
4. The City shall continue to reference the requirements and recommendations of the Las Virgenes Municipal Water District for using low flow fixtures, drought tolerant landscaping, irrigation timing, water conserving irrigation, and other water conservation measures, as well as emerging water conservation techniques as they become available, in City projects and in private development project conditions of approval.						⊙
Implements Which Policy(ies)	U-1.4; U-1.3; LU-5.4; ED-2.3; NR-5.1; NR-5.4					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
5. The City shall continue to coordinate with the Las Virgenes Municipal Water District to ensure adequate emergency water supply capacity is available to the City.						⊙
Implements Which Policy(ies)	U-1.5; CS-6.5					
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office					
6. The City shall continue to require that all new office, retail and industrial/manufacturing developments utilize reclaimed water for landscaping, providing there is reclaimed water service to the site.						⊙
Implements Which Policy(ies)	U-1.6; LU-5.4; NR-5.2; NR-5.3					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
7. The City shall continue to utilize reclaimed water for landscaping in City maintained facilities, as service is available.						⊙
Implements Which Policy(ies)	U-1.6; LU-5.4; LU-18.3; NR-5.2; NR-5.3; NR-5.5; U-1.6					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
8. The City shall work with the Las Virgenes Municipal Water District to encourage the development of adequate reclaimed water infrastructure that serves the entire City.						⊙
Implements Which Policy(ies)	U-1.6; LU-5.4; ED-2.3; NR-5.2; NR5.3; NR-5.5					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
9. The City shall explore with the Las Virgenes Municipal Water District the feasibility of providing reclaimed water for residential landscaping, as infrastructure becomes available.			⊙			
Implements Which Policy(ies)	U-1.6; LU-5.4; NR-5.2; NR-5.3					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
10. The City shall prepare a Sewer System Management Plan to outline maintenance and repair procedures for City owned lines.				⊙		
Implements Which Policy(ies)	U-2.1; U-2.5; ED-2.3					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
11. The City shall continue to maintain City owned sewer lines, including coordinating with the Los Angeles County Public Works Department and other entities, as necessary						⊙
Implements Which Policy(ies)	U-2.1; U-2.5; ED-2.3; LU-2.5					
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
12. The City shall continue to coordinate with the Las Virgenes Municipal Water District regarding upgrades to sewer main lines that may be required as development projects are proposed.						
Implements Which Policy(ies)	U-2.1; U-2.5; LU-2.5; ED-2.3					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
13. The City shall regularly identify necessary repairs and improvements to City owned sewer lines, and include them in the Capital Improvement Program, as well as coordinate such improvements with the Las Virgenes Municipal Water District, as appropriate.						
Implements Which Policy(ies)	U-2.1; ED-1.4; ED-2.3					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
14. The City shall require proposed development projects to conduct sewer collection system analyses to determine if facilities are adequate to handle the proposed development during the project review and entitlement phase.						
Implements Which Policy(ies)	U-2.1					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
15. The City shall prepare a feasibility study for extending sewer lines into the Old Agoura area, including coordinating with the Las Virgenes Municipal Water District, Los Angeles County Public Works Department, and the Old Agoura Homeowners' Association.						
Implements Which Policy(ies)	U-2.2			⊙		
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
16. The City shall require new development and substantial additions to existing businesses that may generate toxic or potentially hazardous substances to install monitoring wells to alert City staff about possible contamination.						
Implements Which Policy(ies)	U-2.3					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
17. The City shall continue to require that applicable development projects comply with the National Pollution Discharge Elimination System permit and other Regional Water Quality Control Board requirements, and show evidence of compliance in the project application review and entitlement phase, and during on site inspections by City staff.						
Implements Which Policy(ies)	U-2.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
18. The City shall prepare informational materials regarding the proper use and maintenance of septic systems to distribute to members of the public.						
Implements Which Policy(ies)	U-2.6		⊙			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
19. The City shall continue to comply with the Federal Emergency Management Agency (FEMA) requirements, continue to ensure that development projects be consistent with Los Angeles County Flood Control District requirements, as applicable, and ensure that there is adequate capacity in the storm drain system to accommodate the additional storm water flows.						
Implements Which Policy(ies)	U-3.1; S-1.7					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
20. The City shall continue to require that a drainage plan and study be submitted as part of a development project application, as appropriate, to demonstrate that there is adequate capacity either onsite or in the storm drain system to accommodate any additional flows.						
Implements Which Policy(ies)	U-3.3; NR-6.8; S-1.2; S-1.7					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
21. The City shall update the Storm Drain Master Plan to identify deficiencies, which should be included in the Capital Improvement Plan and coordinated with the Los Angeles County Flood Control District, as appropriate.						
Implements Which Policy(ies)	U-3.2; ED-1.4; ED-2.3; S-1.1; S-1.7		⊙			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
22. The City shall continue to require that new developments incorporate storm water treatment practices that maximize percolation and minimize offsite surface runoff, using methods such as pervious and semi-pervious paving material for parking, driveways, walkways, and other paved areas, as well as retention/detention basins.						
Implements Which Policy(ies)	U-3.3; LU-5.4; NR-5.2; NR-6.2; NR-6.3; NR-6.4; NR-6.7; NR-6.8; S-1.7;					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
23. The City shall encourage the use of bioswales and other similar mechanisms to detain and filter storm water onsite for flood control and water quality treatment to the extent feasible in new development projects.						
Implements Which Policy(ies)	U-3.3; U-3.6; LU-5.4; NR-6.2; NR-6.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
24. The City shall continue to require that new development projects comply with the National Pollution Discharge Elimination System permit and incorporate best management practices, and monitor their compliance through the development project application process and site inspections.						
Implements Which Policy(ies)	U-3.5; NR-6.4; NR-6.7; NR-6.8; NR-7.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
25. The City shall continue to monitor the reports provided by waste collection and recycling service providers in the City to ensure that the providers operate in compliance with state and local laws, as well as comply with the requirements of their City service agreements or permits.						
Implements Which Policy(ies)	U-4.1; U-4.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
26. The City shall continue to implement its Commercial Services Recycling Program, requiring businesses to have recycling programs, and all commercial trash collectors operating in the City to provide recycling services to these businesses and demonstrate diversion of wastes, consistent with state requirements.						
Implements Which Policy(ies)	U-4.2; U-4.7; U-4.9					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
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.						
Implements Which Policy(ies)	U-4.2; U-4.8					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
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.						
Implements Which Policy(ies)	U-4.2					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
29. The City shall explore the feasibility of offering incentives to residents and businesses to reduce waste and recycle.						
Implements Which Policy(ies)	U-4.2		⊙			
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
30. The City shall continue to require waste reduction and recycling, and the use of recycled materials, as feasible, within City government offices and facilities.						
Implements Which Policy(ies)	U-4.2					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
31. The City shall continue to conduct green waste recycling for City parks and other facilities, and to recycle tree trimmings as mulch.						
Implements Which Policy(ies)	U-4.2					⊙
Responsible Department(s)	Public Works, Community Services					
Supporting Department(s)	City Manager's Office					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
32. The City shall work with the Los Angeles County Sanitation District and other agencies or organizations to ensure there is landfill capacity and/or alternative means of disposal that will provide sufficient capacity for solid waste generated in the City, as well as ensure there are continued adequate solid waste recycling and green waste facilities to accommodate such materials generated in the City.						
Implements Which Policy(ies)	U-4.2					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
33. The City shall continue to facilitate communications between residents and businesses and the waste collection and recycling service providers to ensure that adequate services are being offered.						
Implements Which Policy(ies)	U-4.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
34. 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.						
Implements Which Policy(ies)	U-4.4					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
35. The City shall continue to implement the Agoura Hills Municipal Code, requiring adequate recyclable materials storage facilities and enclosures in new development projects.						
Implements Which Policy(ies)	U-4.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
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.						
Implements Which Policy(ies)	U-4.6; S-5.2; S-5.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
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.						
Implements Which Policy(ies)	U-4.7; LU-5.1			⊙		
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development					
38. The City shall continue to promote the various solid waste and recycling services available to business to encourage recycling in the non-residential sector.						
Implements Which Policy(ies)	U-4.9					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
39. The City shall continue to expand community clean up and restoration projects throughout the City and particularly in parks and recreation areas and open space areas through hosting regular City sponsored events, and encouraging private volunteer and community service organization efforts.						
Implements Which Policy(ies)	U-4.10; NR-4.14					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development; Public Works					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
40. The City shall continue to route development project plans to utility providers for review and comment, as appropriate during the project review and entitlement phase to ensure that the project can be accommodated.						
Implements Which Policy(ies)	U-5.1; U-5.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
41. The City shall continue to coordinate with developers and with utility and other service providers during the development project application review and entitlement stage so that adequate infrastructure is available to serve new projects.						
Implements Which Policy(ies)	LU-1.3; LU-2.5; ED-1.4; ED-2.3					⊙
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	N/A					
42. .The City shall review new development projects for design concepts and systems that increase energy efficiency by making use of the natural climate and solar access, and shall require that new developments do not preclude solar access on adjacent properties.						
Implements Which Policy(ies)	U-5.3; LU-5.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Building					
43. The City shall continue to assist utility and other service providers in disseminating information to City residents and potential development project applicants about reducing energy consumption and the availability of incentive and rebate programs.						
Implements Which Policy(ies)	U-5.4; U-5.2; NR-9.1					⊙
Responsible Department(s)	Building					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
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.						
Implements Which Policy(ies)	U-5.4; NR-9.1; ED-2.3; LU-5.1; LU-5.4		⊙			
Responsible Department(s)	Building					
Supporting Department(s)	Planning and Community Development					
45. The City shall disseminate information on available rebates and other incentives offered by service providers and other public agencies for using energy efficient products.						
Implements Which Policy(ies)	U-5.4; U-5.2; NR-9.1					⊙
Responsible Department(s)	Building					
Supporting Department(s)	N/A					
46. The City shall create incentives to encourage the use of energy efficient vehicles in the City, such as preferential parking and other facilities.						
Implements Which Policy(ies)	U-5.4; M-4.6; NR-9.1		⊙			
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
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.						
Implements Which Policy(ies)	U-5.5					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
48. The City shall continue to explore the feasibility of replacing overhead electrical transmission and distribution lines with underground infrastructure.						
Implements Which Policy(ies)	U-5.5					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	City Manager's Office, Planning and Community Development					
49. The City shall strive to incorporate energy efficient appliances, alternative energy infrastructure, and other energy conserving design elements into all new and existing City facilities.						
Implements Which Policy(ies)	U-5.6; LU-18.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development; Building; Public Works					
50. The City shall incorporate green building standards into the Municipal Code pursuant to state requirements.						
Implements Which Policy(ies)	U-5.6; LU-5.1; LU-5.2; LU 5.4; ED-2.3	✓				
Responsible Department(s)	Building					
Supporting Department(s)	Planning and Community Development					
51. The City shall consider implementing Leadership in Energy and Environmental Design (LEED) standards or other similar program, for new buildings and substantial renovations to existing buildings.						
Implements Which Policy(ies)	U-5.6; LU-5.1; LU-5.2; LU-5.4; ED-2.3	⊙				
Responsible Department(s)	Building; Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
52. The City shall explore potential incentive programs to be established to encourage the installation of solar energy systems in development projects.						
Implements Which Policy(ies)	U-5.7; LU-5.1; ED-2.3		✓			
Responsible Department(s)	Building					
Supporting Department(s)	N/A					
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.						
Implements Which Policy(ies)	U-6.1					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development					
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.						
Implements Which Policy(ies)	U-6.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
55. The City shall continue to strive to provide the highest level of communications systems in City operations and services to the public.						
Implements Which Policy(ies)	U-6.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					

Table 6-6 Utility Infrastructure General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
56. The City shall continue to require that all necessary improvements to infrastructure, including roadways, to accommodate new development projects or mitigate their specific impacts be completed prior to occupancy, unless otherwise agreed to by the City and project proponent under special conditions and arrangement.						
Implements Which Policy(ies)	LU-1.3					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
57.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
58.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
59.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall strive to meet the goals for local park and recreation space through additional facilities, and continue to maintain open space areas in accordance with the goals.						
Implements Which Policy(ies)	CS-1.1; LU-2.5; LU-7.4; LU-18.1; LU-18.9; NR-4.7					⊙
Responsible Department(s)	Community Services; Planning and Community Development					
Supporting Department(s)	N/A					
2. The City shall prepare an update to the Parks Master Plan, including developing facility standards.						
Implements Which Policy(ies)	CS-1.1; CS-1.6; CS-1.9; LU-7.4; LU-9.2; LU-18.1; LU-18.9; NR-4.7			⊙		
Responsible Department(s)	Community Services					
Supporting Department(s)	Planning and Community Development					
3. The City shall continue to coordinate with county, state and federal agencies that control park lands in the region to ensure that such resources are available to and benefit local residents.						
Implements Which Policy(ies)	CS-1.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Community Services					
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.						
Implements Which Policy(ies)	CS-1.5					⊙
Responsible Department(s)	Community Services; City Manager's Office					
Supporting Department(s)	Planning and Community Development					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
5. The City shall continue to strive to provide park and recreational facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs.						
Implements Which Policy(ies)	CS-1.6; LU-7.4; LU-9.2; LU-18.1; LU-18.9; LU-19.1					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
6. The City shall explore the potential to use excess space in private and other public facilities throughout the City for hosting recreation activities and programs to better serve local neighborhoods and reduce reliance on automobiles.						
Implements Which Policy(ies)	CS-1.6; LU-7.4; LU-9.2; LU-18.1					⊙
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	City Attorney's Office					
7. The City shall continue to comply with state and federal laws, as well as the Agoura Hills Municipal Code, ensuring that all park and recreational facilities meet accessibility standards, including the Americans with Disabilities Act.						
Implements Which Policy(ies)	CS-1.7					⊙
Responsible Department(s)	Building					
Supporting Department(s)	Community Services Department					
8. The City shall continue to enforce the Zoning Code provisions requiring recreational facilities in multi-family residential developments, and shall encourage the inclusion of recreational facilities in other residential developments, as appropriate.						
Implements Which Policy(ies)	CS-1.8; LU-7.4; LU-10.2; LU-14.3					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
9. The City shall continue to maintain the high quality of the City's parks and recreational facilities by scheduling regular maintenance inspections and conducting improvements as needed.						
Implements Which Policy(ies)	CS-1.9					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	Public Works					
10. The City shall regularly evaluate the types of recreation activities and programs offered to ensure that they meet the varied and changing needs of the community, including continuing to reasonably accommodate special needs individuals and groups.						
Implements Which Policy(ies)	CS-2.1; CS-2.2; CS-2.3; LU-2.5					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
11. The City shall continue to offer senior recreation activities and programs to meet the needs of the growing population.						
Implements Which Policy(ies)	CS-2.2; LU-2.5					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
12. The City shall continue to expand youth programs, especially after school and school break activities that are conveniently located throughout the City and near schools.						
Implements Which Policy(ies)	CS-2.2; CS-1.6					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
13. The City shall explore the feasibility of offering programs that highlight the City's natural and unique assets, such as hiking and equestrian activities, and including collaborating with other organizations, agencies and entities to share resources.						
Implements Which Policy(ies)	CS-2.2; CS-2.1; CS-2.4					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
14. The City shall continue to provide, and explore further, opportunities for social recreation activities for youth and teens, including studying the potential for a youth and teen center facility.						
Implements Which Policy(ies)	CS-2.2; LU-2.5; LU-18.1			⊙		
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
15. The City shall continue to promote healthy lifestyles and activities when considering recreation programs and activities, and specifically sponsor and support health-related programs and special events in the community.						
Implements Which Policy(ies)	CS-2.4					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
16. The City shall continue to offer frequent community-wide special events, including those that promote the City's history, family activities, cultural events and educational outreach.						
Implements Which Policy(ies)	CS-2.5; LU-2.5; ED-2.4; HCR-2.2					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
17. The City shall continue to pursue agreements with the school district, other agencies and entities, and sports organizations and clubs to encourage the joint use of facilities for recreation and other services for residents, and shall explore opportunities for inter-community participation in City programs and facilities with surrounding businesses, cities and counties.						
Implements Which Policy(ies)	CS-3.1; CS-3.2; CS-4.2; LU-18.1					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	City Manager's Office; City Attorney's Office					
18. The City shall continue to support the joint Agoura Hills/Calabasas Community Center facility and programs to provide a diversity of recreational opportunities to residents.						
Implements Which Policy(ies)	LU-19					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
19. The City shall continue to expand opportunities for citizen volunteers to enhance City recreation programs and special events.						
Implements Which Policy(ies)	C-3.3					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	N/A					
20. The City shall continue to enforce the City's Parkland Dedication and Fees Ordinance for new residential development, and shall explore other mechanisms to finance the acquisition, improvement and maintenance of park facilities.						
Implements Which Policy(ies)	CS-4.1					⊙
Responsible Department(s)	Planning and Community Development; Community Services					
Supporting Department(s)	Finance					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
21. The City shall continue to periodically evaluate and adjust user and service fees for park facilities and recreation programs in order to reflect City costs of providing services as well as maintaining affordability.						
Implements Which Policy(ies)	CS-4.1					⊙
Responsible Department(s)	Community Services					
Supporting Department(s)	Finance					
22. The City shall continue to implement the Citywide Trails and Pathways Master Plan.						
Implements Which Policy(ies)	CS-5.1; CS-5.2 through CS-5.10; LU-3.3; LU-4.2; LU-4.8; LU-7.5; LU-19.1; LU-19.3; LU-23.5; LU-30.5; M-7.2; NR-2.1; NR-4.6; NR-4.8; NR-6.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Public Works					
23. The City shall use the most sustainable and environmentally sensitive design and construction methods shall be employed in trail and pathway development, and trail and pathway development projects shall undergo environmental review pursuant to the California Environmental Quality Act to ensure no significant adverse impacts result from their implementation.						
Implements Which Policy(ies)	CS-5.5					⊙
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					
24. The City shall prepare and implement a trails and pathways signage program in conjunction with implementation of the Citywide Trails and Pathways Master Plan.						
Implements Which Policy(ies)	CS-5.6; LU-7.5; LU-30.5			⊙		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
25. The City shall require that all new development and substantial remodels adjacent to identified trail systems, either existing or proposed, provide a trail or pathway connection to such trail system in compliance with the standards in the Citywide Trails and Pathways Master Plan.						
Implements Which Policy(ies)	CS-5.9; LU-4.8; LU-5.4; LU-7.5; LU-23.5; M-7.2					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
26. The City shall continue to coordinate with and support the services that the Los Angeles County Fire Department and Los Angeles Sheriff Department provide to the City, including ensuring adequate personnel and facilities for timely emergency response, reviewing proposed development projects for site access and design, including crime prevention design measures, and fuel modification purposes, as relevant, and conducting regular inspections as necessary.						
Implements Which Policy(ies)	CS-6.1; CS-6.4; CS-7.1; LU-2.5; S-3.1; S-3.2; S-3.5; S-3.7; S-3.8; S-4.1; S-4.2					⊙
Responsible Department(s)	City Manager's Office; Planning and Community Development					
Supporting Department(s)	N/A					
27. The City shall continue to ensure that the Los Angeles County Fire Department and Los Angeles County Sheriff Department maintain mutual aid and other relevant agreements with other jurisdictions and agencies, including the California Highway Patrol and Ventura County, for supplemental fire protection and law enforcement services during emergency situations.						
Implements Which Policy(ies)	CS-6.2; CS-7.3; S-6.4					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	City Attorney's Office					
28. The City shall continue to provide staff and financial resources to ensure the ongoing organization and training of the City's Community Emergency Response Team (CERT).						
Implements Which Policy(ies)	CS-6.3; S-6.2; S-6.3; S-6.5					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
29. The City shall continue to maintain the City's Emergency Operations Center (EOC) in accordance with state and federal requirements.						
Implements Which Policy(ies)	CS-6.4; S-6.2; S-6.5					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
30. The City shall continue to route development project plans, as appropriate, to the County Fire Department for review and comment during the review and entitlement phase, and the City shall continue to monitor development project plans during this phase to ensure that fire hazards are reduced through proper design, including incorporating fire prevention suppression systems, in accordance with relevant city, county, and state fire regulations and codes, as appropriate, and the City shall encourage the use of automatic fire sprinkler systems in multi-family residential uses where not required.						
Implements Which Policy(ies)	CS-6.6					⊙
Responsible Department(s)	Planning and Community Development; Building					
Supporting Department(s)	N/A					
31. The City shall continue to cooperate with the County of Los Angeles Sheriff Department in crime prevention and safety education efforts.						
Implements Which Policy(ies)	CS-7.1; S-4.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
32. The City shall encourage citizen participation in public safety and educational programs at the neighborhood level, including Neighborhood Watch or similar efforts, to supplement law enforcement services and facilitate safety awareness.						
Implements Which Policy(ies)	CS-7.1; S-4.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
33. The City shall distribute information describing Crime Prevention Through Environmental Design or other similar concepts to encourage potential development applicants to incorporate them in their projects, and utilize such concepts promoting defensible space in design in City facilities to the extent feasible.						
Implements Which Policy(ies)	CS-7.2; S-3.3; S-3.4; S-4.4			⊙		
Responsible Department(s)	Planning and Community Development; Building					
Supporting Department(s)	N/A					
34. The City shall continue to maintain the City's graffiti abatement program, providing timely response to graffiti reports and adequate mitigation of graffiti.						
Implements Which Policy(ies)	CS-7.4					⊙
Responsible Department(s)	Public Works; City Manager's Office					
Supporting Department(s)	N/A					
35. The City shall continue to support the efforts of the Las Virgenes Unified School District to provide education services to all school aged children in the City, and collaborate on joint efforts between the City and District, where appropriate.						
Implements Which Policy(ies)	CS-8.1					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
36. The City shall continue to cooperate with the Las Virgenes Unified School District as it upgrades or expands its facilities, as deemed appropriate, and support the District's facility planning efforts.						
Implements Which Policy(ies)	CS-8.2					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	Planning and Community Development; Public Works					

Table 6-7 Community Services Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
37. The City shall coordinate with the Agoura Hills Library Branch of the Los Angeles County Public Library system to ensure that the library is adequately serving the community, and continue to collaborate on relevant joint City/library programs and special events.						
Implements Which Policy(ies)	CS-0.1					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
38.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
39.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
40.						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						

Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
1. The City shall continue to carry out the City's Open Space Implementation Plan.						
Implements Which Policy(ies)	NR-1.1; NR-1.4; NR-1.5; NR-4.5; NR-4.6; NR-4.7; U-3.4; LU-LU-3.1; LU-3.3; LU-4.2; LU-19.2; LU-31.2;					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office; City Manager's Office					
2. During the review and entitlement process for development projects, the City shall ensure that all projects adjacent to open space resource areas, including SEAs and lands shown on Figure NR-2, have appropriate transitions between the proposed development and the open space area, which shall be planted with native species and where structures are prohibited, and allow for inter-connection of open space areas, as appropriate.						
Implements Which Policy(ies)	NR-1.2; NR-2.4; NR-4.6; LU-3.3; LU-4.8; LU-4.9; LU-19.1; LU-19.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
3. The City shall continue to implement the requirements of the City's National Pollution Discharge Elimination System (NPDES) Permit, including Storm Water Pollution Prevention Plans and Standard Urban Storm Water Mitigation Plans, and continue efforts to be in compliance with all applicable state and federal water quality regulations.						
Implements Which Policy(ies)	NR-1.3; NR-4.2; NR-6.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010-2011	2012-2015	2016-2035	Annual	Ongoing
4. The City shall, as part of the review and entitlement process for development projects, continue to coordinate with relevant federal and state agencies to ensure the viability of the Liberty Canyon wildlife corridor.						
Implements Which Policy(ies)	NR-1.4; NR-4.12; LU-3.1; LU-19.1				⊙	
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
5. The City shall explore the potential for restoring habitat and removing existing impediments to open space lands in order to support native wildlife and plant species, and encourage wildlife movement within the open space areas.						
Implements Which Policy(ies)	NR-1.4; LU-3.1; LU-5.4; LU-19.3; NR-6.1; U-3.4			⊙		
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
6. The City shall continue to implement the City's Oak Tree Preservation Guidelines in the Zoning Code.						
Implements Which Policy(ies)	NR-4.2; NR-4.10; LU-3.1; LU-3.4; LU-3.7; LU-4.1					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
7. The City shall continue to coordinate with relevant state and federal permit agencies with jurisdiction in and around water bodies, such as creeks and drainages, to ensure that such resources are protected and development impacts minimized.						
Implements Which Policy(ies)	NR-4.2; NR-6.1; NR-6.4; U-3.4; LU-3.1; LU-3.5; LU-5.4; LU-19.4					⊙
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
8. The City shall continue to implement the California Environmental Quality Act (CEQA).						
Implements Which Policy(ies)	NR-4.3					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					
9. The City shall continue to install and maintain roadway medians and parkways and edges of roadways with trees and other landscaping to lessen heat island effects and to promote aesthetics and urban forestry.						
Implements Which Policy(ies)	NR-4.7; LU-5.3; LU-5.4; LU-19.1					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
10. The City shall continue to maintain and augment as necessary trees and other landscaping in City parks.						
Implements Which Policy(ies)	NR-4.7; LU-5.1; LU-5.3; LU-5.4; LU-19.1					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Community Services					
11. The City shall minimize the application of pesticides and herbicides on all City-owned landscaped properties.						
Implements Which Policy(ies)	NR-4.9; LU-5.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Community Services					

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
12. The City shall continue to prepare and make available to the public a current list of appropriate native plants suitable to the Agoura Hills area, and encourage the use of such plants, as feasible, in private development projects during project review and entitlement.						
Implements Which Policy(ies)	NR-4.9; LU-5.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
13. The City shall continue to prioritize the use of native landscaping suitable to the Agoura Hills area, including plants and trees that provide a high level of wildlife habitat, in all City landscaped facilities and projects, to the extent practicable.						
	NR-4.9; LU-3.1; LU-5.4; LU-18.3					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	Planning and Community Development					
14. The City shall prepare informational materials regarding ways to minimize pollution in City creeks, drainages and flood channels, including reducing the use of pesticides and herbicides on landscaping, using storm water filter mechanisms, and avoiding dumping into water bodies, to distribute to members of the public.						
Implements Which Policy(ies)	NR-4.9; NR-6.1; NR-6.2; S-5.3; LU-5.4; U-3.4		⊙			
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
15. The City shall explore the feasibility of improving the creeks, drainages and flood channels in the City through regular removal of non-native and invasive plants and trees; planting of native species within and/or along the top of the water courses; development of adjacent bikeways and pedestrian paths, as practicable; and, in some cases, restoring developed water courses to their natural earthen and vegetated condition while still maintaining adequate flood control and protection.				⊙		
Implements Which Policy(ies)	NR-4.11; NR-6.1; NR-6.4; LU-3.1; LU-3.5; LU-5.4; LU-19.1; S-1.5					
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
16. The City shall continue to coordinate with and support the efforts of the Santa Monica Mountains Conservancy/Mountains Recreation Conservation Authority and other appropriate agencies and entities in restoring native habitats in and around Agoura Hills.						
Implements Which Policy(ies)	NR-4.11; NR-6.2; NR-6.4; LU-3.1; LU-3.5; LU-5.4;U-3.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
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.						
Implements Which Policy(ies)	NR-4.11; NR-6.1; NR-6.4; NR-6.5; NR-6.6; LU-3.5; U-3.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					
18. The City shall help promote citizen participation in educational opportunities offered by community and environmental organizations and other relevant government entities to learn about the natural resources, including plants and wildlife, in the region.						
Implements Which Policy(ies)	NR-4.13					⊙
Responsible Department(s)	Community Services; Planning and Community Development					
Supporting Department(s)	N/A					
19. The City shall update its Water Efficient Landscape Ordinance in accordance with state requirements to minimize the use of water in landscape irrigation.						
Implements Which Policy(ies)	NR-5.3	✓				
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Attorney's Office					

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
20. The City shall continue to comply with the requirements and plans of the South Coast Air Quality Management District and the Southern California Association of Governments, as well as other state and federal legislation, regarding air quality.						
Implements Which Policy(ies)	NR-7.1					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
21. The City shall continue to utilize low-emission City vehicles, and convert existing gasoline-powered fleet vehicles to cleaner fuels as technology becomes available.						
Implements Which Policy(ies)	NR-7.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
22. The City shall continue to require that all construction projects comply with the mandates and recommendations, as appropriate, of the South Coast Air Quality Management District regarding fugitive dust control.						
Implements Which Policy(ies)	NR-7.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
23. The City shall continue to implement its street sweeping program.						
Implements Which Policy(ies)	NR-7.4					⊙
Responsible Department(s)	Public Works					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
24. The City shall continue to comply with Division of Mines and Geology regulations, as applicable.						
Implements Which Policy(ies)	NR-8.1					⊙
Responsible Department(s)	Public Works; Planning and Community Development					
Supporting Department(s)	Building					
25. The City shall continue to comply with all state requirements regarding climate change and greenhouse gas reduction, including preparing necessary plans and analyses.						
Implements Which Policy(ies)	NR-10.1					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
26. The City shall ensure that any City plans prepared related to climate change and greenhouse gas reduction are consistent with relevant regional plans addressing similar issues, and that the City coordinates and collaborates, as necessary, with other agencies and organizations to meet climate change and greenhouse gas reduction goals.						
Implements Which Policy(ies)	NR10.2; LU-5.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
27. The City shall support the efforts of regional agencies and other entities to educate the public about the benefits and measures related to reducing greenhouse gases.						
Implements Which Policy(ies)	NR-10.3; LU-5.4					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					

Table 6-8 Natural Resources Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
28. The City shall continue to enforce the Sign Ordinance of the Municipal Code, and shall continue the abatement of outdoor advertising displays (such as billboards) to the extent feasible.						
Implements Which Policy(ies)	NR-2.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	City Manager's Office					
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						

Table 6-10 Noise Implementation Program	2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall require the preparation of a noise study during the project review and entitlement phase, as deemed necessary by the Planning and Community Development Department, for the following: (1) New residential and other noise sensitive uses (including schools, libraries, hospitals and other similar medical facilities) along the freeway corridor and major thoroughfares and near stationary noise sources; and (2) Substantial noise generating uses proposed in and near residential and other areas where there are sensitive noise receptors in the site vicinity. Such project shall comply with the recommendations of the noise study to mitigate noise levels to the extent feasible.					⊙
Implements Which Policy(ies): N-1.1; N-2.3; N-3.1					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): N/A					
2. For substantial noise generating uses proposed in and near residential and other areas where there are sensitive noise receptors in the site vicinity (including hospitals and other similar medical facilities, libraries and schools), and for mixed use development projects that include residential uses, the City shall require that the project demonstrate during the review and entitlement phase that the structure(s) will adequately isolate noise between adjacent uses (using such methods as building orientation, window insulation, common wall separation, common floor/ceiling separation), and that such projects incorporate physical construction standards (including equipment) and site design components (locating loading areas, parking lots, primary driveways, trash enclosures, mechanical equipment and other noise sources away from the residential and other sensitive uses) to the extent feasible to reduce noise between adjacent uses.					⊙
Implements Which Policy(ies): N-1.2; N-1.3; M-4.4; LU-16.3; LU-27.3					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): N/A					

Table 6-10 Noise Implementation Program	2010–2011	2012–2015	2016–2035	Annual	Ongoing
3. The City shall require during the project review and entitlement phase that new development incorporate all practicable measures to provide adequate sound insulation and noise protection from existing and anticipated noise sources.					⊙
Implements Which Policy(ies): N-1.4; N-3.1					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): N/A					
4. The City shall consider as part of the project review and entitlement phase for development projects considered noise sensitive land uses (including schools, libraries, hospitals and other similar medical facilities) within areas exceeding ambient noise standards for that given use if an analysis provided by the project proponent demonstrates that the health risk from locating such uses in these areas will not be significant.					⊙
Implements Which Policy(ies): N-1.5; N-3.1					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): N/A					
5. The City shall continue to require during the project review and entitlement phase that development projects be evaluated for consistency with the Noise/Land Use Compatibility Matrix (Table N-1) and the Interior and Exterior Noise Standards (Table N-2), as well as noise regulations in the Municipal Code.					⊙
Implements Which Policy(ies): N-1.6; N-3.1					
Responsible Department(s): Planning and Community Development					
Supporting Department(s): N/A					
6. The City shall continue to design roadway improvement projects, and coordinate as necessary with the California Department of Transportation, so that roadway noise exposure to adjacent uses is minimized, and the City shall continue to require the incorporation of noise attenuation measures in such roadway projects.					⊙
Implements Which Policy(ies): N-2.2; M-4.5					
Responsible Department(s): Public Works					
Supporting Department(s): Planning and Community Development					

Table 6-10 Noise Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
7. The City shall continue to require the use of noise walls, berms and other similar structures to reduce the effects of noise in residential and other noise sensitive land use projects adjacent to the freeway corridor and major thoroughfares, as recommended by required noise studies during project review and entitlement.						
Implements Which Policy(ies)	N-2.2; M-4.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
8. The City shall continue to implement the City's noise regulations outlined in the Municipal Code.						
Implements Which Policy(ies)	N-3.2; N-3.3; M-4.5					⊙
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
9. The City shall continue to coordinate with Caltrans and the Los Angeles County Sheriff Department to promote the enforcement of state motor vehicle noise standards along the Ventura Freeway and City streets.						
Implements Which Policy(ies)	N-2.1					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
Implements Which Policy(ies)						
Responsible Department(s)						
Supporting Department(s)						

Table 6-9 Community Safety General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
1. The City shall continue to ensure that all development projects comply with federal, state and Los Angeles County requirements for floodplain management, flood hazard protection and use, and storage of hazardous materials.						
Implements Which Policy(ies)	S-1.3; S-1.6; S-1.7					⊙
Responsible Department(s)	Public Works; Building					
Supporting Department(s)	N/A					
2. The City shall continue to update and implement the Standardized Emergency Management System (SEMS) Plan in compliance with state and other agency requirements, and educate and train City staff, as necessary.						
Implements Which Policy(ies)	S-1.4; S-4.7; S-5.1; S-6.1; S-6.2; S-6.3					⊙
Responsible Department(s)	City Manager's Office					
Supporting Department(s)	N/A					
3. As development projects are proposed, the City shall continue to work with applicants to preserve the floodplain as open space, and discourage channelization, if possible.						
Implements Which Policy(ies)	S-1.5					⊙
Responsible Department(s)	Planning and Community Development; Public Works					
Supporting Department(s)	N/A					

Table 6-9 Community Safety General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
4. The City shall continue to ensure compliance with state and City seismic and geologic safety standards during the development project review and entitlement phase, requiring technical studies and investigations for ground rupture, ground shaking, liquefaction, expansive soils, subsidence, and other factors on sites, as necessary, and incorporating best management practices and protective measures into the project.						⊙
Implements Which Policy(ies)	S-2.1; S-2.2					
Responsible Department(s)	Building; Planning and Community Development					
Supporting Department(s)	N/A					
5. The City shall encourage existing important public facilities located in the City, including schools, to upgrade and retrofit structures that do not meet current building standards and within areas susceptible to seismic or geologic hazards, as feasible.						⊙
Implements Which Policy(ies)	S-2.3					
Responsible Department(s)	Building					
Supporting Department(s)	N/A					
6. The City shall explore the potential for state or federal funding to assist in seismic upgrades and retrofit of existing buildings.						⊙
Implements Which Policy(ies)	S-2.4					
Responsible Department(s)	Building					
Supporting Department(s)	N/A					
7. The City shall continue to implement the County Fire Department developer fee for new development.						⊙
Implements Which Policy(ies)	S-3.5					
Responsible Department(s)	Building					
Supporting Department(s)	Planning and Community Development; Finance					

Table 6-9 Community Safety General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
8. The City shall continue to 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.						⊙
Implements Which Policy(ies)	S-3.8					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
9. The City shall continue to request input regarding safety and crime prevention design issues from the Los Angeles County Sheriff Department during development project review and entitlement, as appropriate.						⊙
Implements Which Policy(ies)	S-4.5					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
10. The City shall coordinate with relevant county, state and federal agencies as necessary to ensure that users, producers and transporters of hazardous materials and wastes abide by applicable laws.						⊙
Implements Which Policy(ies)	S-5.4					
Responsible Department(s)	Building					
Supporting Department(s)	N/A					

Table 6-9 Community Safety General Plan 2035 Implementation Program		2010–2011	2012–2015	2016–2035	Annual	Ongoing
11. The City shall continue to require the preparation of soil and groundwater contamination assessments in accordance with applicable standards for development projects during the project review and entitlement phase in areas where there is the potential for hazardous materials to be present, and the City shall require that the recommendations of such assessments, including necessary remediation procedures, are implemented in compliance with relevant laws, including those of the Los Angeles County Environmental Health Division, County Department of Toxic Substances Control, and the Regional Water Quality Control Board, with the contaminated site remediated prior to grading and construction of the project.						⊙
Implements Which Policy(ies)	S-5.5					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Building; Public Works					
12. The City shall only approve projects involving sensitive land uses (including residences, schools, daycare and eldercare centers, playgrounds, medical facilities) within or adjacent to areas with land use designations that allow industrial and manufacturing facilities if an analysis provided by the project proponent during the review and entitlement phase demonstrates that the health risk from the use, transport or storage of hazardous materials will not be significant.						⊙
Implements Which Policy(ies)	S-5.6					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	N/A					
13. The City shall continue to ensure uses in mixed-use projects do not pose significant hazardous materials health risks during the design review and entitlement phase.						⊙
Implements Which Policy(ies)	S-5.6					
Responsible Department(s)	Planning and Community Development					
Supporting Department(s)	Building					

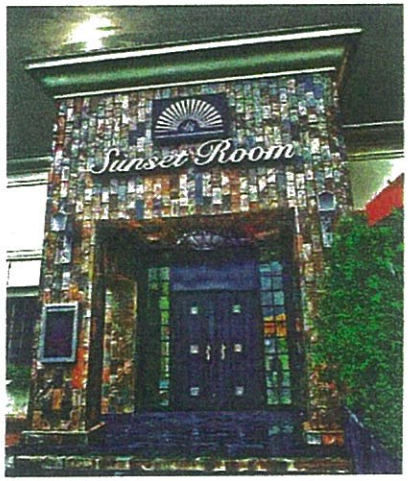
APPENDIX D

City of Agoura Hills Development Summary, December 2011

City of Agoura Hills Development Summary

Department of Planning and Community Development
30001 Ladyface Court, Agoura Hills, CA 91301
www.ci.agoura-hills.ca.us
(818) 597-7309

Commercial and Residential Projects



December 2011
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COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1	**E.F. Moore & Co.**	03-CUP-006	SEC of Agoura and Kanan Road	2061-031-020	18 acres (784,080 sq.ft.)	Retail/office: 48,500 MFU:95	Agoura Village Mixed Use Development Env. Review: MND	A. Cook (818) 597-7310
2	**Heathcote for Buckley**	03-CUP-019	South of Agoura Road near western City Limits	2061-001-031	3 acres (130,680 sq.ft.)	14075.00	Commercial/Medical Building Env. Review: TBD	V. Darbouze (818) 597-7328
3	**Cornerstone**	07-AVDP-002 + PM 70559	SEC Agoura Road and Cornell Road	2061-029-008/16; 2061-030-001/013	5.58 acres (243,172 sq.ft.)	Retail: 26,000 sq.ft. Office: 18,000 sq.ft. MFU: 35/41,000	Agoura Village Mixed Use Development Env. Review: MND	A. Cook (818) 597-7310
4	**Agoura-Kanan, LLC/ The Martin Group**	07-AVDP-001	4995 Kanan Road	2061-033-016	21.58 acres (940,024.8 sq.ft.)	MFU: 107 units Retail:167,000	First phase of development & parcelization of site includes 107 res.units over 62,000sq.ft. of retail space. (other phases to include 30,000 sq.ft. of retail and 75,000 sq.ft. of commercial space). Env. Review: MND	A. Cook (818) 597-7310
5	**Meridian Telecom, Inc. for Verizon Wireless**	07-CUP-006	30401 Agoura Road	2061-002-047	N/A	N/A	Install rooftop wireless communications site consisting of 12 panel antennas(4 antennas per sector-3 sectors) Each antenna's size is 4'x1'x6" and 4 outdoor radio equip. cabinets. Entire facility to be screened to match existing. Env. Review: Catex	V. Darbouze (818) 597-7328
6	**Agile Ventures, LLC**	07-AVDP-003	28870 Agoura Road	2061-029-003 and 2061-029-004	1.2 acres (48,709 sq. ft.)	17,249sq. ft.	Construct a two-story office condo (17 units) (Tr.Map required) on two-lots (PM required to combine lots for project.) Env. Review: MND	A. Cook (818) 597-7310

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW - DECEMBER 2011

7	**Sherlie Bermann (Architect, Sorin Done)**	07-AVDP-004	28900 Agoura Road (Lots 46 and 47)	2061-029-005 and 2061-029-006	0.8 acres (39,204 sq. ft.)	24,220 sq. ft. (1 du is about 2,000 of this)	A mixed occupancy, commercial bldg./ banquet hall/ office and one residential unit; outdoor wedding terrace and wine cellar are proposed. Env. Review: MND	A. Cook (818) 597-7310
8	**Whizin Market Square, LLC/ Tucker Investment Group, LLC**	08-AVDP-001	28888 thru 28914 Roadside Drive	2061-007-041, 051, 052, 054, 055	8.95 acres (389,890 sq. ft.)	100,000 sq. ft. existing floor area, 14,850 sq. ft. of new flr.area and 5,800 sq. ft. of new outdoor dining areas.	Conceptual commercial mixed-use project, includes approx.100,000sq.ft.of existing flr.area, 14,850 sq.ft.of new retail & restaurant flr.area, add 88 new parking spaces to existing 515 parking spaces & demolish baseball batting cages. Project to reconfigure open/parking areas to provide 5,800 sq. ft. of outdoor dining, public seating, play areas, open space for outdoor entertainment & community gathering uses. Env. Review: Catex	D. Hooper (818) 597-7342
9	**Sprint-Nextel**	09-CUP-005	28545 Driver Avenue (Agoura High School)	2048-008-901	N/A	N/A	Request to install a telecommunication facility including two antennas on existing stadium light poles, and new equipment. Env. Review: Catex	V. Darbouze (818) 597-7328
10	**Sprint-Nextel**	09-CUP-004	29646 Agoura Road	2061-033-013	N/A	N/A	Request to install a telecommunication facility in on a existing tower and additional enclosure at the base. Env. Review: Catex	V. Darbouze (818) 597-7328
11	**PDC for AT&T**	11-CUP-002 Ref. Case: 95-CUP-005 Amendment + 95-VAR-006	28030 Dorothy Drive	2061-013-037	N/A	N/A	Upgrade wireless telecommunication facility Env. Review: Catex	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW - DECEMBER 2011

12	**27489 Agoura Road LLC for Marc Leonard/Marc Spellman**	11-SPR-009, 11-OTP-019, 11-VAR-002, VTPM 67397 (Ref Cases: 06-SPR-009, 06-OTP-021, 08-VAR-003, VTPM 67397)	27489 Agoura Road	2064-006-006, 007, 009, 016, 018, 019	5 empty lots and one developed lot for a site total of approx. 4.18 acres	30,000 sq. ft. (existing bldg. on site is 24,450 sq. ft.)	Time Extension for a project: 2 bldgs. One single-story, 10,000 sq.ft. and one two-story, 20,400 sq. ft. and a Parcel Map to combine the 6 lots. Env. Review: MND Addendum	V. Darbouze (818) 597-7328
13	**PDC for AT&T**	11-CUP-003	30105-30131 Agoura Road	2061-005-058	N/A	N/A	Upgrade wireless telecommunication facility Env. Review: Catex	V. Darbouze (818) 597-7328
14	**Brett Trebil for Agoura Business Center**	11-DA-001	28631 &28721 Canwood Street	2048-013-033 2048-012-027	N/A	N/A	Development Agreement for street improvements Env. Review: Catex	D. Hooper (818) 597-7342

COMMERCIAL AND MIXED-USE PROJECTS IN REVIEW	ACRES	SQ.FT.	# OF UNITS
Commercial - New	**54.32**	**343,446.00**	**N/A**
Commercial - Addition	**8.95**	**14,850.00**	**N/A**
Residential - New			**238**
Outdoor Use		**5,800**	**N/A**

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1P	**Willy's Smokin BBQ'/Marca Gauzurez**	05-SPR-029	28434 Roadside Drive	2061-008-048	0.25 (11,219 sq.ft.)	273 sq. ft.	Add 273 sq. ft. of office space and kitchen storage Env. Review: Catex	R. Madrigal (818) 597-7339
2P	**Elias Ben Hazany**	07-CUP-001	5226 Palo Comado Canyon Road	2052-008-030	0.45 acre (19,602 sq.ft.)	1,454.7 sq. ft.	Remodel existing gas station building and remove the service-bay facilities in order to convert entire building to a Food Mart. Env. Review: Catex	R. Madrigal (818) 597-7339
3P	**Shirvanian Family Investment (New ABC North)**	06-CUP-003 06-OTP-005 PM 65503	Lots between 28700 and 28811 Canwood Street	2048-012-026	10 acres (435,600 sq.ft.)	103,000 sq. ft.	Industrial park with 7 buildings Env. Review: MND	D. Hooper (818) 597-7342
4P	**Meridian for Verizon Wireless**	04-CUP-005	28545 Driver Ave.	2048-008-901	N/A	N/A	Wireless telecommunications antenna & equipment bldg. Env. Review: Catex	V. Darbouze (818) 597-7328
5P	**Scheu Development Co. for Agoura Hills Corporate point, LLC**	98-CUP-012 98-OTP-010 Amendment TPM 71468	30200 and 30300 Agoura Road	2061-002-022	26 acres (1,132,560 sq.ft.)	71,844 sq. ft.	Amendment to approved application to extend the approval beyond the allowed extension already granted for two com. office buildings on 5.23 acres The balance of the site to be deed restricted to prevent development. Env. Review: EIR	D. Hooper (818) 597-7342

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011

6P	**Luithly, Joseph**	07-CUP-008 07-OTP-005 07-VAR-002	28818 Agoura Road	2061-029-002	0.68 acres (29,722 sq.ft.)	1,062 sq. ft.	Convert existing non-conforming S.F. D.U in BP-OR Zone to Com. Bldg. and add a 113 sq. ft. 1st floor addition; a 729 sq. ft. 2nd floor addition and a new 220 sq. ft. covered patio; convert existing lattice patio cover to solid roof and convert the 684 sq. ft. garage to work area. Env. Review: Catex	V. Darbouze (818) 597-7328
7P	**27489 Agoura Road LLC (Previously known as Cardinal Liberty)**	06-SPR-009 PM 67397 Related Cases: 06-PAR-003 99-SPR-015 New Cases: 11-SPR-001, 11-OTP-019, 11-VAR-001 same Parcel Map No. 67397	N/W corner of Liberty Cyn. and Agoura Road	2064-006-006,007,009, 016,018,019	5 empty lots and one developed lot for a site total of approx. 4.18 acres (182,080.8 sq.ft.)	30,000 sq. ft. (existing bldg. on site is 24,450 sq. ft.)	2 bldgs. One single-story, 10,000 sq. ft.. and one two-story, 20,400 sq. ft. + Parcel Map to combine the 6 lots. Env. Review: Catex	V. Darbouze (818) 597-7328
8P	**Moe Sherif for GU**	07-SPR-012 07-VAR-003 07-SP-024 PM 70808	29338 Roadside Drive	2061-004-025	0.62 acres (27,007.2 sq. ft.)	2,612 sq. ft.	Proposal to eliminate self-service washing stalls & tunnel; maintain two lube bays & add new retail area & office. A Variance is requested to reduce the rear yard setback, increase the wall height and adjust the boundaries of a smaller parcel. A Sign Program approval is also requested. Env. Review: Catex	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011

9P	**Ware Malcomb for Agoura Business Center West,LLC (William Poe)**	07-CUP-010 07-GPA-001 07-ZC-001 PM 69426 08-VAR-006	Northwest corner of Canwood Street and Derry Ave.	2048-012-022 and 2048-012-027	The entire Lot 2 of Tr.33249 is 8.82 acres buildable area; however, with the new Parcel Map, the project site is proposed to be 1.93 acres (840,708 sq.ft.)	21,782 sq. ft.	A GPA and ZC app.to change project site from Bus.Manufacturing to Commercial Retail and a CUP app.to construct 3 retail buildings totalling 21,782 sq.ft. Env. Review: MND	V. Darbouze (818) 597-328
10P	**Sunbelt Enterprises**	05-CUP-005 05-OTP-032	29541 and 29555 Canwood Street	2053-001-008	3.23 acres (140,698 sqft.)	25,200 sq.ft.	2 identical 12,600 sq. ft. medical & general office bldgs. Env. Review: MND	V. Darbouze (818) 597-7328
11P	**Agoura Medical Partners, LLC**	07-SPR-015 PM 70096 07-GPA-002 07-ZOA-002	N/W corner of Agoura Road and Chesebro Road	2061-012-012; 014; 015; 018;047;048;049	1.82 acres (79,194 sq.ft.)	40,733 sq. ft.	Medical office building Env. Review: MND	V. Darbouze (818) 597-7328
12P	**Agoura Landmark, LP**	VTTMap 70707; 08-SPR-011; 08-OTP-021; 08-SP-036; Related cases: 07-PAR-006 HQ:05-SPR-010, 05-OTP-010 & 05-SP-006	29621 Agoura Road	2061-003-027	5.17 acres (225,205 sq.ft.) minus 22,651.2 sq. ft. for S.D. easement and 15,246 sq. ft. for F.H. area. Buildable acress: 4.30 acres	99,194 sq. ft.	Divide property into 6 lots for 5 bldgs. and 1 common lot w/parking structure(1 level underground) Bldg.A 2 flrs,14,536 sq. ft.Bldg.B 3 flrs, 25,418 sq. ft.Bldg.C 2 flrs, 8,306 sq. ft.Bldg.D 3 flrs, 25,484 sq. ft.Bldg.E 2 flrs, 25,450 sq.ft. Env. Review: MND	V. Darbouze (818) 597-7328

COMMERCIAL AND MIXED-USE PROJECTS APPROVED - DECEMBER 2011

13P	**Conrad Hilton Foundation**	09-CUP-001, 09-OTP-003, 10-VAR-004, VTPM 71284, 09-DA-001	30440 and 30500 Agoura Rd. (south side of Agoura Rd., east of Reyes Adobe)	2061-002-024 and 2061-002-048	66 acres (2,874,960 sq.ft.)	90,300 sq.ft.	Construct the Foundation headquarters in a three-phase campus style development. Phase I: One 22,240 sqft. office building with one 450 sqft. maintenance building and retaining walls. Env. Review: EIR	D. Hooper (818) 597-7342
14P	**Vinod & Chanresh Gupta Trust**	07-CUP-009 07-OTP-012 07-SPA-001 (Ref Case: 07-PSR-001)	29760 Agoura Road	2061-033-015	1.65 acres (71,874 sq.ft.)	12,700 sq.ft.	2-story 12,700sf office building; formerly a Pre-Screen Review to allow a 15,000 sf building instead of 8,000sf as limited by Ladyface Mt SP Env. Review: MND	V. Darbouze (818) 597-7328
15P	**Dolores Tyneway Robi**	11-VAR-003	28714 Canwood Street	2048-012-024	N/A	N/A	Request for a reduction in the parking requirement for a veterinarian center. Env. Review: Catex	D. Hooper (818) 597-7342
16P	**Denise Torres for Freebirds Restaurant**	11-ODP-002	29125 Canwood Street, Unit B-1	2048-011-051	N/A	N/A	Outdoor patio addition. Env. Review: Catex	R. Madrigal (818) 597-7339

COMMERCIAL AND MIXED-USE PROJECTS APPROVED TOTALS	ACRES	SQ.FT.	# OF UNITS
Commercial - New	119	495,153.00	N/A
Commercial - Addition	2	5,405.00	N/A
Residential			0

COMMERCIAL PROJECTS RECENTLY COMPLETED

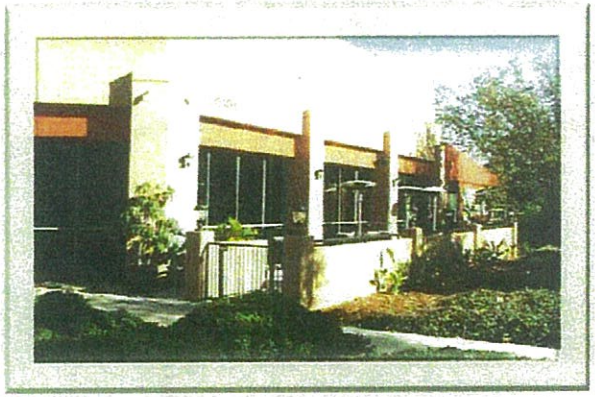
Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	Env. Review
1C	**Danari Oak Creek, LLC for Adler Realty Investments, Inc.**	06-CUP-007 + Amendment 06-OTP-016 06-SP-037	Five (5) commercial lots of Tr 53752 on the north side of Canwood Street, east of Kanan Road	2048-011-049 2048-011-050 2048-011-051 2048-011-052 2048-011-053 2048-011-061	Lot 3: 1.2 acres (135,907.2 sq.ft.)+ 16,450 sq.ft. (0.37 sqft.); Lot 4: 0.89 acres (38,897 sq.ft.); Lot 5: 0.99 acres (43,470 sq.ft.); Lot 6: 1.26 acres (54,885.6 sq.ft.); Lot 7: 0.81 acres (35,419 sq.ft.)	Building A: 7,360 sq. ft. Building B-1: 6,000 sq. ft. Building B-2: 6,800 sq. ft. Building C-1: 7,500 sq. ft. Building C-2: 7,000 sq. ft.	5 buildings, totaling 34,660 sq. ft: 2 retail buildings of 6,000 sq.ft. and 7,000 sq. ft.., with a 1,420 sq. ft. portion for multi-use; and 3 restaurant buildings of 5,940 sq. ft.., 6,800 sq. ft.. and 7,500 sq. ft. And implement a sign program. Amendment for a 12,500 sqft. specialty grocery store and 2,500 sqft. restaurant.	MND
2C	**Royal Street Communications LLC**	06-CUP-011	28001 Dorothy Drive	2061-011-021	N/A	N/A	6 panel antennas, 1 GPS antenna, 1 microwave antenna, 4 equipment cabinets	Catex
3C	**Hugo's Restaurant**	10-CUP-005	28914 Roadside Drive, Suite 9-11	2061-007-041	N/A	N/A	Request for a Type 47 ABC liquor license	Catex
4C	**Core Communications for Verizon**	09-CUP-007	30100 Agoura Road	2061-005-048	N/A	N/A	Request to install a telecommunication facility including 12 antennas and new equipment.	Catex
5C	**Cliff Muller/Jinky's Café**	10-CUP-007	29001 Canwood St.	2048-011-076	N/A	N/A	Request for a Type 41 ABC liquor license	Catex

COMMERCIAL PROJECTS RECENTLY COMPLETED

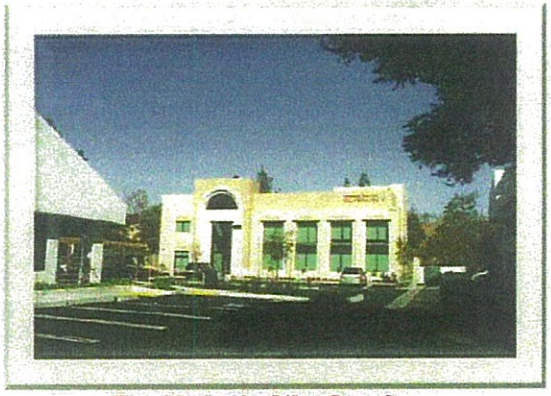
6C	**Rabbi Bryski for the Chabad of the Conejo**	06-CUP-006 06-VAR-002	30345 and 30347 Canwood Street	2054-020-038 and 2054-020-039	Existing bldg. lot is 9,970 sq. ft. Proposed bldg. lot: 0.35 acres (15,390 sq.ft.)	6,999 sq. ft.	Remodel existing Chabad Center bldg. and construct a 6,999 sq. ft. bldg. on rear lot for offices and class rooms.	Catex
7C	**Moez Megji**	11-CUP-001, 11-SPR-003, 11-MOD-001	30105 Agoura Road	2061-005-058	N/A	590 sq.ft.	Outdoor patio addition, new alcohol license 27 & Mod. request to decrease the front yard setback.	Catex
8C	**Whizin Market Square, LLC/ Tucker Investment Group, LLC**	08-SPR-009	28888-28914 Roadside Drive	2061-007-041, 051, 052, 054, 055	4.80 acres (209,088 sq.ft.)	Renovate existing 3,500 sq. ft. plus 300 sq. ft.. plus 600 sq. ft.. renovation and expansion	Renovate existing 3,500 s.f. restaurant, enclose and expand existing 300 sq. ft. exterior patio to create 600 s.f. of in/outdoor dining patio renovate/reconfigure and enhance the existing interior Atrium courtyard and create 200 sq. ft.. landing area for food service.	Catex
9C	**Kanan Road Oil, Inc.. / Agoura Hills Black Gold, LLC / Natanzi, Parviz (David)**	08-CUP-006 08-VAR-005	5051 Kanan Road existing Chevron Station	2061-004-033	0.51 acres (22,510 sq.ft.)	2,672 sq. ft.	Demo existing food kiosk, bathroom/storage building & construct new 2,672 sq.ft. building with 702 sq. feet of office and 1,970 sq. ft. of retail/mini mart. Multiple tree and landscape removal. New landscape plan proposed. Additional fuel dispenser proposed.	Catex
10C	**1534 McCadden LLC (Sunset Room)**	05-CUP-001 Amendment	29020 Agoura Road	2061-031-023 and 024	N/A	N/A	Amend CUP to extend hours for live entertainment, relocate dance floor, new ABC license.	Catex
11C	**Ladyface Ale Companie LLC**	11-CUP-004	29281 Agoura Road	2061-004-034	N/A	N/A	Live entertainment	Catex

COMMERCIAL PROJECTS RECENTLY COMPLETED

COMMERCIAL PROJECTS COMPLETED TOTALS (FROM ABOVE)	ACRES	SQ.FT.	# of UNITS
Commercial - New	5.77	41,659.00	N/A
Commercial - T.I./Add		3,800.00	N/A
Residential - New			N/A
Outdoor Use		1,190.00	N/A



The Lab

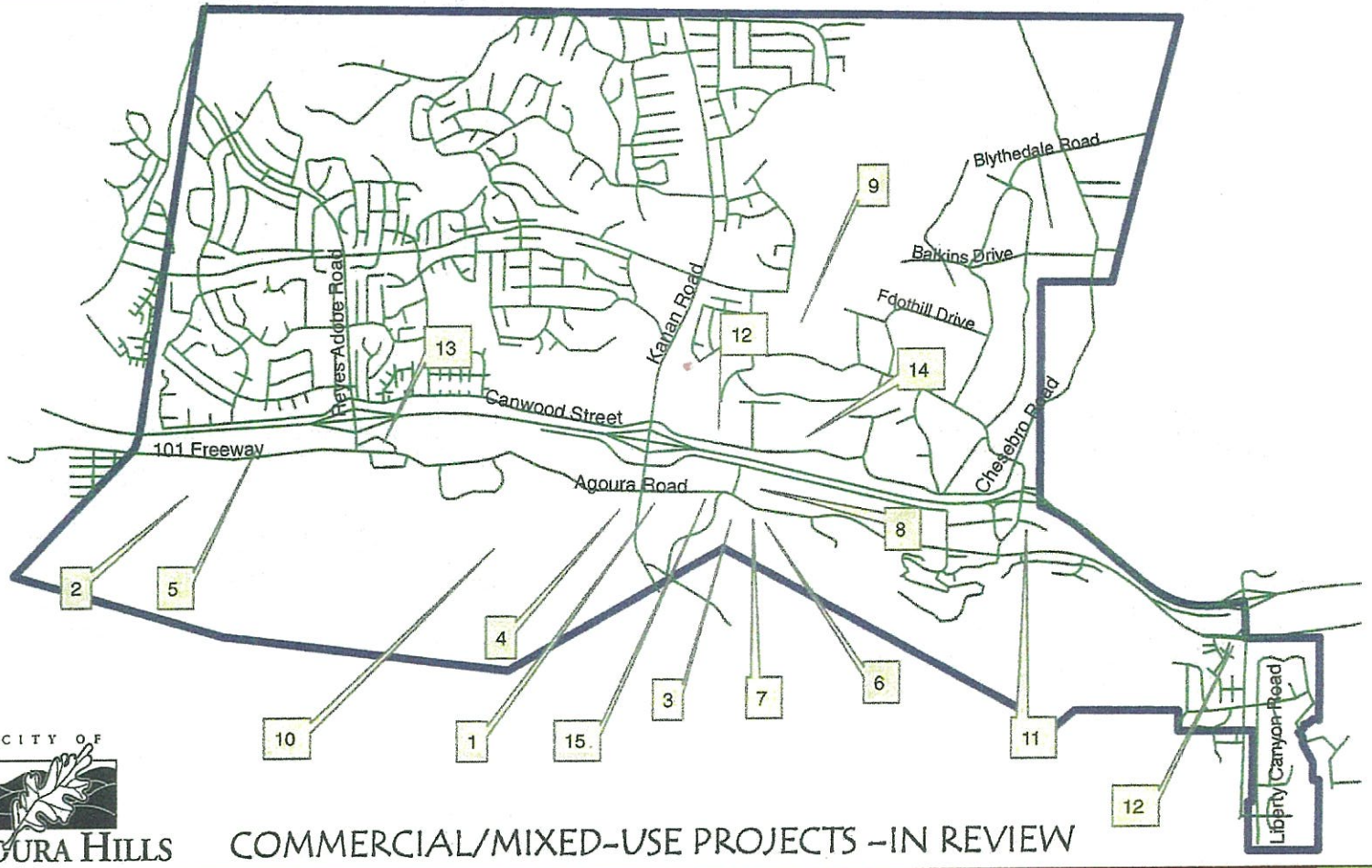


The Chabad of the Conejo

Chevron Gast Station

Hugo's Restaurant

City of Agoura Hills Development Summaries

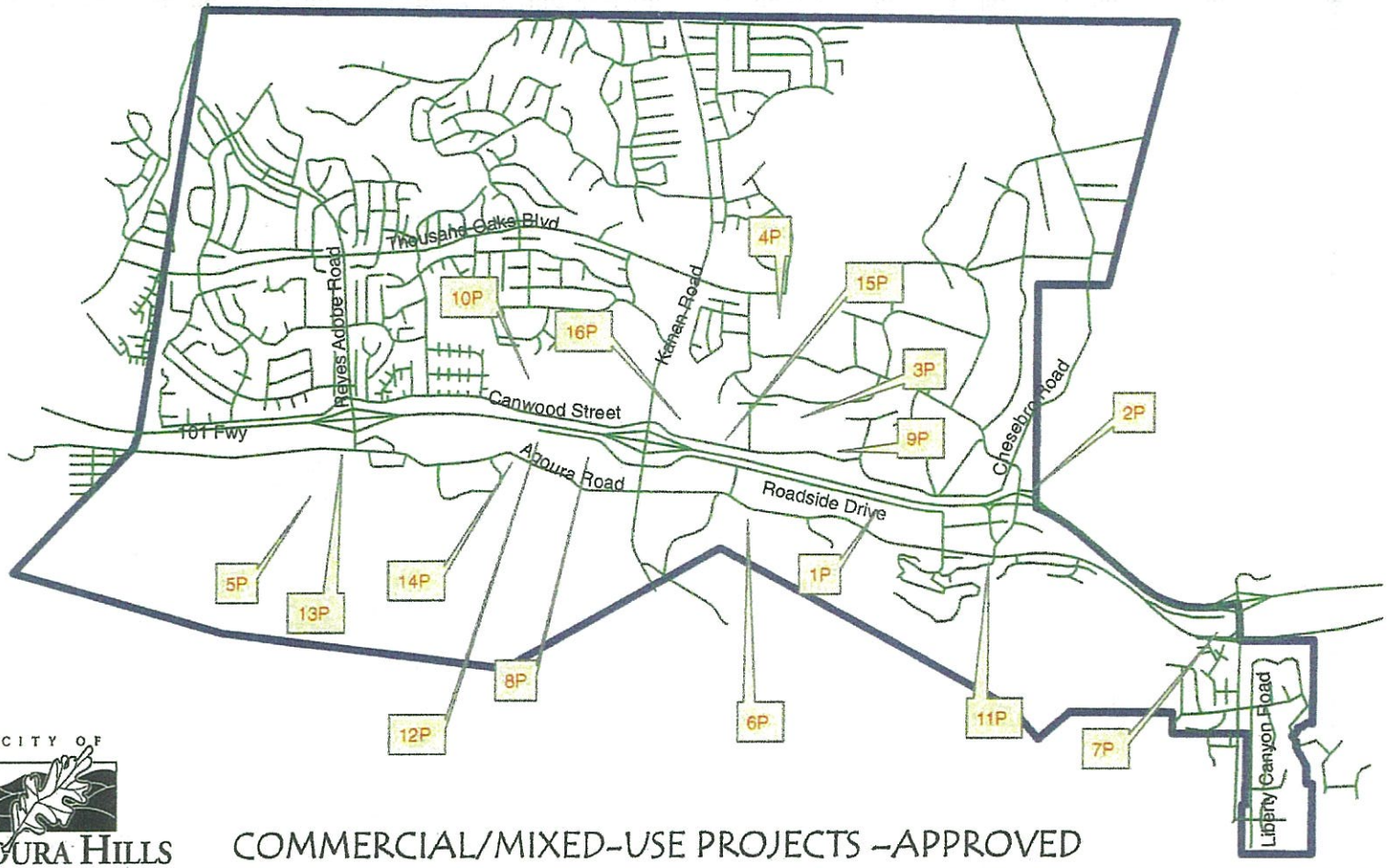


CITY OF AGOURA HILLS

COMMERCIAL/MIXED-USE PROJECTS –IN REVIEW

Fourth Quarter: December 2011

City of Agoura Hills Development Summaries

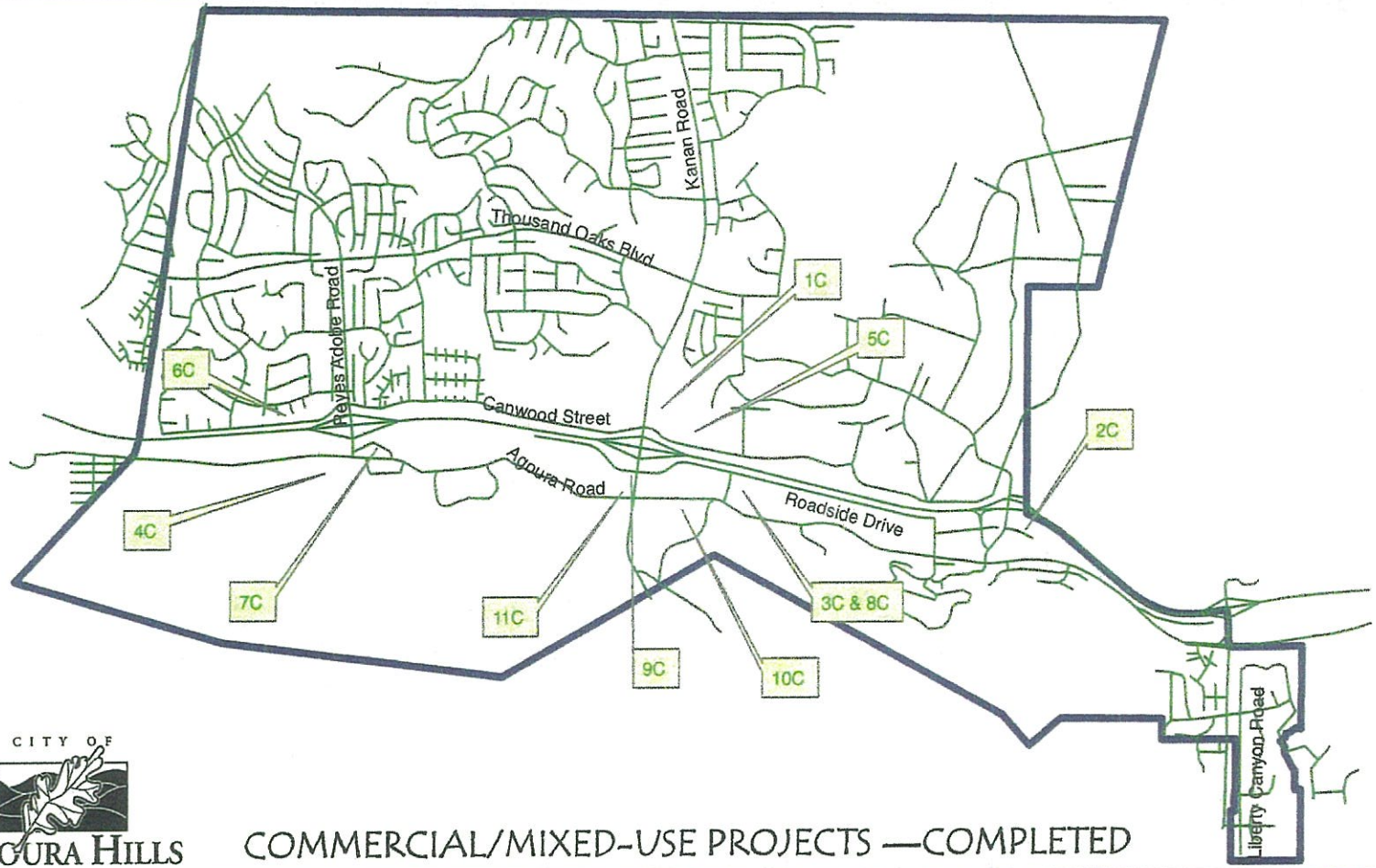


CITY OF AGOURA HILLS

COMMERCIAL/MIXED-USE PROJECTS –APPROVED

Fourth Quarter December 2011

City of Agoura Hills Development Summaries



CITY OF AGOURA HILLS

COMMERCIAL/MIXED-USE PROJECTS —COMPLETED

Fourth Quarter: December 2011

RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1	Abudalu, Joseph (Architect: Studio by Design)	06-CUP-019	28303 Laura La Plante Drive	2061-022-051	0.53 acres (23,090 sq.ft.)	3,630 sq. ft.	Construct 3,230 sq. ft., 2-story S.F.D. with a 400 sq. ft. attached garage. Env. Review: Catex	R. Madrigal (818) 597-7339
2	Ginsburg, Moty and Margo	07-INT-001 07-CUP-005 and 07-OTP-003	5643 Colodny Dr.	2055-012-051	0.43 acres - 18,840 sq. ft. minus 5,130 sq.ft. of flood hazard area, leaving 13,710 sq.ft. of buildable area	6,752 sq.ft.	Interpretation by P.C. Does a 1,790 sq.ft. basement count as a floor and add to height of building. Build a 6,752 sq.ft.single-family house. (1st flr.2,929 sq.ft.; 2nd flr. 2,034 sq.ft.; basement 1,790 sq.ft. Env. Review: Catex	R. Madrigal (818) 597-7339
3	M. Kamal & Associates, LLC for Henry M. Halimi	08-CUP-002; 08-ZC-001; 08-GPA-001; PM 69698 (Ref: 06-PAR-002 & 05-PSR-001)	28700 Thousand Oaks Blvd. (Park zoned lot east of Carell, north side of Thousand Oaks Blvd.)	2048-003-002	8.06 acres (351,093 sq.ft.) minus 0.26 acre future street, minus 7.80 acres of slope easement.	6,850 sq. ft.	A Parcel Map to subdivide one lot into two lots to construct a 6,850 sq. ft. D. U. on a hillside, donate one lot for park purposes, change the zone, amend the Gen. Plan. Env. Review: Catex	R. Madrigal (818) 597-7339
4	Carlos Khantzis and Steve Rice	08-CUP-001; 08-SPA-001; 08-VAR-002; 08-OTP-004; VTTM 71742	30800 Agoura Road	2061-001-025	7.1 acres (309,276 sq.ft.) (buildable acres are 6.31)	104,138 sq. ft.	46 res. Condo units in 2 two-story, 34 ft.high buildings, including 6 affordable units; 2,786 sq.ft. of common area (multi-purpose rooms, offices) A separate 3,004 sq. ft. senior recreation center building; 129 parking spaces; A Specific Plan Amend.to permit residential use; A Variance to reduce front,side & rear set-backs and to increase retaining wall heights. Tent.Tr. Map & OakTree Permit. Env. Review: MND	D. Hooper (818) 597-7342
5	Debbie Thomas	11-SPR-004	5437 Colodny Drive	2055-013-047	0.68 acres (29,920 sq.ft.)	564 sq.ft.	New Garage, garage conversion and accessory structure Env. Review: Catex	R. Madrigal (818) 597-7339

RESIDENTIAL PROJECTS IN REVIEW - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
6	Brent Schneider for Zahani	11-SPR-005	6021 Colodny Drive	2055-028-036	1.04 acres (45,227 sq.ft.)	5,781 sq.ft.	New single-family residence Env. Review: Catex	R. Madrigal (818) 597-7339
7	Avi and Lisa Siboni	11-SPR-006, 11-OTP-012	5446 Lewis Road	2055-005-070	0.63 acres (27,485 sq. ft.)	5,088 sq.ft.	New single-family residence Env. Review: Catex	R. Madrigal (818) 597-7339
8	Marzi Zion for Feldman	11-SPR-010	6131 Rustling Oaks Drive	2051-009-017	0.14 acres (6,290 sq. ft.)	3,026 sq. ft.	527 sq. ft. addition to a 3,026 sq. ft. two-story residence. Env. Review: Catex	R. Madrigal (818) 597-7339

RESIDENTIAL PROJECTS IN REVIEW TOTALS	ACRES	SQ.FT.	# OF UNITS
New Construction	17.79	132,239.00	51
Room Additions	0.82	1,091.00	1

RESIDENTIAL PROJECTS APPROVED - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
1P	**Riopharm USA Inc.**	03-CUP-010 03-VAR-005 TR 48901 (Formerly: TT48901, 90-CUP-010, 98-CUP-007)	27650 Agoura Rd.	2061-014-007 through 015 & 2061-014-18 through 20 & 2061-014-23 through 26	10.58 acres (460,864 sq.ft.)	Three models from 2,777 to 3,235 sqft. 84,945 sqft.	24 Single-Family Residences Env. Review: EIR	D. Hooper (818) 597-7339
2P	**Von Buck**	03-CUP-017 03-OTP-016	27801 Blythedale Rd.	2055-001-035	4.27 acres (186,001.2 sq.ft.)	4,274 sqft with 1,272 sqft. Garage = 5,546 sqft.	A two-story custom house with three car garage Env. Review: MND	V. Darbouze (818) 597-7328
3P	**Stockton/ lamburg (Ben Menahem)**	03-CUP-016 03-OTP-017	6149 Palo Comado Canyon Rd.	2055-023-073	0.92 acres (40,080 sq.ft.)	3,994 sq.ft. + 475 sqft garage = 4,469 sqft.	A two-story custom house with three car garage Env. Review: Catex	V. Darbouze (818) 597-7328
4P	**Lucian T. Hood for Steven & Katy Rishoff**	09-SPR-003	5411 Colodny Drive	2055-013-014	1.69 acres (73,649 sq.ft.)	1,980 sq. ft. existing; 3,407 sq. ft. proposed	Remodel and single story room addition of a 380 sq. ft. pool room and 1,047 sq. ft. attached garage. Env. Review: Catex	R. Madrigal (818) 597-7339
5P	**Daniel Farkash for Heather Danko**	10-CUP-001	28414 Foothill Drive	2055-017-025	0.459 acres (20,000 sq.ft.)	1,148 sq. ft. existing; 1,938 sq. ft. total proposed	Remodel and 790 sq. ft. room addition to a 1,148 sq. ft. single-family residence Env. Review: Catex	V. Darbouze (818) 597-7328
6P	**Allen Adel**	10-SPR-004 10-OTP-011	5622 Foothill Drive	2055-017-007	0.87 acres (37,900 sq.ft.)	3680 sq. ft. + 672 sqft. garage = 4,352 sqft.	One-story single-family dwelling unit with a garage connected by a breezeway Env. Review: Catex	V. Darbouze (818) 597-7339

RESIDENTIAL PROJECTS APPROVED - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	City Contact
7P	**Howard Littman**	11-SPR-002	5525 Softwind Way	2053-017-015	0.13 acres (5798 sq. ft.)	2,840 sq. ft.	1,072 sq. ft. first and second-story addition to a 1,768 sq. ft. SFR Env. Review: Catex	R. Madrigal (818) 597-7339
8P	**Ashnoor Pirouti**	03-CUP-023 + 05-OTP-012	28454 Renee Dr.	2061-021-005	0.116 acres (5,040 sq.ft.)	1,874 sq.ft. with a 616 sq.ft. garage = 2,490 sqft.	Two-story single-family dwelling unit Env. Review: Catex	V. Darbouze (818) 597-7339
9P	**Ashnoor Pirouti**	03-CUP-022 + 05-OTP-011	28458 Renee Dr.	2061-021-023	0.148 acres (6,452 sq.ft.)	2431 sq.ft. with 568 sq.ft. garage = 2,999 sqft.	Two-story single-family dwelling unit Env. Review: Catex	V. Darbouze (818) 597-7339
10P	**Jim English/Tim Ahern for Jane Swenson**	03-CUP-011 Amendment 11-VAR-001	28354 Balkins Drive	2055-021-042	N/A	N/A	Amend CUP to allow for a pool increasing the lot coverage Env. Review: Catex	D. Hooper (818) 597-7342
11P	**Salpi Manoukian for Simon**	11-SPR-007	30227 Walford Ct.	2056-031-014	0.35 sqft. (15,400 sq. ft.)	846 sq. ft.	Second-story addition to a 3,039 single-story residence. Env. Review: Catex	R. Madrigal (818) 597-7339

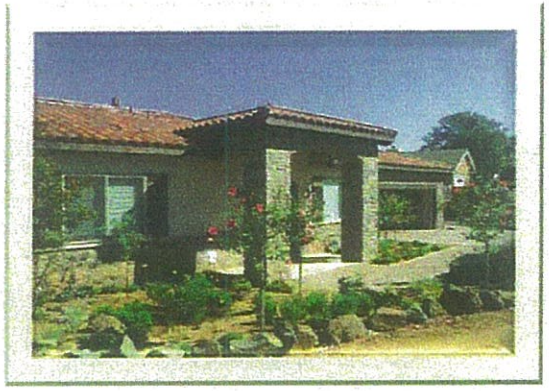
RESIDENTIAL PROJECTS APPROVED TOTALS	ACRES	SQ.FT.	# OF UNITS
New Construction	**16.9**	**104,801**	**29**
Room Additions	**2.63**	**5,068**	**4**

RESIDENTIAL PROJECTS RECENTLY COMPLETED - DECEMBER 2011

Map No.	Project Name	Case No.	Project Location	Parcel No.	Site Sqft.	Use Sqft.	Project Description	Env. Review
1C	**Jonathan Shuken**	07-CUP-012 and 07-OTP-025 (prior related case: 07-PAR-001)	6491 Chesebro Rd. (Lot 3 of Tr. 52396)	2055-029-003	1.46 ac. (63,597.6 sq.ft.)	8.196 sq.ft.	Construct a 2-story, single-family residence with a 5 car garage. Living area is 5,109 sq. ft.; garage area is 1,437 sq. ft.; porches are 1,650 sq. ft.	Catex
2C	**Keith Blinkinsoph**	10-CUP-004 10-OTP-006	28441 Lewis Place	2061-022-023 through 025	0.53 acres (23,108 sq.ft.)	4,226 sq. ft.	Two-story single-family dwelling unit	Catex

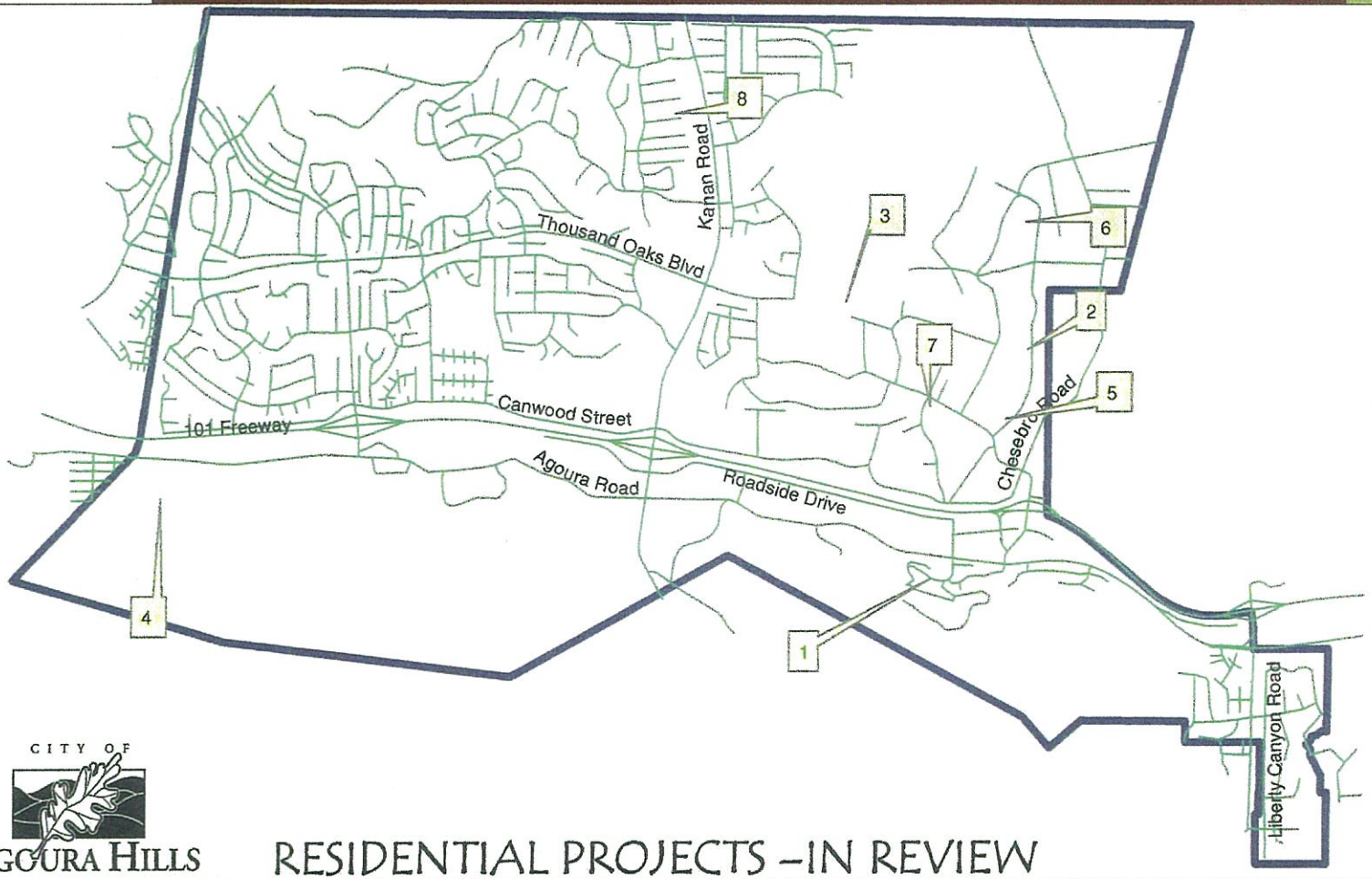
RESIDENTIAL PROJECTS COMPLETED TOTALS	ACRES	SQ.FT.	# OF UNITS
Completed New Dwellling Units	1.99	12,422.00	2
Completed Room Additions	0.00	0.00	0
Other	0.00	0.00	0

Chesebro Road



Lewis Place

City of Agoura Hills Development Summaries

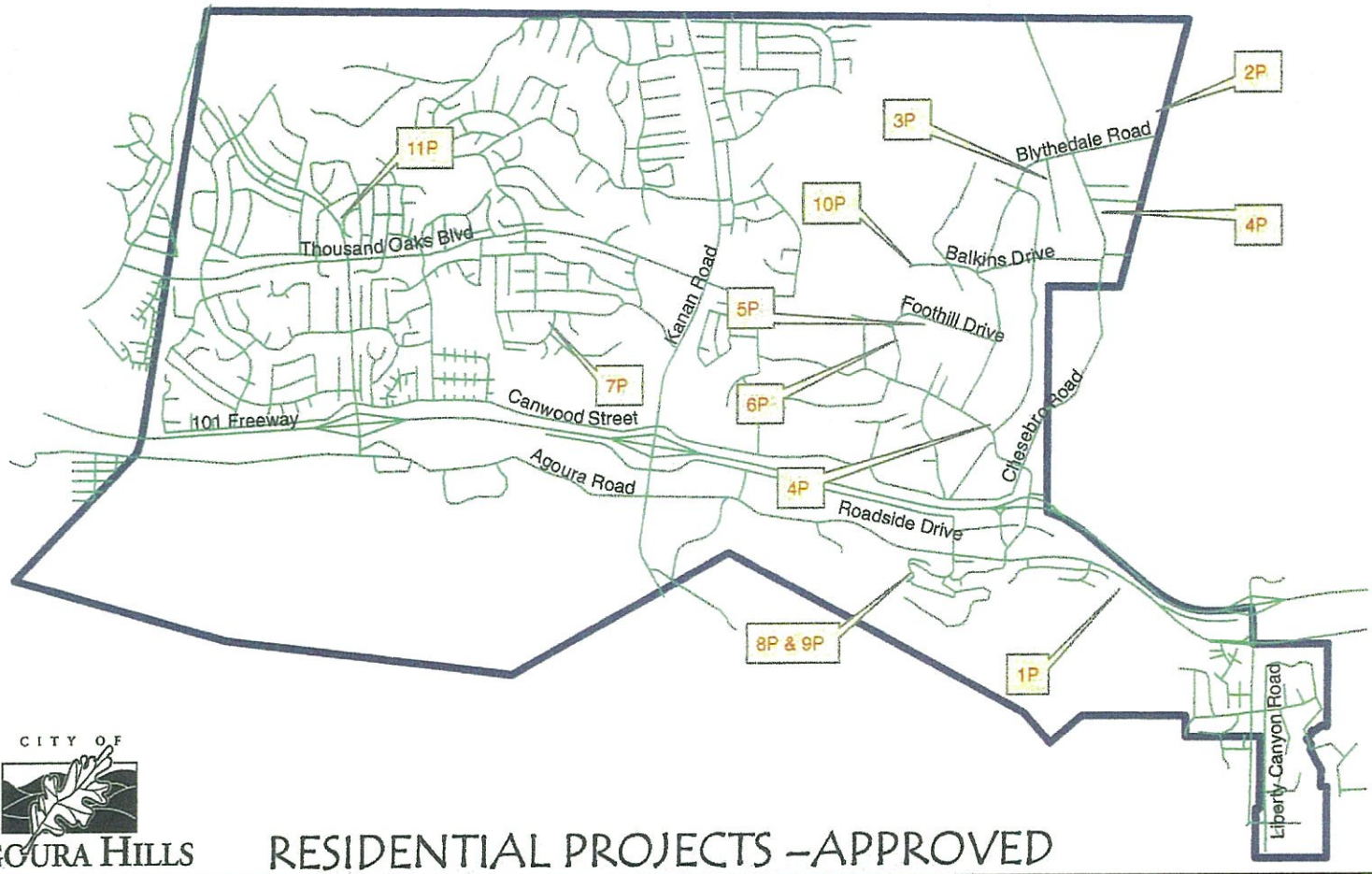


CITY OF AGOURA HILLS

RESIDENTIAL PROJECTS –IN REVIEW

Fourth Quarter: December 2011

City of Agoura Hills Development Summaries

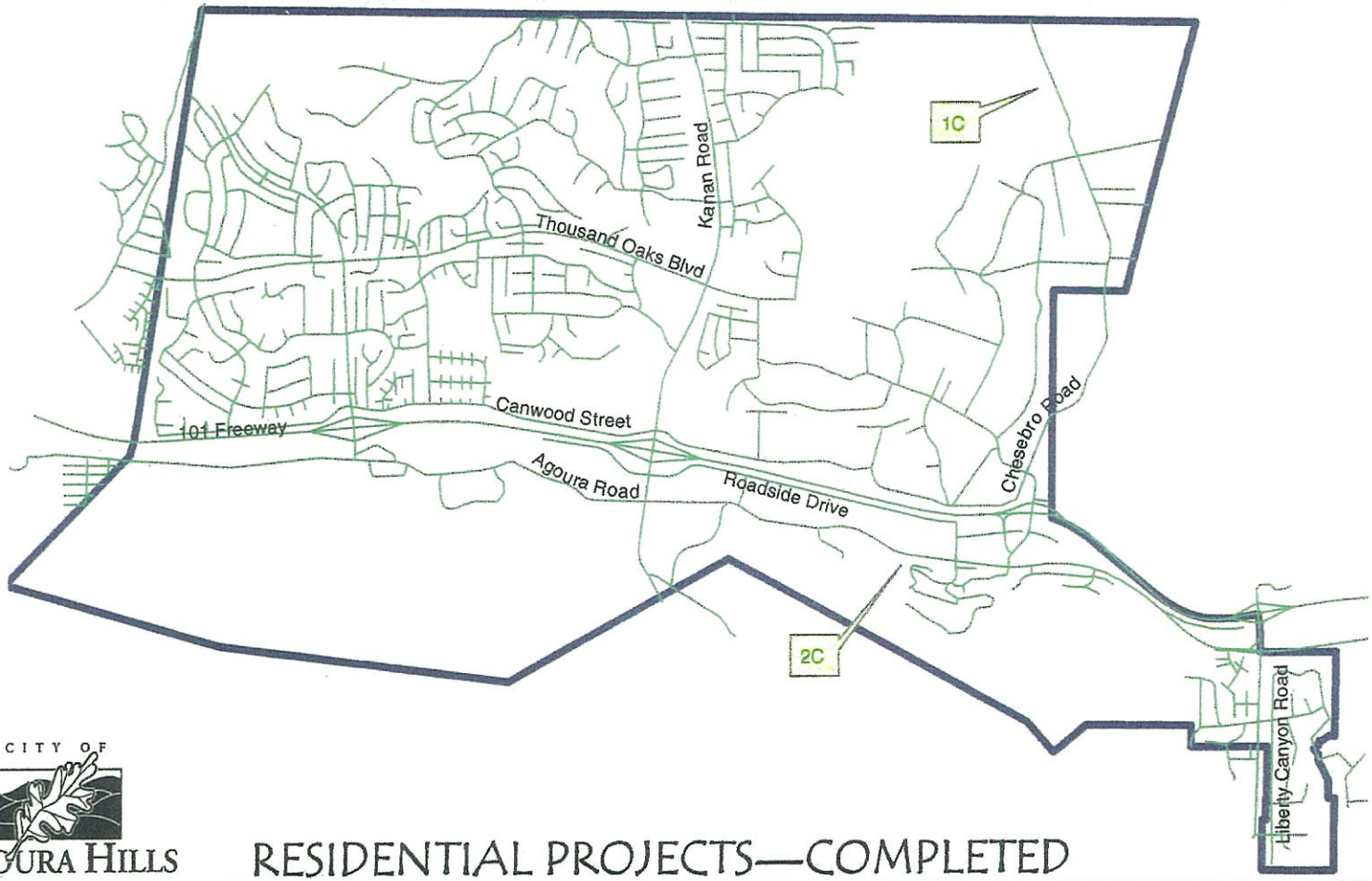


CITY OF AGOURA HILLS

RESIDENTIAL PROJECTS –APPROVED

Fourth Quarter, December 2011

City of Agoura Hills Development Summaries



CITY OF AGOURA HILLS

RESIDENTIAL PROJECTS—COMPLETED

Fourth Quarter: December 2011

APPENDIX E

City of Agoura Hills General Plan 2035 Buildout Matrix

General Plan 2035 Buildout Matrix

	Total Amount of Development in City Per Year (Cumulative)								
	GP Base 2010	2010	2011	2012	2013	2014	2015	Buildout	Remaining
Housing (DU)	7,610	7,612	7,613					8,139	526
Retail (SF)	1,225,113	1,259,773	1,261,776					1,850,907	589,131
Office Business Park and Office (SF)	2,333,157	2,333,157	2,340,156					3,341,448	1,001,292
Business Park Manufacturing (SF)	844,681	844,681	844,681					1,118,126	273,445

Note: New development in a given year equates to issuance of a Certificate of Occupancy.

Prepared 2-2-12