CLOSED SESSION AGENDA
SPECIAL MEETING OF THE
AGOURA HILLS CITY COUNCIL
Civic Center – City Manager's Conference Room
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, March 26, 2025
5:00 p.m.

Please silence all cell phones and other electronic devices during the meeting.

***Special Notice**: this meeting will be opened in the Council Chambers for public comment and the City Council will then recess to the City Manager's Conference Room for the Closed Session.*

ATTEND OR WATCH THE MEETING

For in-person attendance, Council Chamber doors will open to the public at 4:30 p.m. To watch the live stream or archive of this meeting on YouTube, enter "Agoura Hills City Council" and click on the date of the meeting. To watch the live stream or archive of this meeting on the City's website, go to agourahillscity.org and click on the "Watch Meetings Online" button.

PUBLIC PARTICIPATION (PUBLIC COMMENT)

***Option A**: To provide public comment in-person in the Council Chambers*

*Members of the public have an opportunity to attend the meeting in-person in the Council Chambers and speak or submit a written comment **on the Closed Session item only**. If you wish to speak, complete a Speaker's Card and submit to the City Clerk prior to the public comment portion of the item. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by the City Clerk.*

***Option B**: To submit written public comments prior to the meeting*

*Members of the public have an opportunity to submit email correspondence **on the Closed Session item only** by sending an email to: comments@agourahillscity.org. All public correspondence received by 3:00 p.m. on the meeting date will be provided to the City Council prior to the meeting. Public comments are not read into the record. Any public comments received after 3:00 p.m. on the meeting day will not be considered as part of the City Council's deliberations or entered into the official record. Members also have the option to attend the meeting and submit their written comments or speak in-person.*

CALL TO ORDER

ROLL CALL

Mayor Penny Sylvester
Mayor Pro Tem Jeremy Wolf
Councilmember Kate Anderson
Councilmember Chris Anstead
Councilmember Deborah Klein Lopez

PUBLIC COMMENTS

(As this is a Special Meeting, public comments are limited to items on this Agenda. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)

CLOSED SESSION

The City Council will meet in Closed Session for the following purpose(s):

1. **Conference with Legal Counsel – Existing Litigation – Government Code Sections 54956.9 (Paragraph (1) of Subdivision (d))**

   Case Name and No.: *City of Agoura Hills v. James Mayfield et al.*
   Los Angeles County Superior Court,
   Case No.: 20VECV01312

2. **Conference with Real Property Negotiator(s) – Government Code Section 54956.8**

   Properties: AIN 2061-025-010; AIN 2061-016-057

   City Negotiator: City Manager

   Negotiating Party: County of Los Angeles

   Under Negotiation: Price; Terms of Payment

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, notify the City Clerk's Office, at (818) 597-7300, at least 48 hours prior to the meeting.

Copies of staff reports or other written documentation, relating to each item of business described in this Agenda, are posted to the City's website at agourahillscity.org and are on file in the office of City Clerk Kimberly M. Rodrigues, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.

AGENDA
REGULAR MEETING
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, March 26, 2025
6:00 p.m.

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ATTEND OR WATCH THE MEETING

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PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in-person in the Council Chambers

Members of the public have an opportunity to attend the meeting in-person in the Council Chambers and speak or submit a written comment on any item listed on the Agenda. If you wish to speak, complete a Speaker's Card for each item and submit to the City Clerk prior to the public comment portion of the item. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by the City Clerk.

Option B: To submit written public comments prior to the meeting

Members of the public have an opportunity to submit written correspondence on any item listed on the Agenda. To ensure the City Council has the opportunity to review and/or consider information prior to the meeting, please identify the Agenda item number or topic in the email subject line and submit written public comments to: comments@agourahillscity.org on or before 4:00 p.m. on the meeting date. Public comments are not read into the record by the City Clerk. Please note: any public comments received after the deadline may not be considered as part of the City Council's deliberations nor entered into the official record. However, members of the public may participate by attending the meeting to submit or make their comments in-person.

CALL TO ORDER

LAND ACKNOWLEDGMENT

PLEDGE OF ALLEGIANCE Cub Scout Pack 227

ROLL CALL

Mayor Penny Sylvester
Mayor Pro Tem Jeremy Wolf
Councilmember Kate Anderson
Councilmember Chris Anstead
Councilmember Deborah Klein Lopez

REPORT OF CLOSED SESSION

APPROVAL OF AGENDA

PRESENTATIONS

Proclamation Recognizing Education and Sharing Day

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Las Virgenes/Malibu Council of Governments Update

Santa Monica Mountains Conservancy Advisory Committee Update

(*City Council and Staff)*

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the City Council. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

CONSENT CALENDAR

(Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the City Council, there will be no separate discussion of these items. This section is reserved for persons wishing to address items on the Consent Calendar. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

1. Approve Minutes of the City Council Special Meeting of December 11, 2024

   STAFF REFERENCE: CITY CLERK RODRIGUES

2. Approve Minutes of the City Council Goal Setting Workshop of March 12, 2025

   STAFF REFERENCE: CITY CLERK RODRIGUES

3. Approve Minutes of the City Council Regular Meeting of March 12, 2025

   STAFF REFERENCE: CITY CLERK RODRIGUES

4. Approve Demand Warrant Register No. 929

   STAFF REFERENCE: DIRECTOR OF FINANCE IBAÑEZ

5. Authorize Staff to Forward the 2024 General Plan Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research

   STAFF REFERENCES: COMMUNITY DEVELOPMENT DIRECTOR THOMAS
   PRINCIPAL PLANNER NESOVIC

CONSENT CALENDAR, *continued –*

6. Authorize Staff to Forward the 2024 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research

   STAFF REFERENCES: COMMUNITY DEVELOPMENT DIRECTOR THOMAS
   PRINCIPAL PLANNER NESOVIC

DISCUSSION / ACTION

(This section is reserved for persons wishing to address items listed under Discussion / Action. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)

7. Conduct a Prescreen Review of a Proposed Specific Plan Amendment for a Residential Development on the Gateway Church Parcel (AIN 2061-033-013) at 29646 Agoura Road in the Ladyface Mountain Specific Plan (Case No. SPA-2024-0005)

   STAFF REFERENCES: COMMUNITY DEVELOPMENT DIRECTOR THOMAS
   ASSOCIATE PLANNER GARCIA

CITY COUNCIL, STAFF COMMENTS

ADJOURNMENT

The next Regular City Council Meeting will be held at 6:00 p.m., on Wednesday, April 9, 2025, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City Council meeting or other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

Copies of staff reports or other written documentation, relating to each item of business described in this Agenda, are posted to the City's website at agourahillscity.org and are on file in the office of City Clerk Kimberly M. Rodrigues, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.

The telecast of the Wednesday, March 26, 2025, Regular City Council Meeting will be shown on Channel 10 for Time Warner Cable subscribers, Channel 3 for Charter subscribers, and Channel 99 for AT&T U-Verse subscribers, at a later date, and run daily until the next regularly scheduled City Council meeting. The broadcast schedule is as follows: M-10a m; T-3pm; W-10am; Th-7pm; F-10am; S-3pm; and Su-7pm.

MINUTES
SPECIAL MEETING
AGOURA HILLS CITY COUNCIL
Civic Center – City Manager's Conference Room
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, December 11, 2024
4:30 p.m.

The City Council meeting was called to order at 4:30 p.m. by Mayor Buckley Weber.

Present were: Mayor Illece Buckley Weber, Mayor Pro Tem Penny Sylvester, Councilmember Deborah Klein Lopez, and Councilmember Jeremy Wolf.

Absent was: Councilmember Chris Anstead.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, and City Clerk Kimberly M. Rodrigues.

CONSENT CALENDAR

There were no public comments.

ACTION: Councilmember Klein Lopez moved to approve Consent Calendar Item No. 1, as presented. Mayor Pro Tem Sylvester seconded. The motion carried 4-0, by the following roll call vote:

AYES: Mayor Buckley Weber, Mayor Pro Tem Sylvester, Councilmember Klein Lopez, and Councilmember Wolf.

NOES: None.

ABSTAIN: None.

ABSENT: Councilmember Anstead.

1. Approve Rejection of Claim for Damages – Katherine Berry

ADJOURNMENT

At 4:32 p.m., Mayor Buckley Weber adjourned the meeting.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk
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MINUTES
GOAL SETTING WORKSHOP
SPECIAL MEETING OF THE AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, March 12, 2025
4:00 p.m.

The City Council Goal Setting Workshop was called to order at 4:00 p.m. by Mayor Sylvester.

The Pledge of Allegiance was led by Communications Manager Mary Haddad.

Present were: Mayor Illece Buckley Weber, Mayor Pro Tem Penny Sylvester, Councilmember Chris Anstead, Councilmember Deborah Klein Lopez, and Councilmember Jeremy Wolf.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Celaya, Communications Manager Mary Haddad, Human Resources Manager Celeste Bird, Management Analyst Amber Victoria, Executive Assistant Michele Hubbs, Director of Community Development Denice Thomas, Principal Planner Robby Nesovic, Building Official Lukas Quach, Senior Civil Engineer Charmaine Yambao, Public Works Project Manager Kelly Fisher, Engineering Aide Joshua Keck, Director of Finance Diego Ibañez, Finance Manager Brenda Cho, Accountant Leah Palmer, Director of Community Services Amy Brink, Recreation Manager Nick Newkirk, Recreation Manager Xochitl Ruwhiu, Management Analyst Stephanie Pozos, and City Clerk Kimberly M. Rodrigues.

APPROVAL OF AGENDA

ACTION: Councilmember Anstead moved to approve the Agenda, as presented. Mayor Pro Tem Wolf seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Sylvester, Mayor Pro Tem Wolf, Councilmember Anderson, Councilmember Anstead, and Councilmember Klein Lopez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

DISCUSSION / ACTION

1. Discussion of City Council Short and Long-Term Goals

Following distribution of the Agenda Packet, and prior to the City Council Meeting, written correspondence was received from the following person(s), forwarded to the City Council, and made available for public review.

Natalie Roser, Old Agoura
Nicole Radoumis, Old Agoura
Howard Stutz, Old Agoura
Christine and Mark Richardson and their two sons, Old Agoura
George Colman, Old Agoura
Stacey and David Dorenfeld, Old Agoura
Jarred and Dana Walker, Old Agoura
Jess Thomas, Old Agoura
Cyrena Nouzille, Old Agoura
Jay Crutcher, Agoura Hills
Ben Suber, Agoura Hills

The following person(s) spoke:

Carolyn Trocino, Agoura Hills, representing Old Agoura Homeowners
Cyrena Nouzille, Agoura Hills
George Colman, representing Old Agoura Homeowners
Karen Kent, Agoura Hills, representing the Cultural Arts Council
Daniel Farkash, Agoura, representing Old Agoura

Upon discussion of short and long-term goals, the City Council provided feedback to staff and no reportable action was taken.

City Manager Hamburger announced the next steps in the budget process including the subcommittee review of the Council's workshop recommendations, returning to the next and final Goal Setting Workshop on May 14, then the Budget Workshop on June 11, and the final budget would be presented for adoption on June 25, 2025.

CITY COUNCIL, STAFF COMMENTS

There were no comments.

ADJOURNMENT

At 4:58 p.m., Mayor Sylvester adjourned the meeting.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk

MINUTES
REGULAR MEETING
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, March 12, 2025
6:00 p.m.

The City Council meeting was called to order at 6:00 p.m. by Mayor Sylvester.

Mayor Sylvester announced the Land Acknowledgement.

The Pledge of Allegiance was led by Boy Scout Troop 127.

Present were: Mayor Penny Sylvester, Mayor Pro Tem Jeremy Wolf, Councilmember Kate Anderson, Councilmember Chris Anstead, and Councilmember Deborah Klein Lopez.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Celaya, Communications Manager Mary Haddad, Executive Assistant Michele Hubbs, Director of Community Development Denice Thomas, Principal Planner Robby Nesovic, Senior Civil Engineer Charmaine Yambao, Director of Finance Diego Ibañez, Finance Manager Brenda Cho, Director of Community Services Amy Brink, Management Analyst Stephanie Pozos, and City Clerk Kimberly M. Rodrigues.

REPORT OF CLOSED SESSION

No Closed Session was held.

APPROVAL OF AGENDA

ACTION: Councilmember Anstead moved to approve the Agenda, as presented. Councilmember Anderson seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Sylvester, Mayor Pro Tem Wolf, Councilmember Anderson, Councilmember Anstead, and Councilmember Klein Lopez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

PRESENTATIONS

Mayor Sylvester presented a Certificate of Recognition, honoring Healthy Pet as Business of the Month, to owners Darren and Nili Perlmutter.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Natalie Longwell, Public Information Officer for the U. S. Small Business Administration Office of Disaster Recovery & Resilience, presented a Wildfire Disaster Assistance Update.

Councilmember Klein Lopez provided a Clean Power Alliance (CPA) Update.

PUBLIC COMMENTS

Following distribution of the Agenda Packet, and prior to the City Council Meeting, written correspondence was received from the following person, forwarded to the City Council, and made available for public review.

Oren Gotlib, Agoura Hills

The following person(s) spoke:

Lorraine Crawford, Agoura Hills
Glenn Crawford, Agoura Hills
Oren Gotlib, Agoura Hills
Richard Lawson, Agoura
Amy Davis, Agoura Hills, representing Plant Based Treaty
Paige Parsons Roache, Westlake Village, representing Plant Based Treaty

CONSENT CALENDAR

There were no public comments.

ACTION: Councilmember Klein Lopez moved to approve Consent Calendar Item Nos. 1-8, as presented. Councilmember Anstead seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Sylvester, Mayor Pro Tem Wolf, Councilmember Anderson, Councilmember Anstead, and Councilmember Klein Lopez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

1. Approve Minutes of the City Council Regular Meeting of February 26, 2025

2. Approve Demand Warrant Register No. 928

3. Approve Treasurer's Report for November 2024

4. Approve Treasurer's Report for December 2024

5. Approve Authorization to Seek Bids for Fiscal Year 2025-26 Annual Concrete Repair Project; NIB 25-03

6. Approve First Amendment to Agreement (Contract 13521-2024), with the City of Thousand Oaks, for Transit (Dial-A-Ride) Services

7. Approve Addendum to Lease Agreement for Contractor Services Issued Under the State of California Participating Addendum No. 7-24-70-46-06 Copiers and Management Print Services, Colorado NASPO ValuePoint Master Agreement 187846 with Ricoh USA, Inc.

8. Approve Agreement for Design Professional Consultant Services, with m6 Consulting, Inc., for the Morrison Park Rehabilitation Project

CITY COUNCIL, STAFF COMMENTS

Communications Manager Haddad announced the upcoming Mayor's Emergency Preparedness Day, scheduled for 4:30 p.m. to 6:00 p.m. on Wednesday, March 19, 2025, at the Agoura Hills Recreation & Event Center, and invited the public to attend.

Mayor Pro Tem Wolf expressed his appreciation to the public for coming out to address a wide range of issues and taking the time to share their comments with the City Council.

ADJOURNMENT

At 6:36 p.m., Mayor Sylvester announced the next Regular City Council Meeting would be held at 6:00 p.m., on Wednesday, March 26, 2025, in the Council Chambers of the Civic Center and adjourned the meeting.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk

REPORT TO CITY COUNCIL

DATE: **MARCH 26, 2025**

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

FROM: **NATHAN HAMBURGER, CITY MANAGER**

BY: **DIEGO IBANEZ, DIRECTOR OF FINANCE**

SUBJECT: **DEMAND WARRANT NO. 929**

Demand Warrant No. 929 is hereby submitted for your approval.

All items on the Demand Warrant are budgeted items; and all the items, when aggregated and annualized, are found to be within budget.

RECOMMENDATION

It is recommended the City Council approve Demand Warrant No. 929.

March 26, 2025

DEMAND WARRANT REGISTER NO. NINE HUNDRED TWENTY-NINE

Pursuant to Section 2508, of the Agoura Hills Municipal Code (AHMC), the demands are herein presented, having been duly audited, and are hereby allowed and approved for payment in the amount as shown for the designated payees and charged to the appropriate funds as indicated.

Pursuant to Section 37202 of the Government Code, I certify the above demands are accurate and funds are available for payment thereof.

I hereby certify Demand Warrant No. 929 is a full, true, and correct statement.

Nathan Hamburger, City Manager

CITY OF AGOURA HILLS

Demand Register 929

Date	Check	Vendor	Description	Amount
3/6/2025	117391	Acorn	Ad Used Oil Collection	380.00
3/6/2025	117392	All City Management	School Crossing Guard 2/2/25-2/15/25	9,460.73
3/6/2025	117393	Brightview Landscape Services	Landscape Maintenance February 2025	21,557.00
3/6/2025	117394	Brodersen Associates	Landscape Architecture January 2025	3,688.75
3/6/2025	117395	Cal State Site Services	Rentals	1,256.71
3/6/2025	117396	Capital Industrial Medical Supply Co.	City Hall Medical Supplies	300.25
3/6/2025	117397	County of Los Angeles Department of Public	LCSR269978 - Ladyface Greenway	2,282.51
3/6/2025	117398	Dapeer, Rosenblit & Litvak Llp	Legal Services - January 2025	11,901.70
3/6/2025	117399	Direct Tv	Cable Services - March 2025	53.49
3/6/2025	117400	Executive Facilities Services, Inc	Janitorial Services - March 2025	2,608.35
3/6/2025	117401	GSG Protective Services	Event Security 2/17/25-2/23/25	900.00
3/6/2025	117402	Human Artwork BJJ LLC	Instructor Payment - Brazilian Jiu Jitsu	175.00
3/6/2025	117403	Jeff Wachtel	Reimbursement for CERT Meeting	78.16
3/6/2025	117404	Los Angeles County Sheriff's	Sheriff Services - December 2024	459,181.87
3/6/2025	117405	Ooma, Inc.	AirDial Service February 2025	86.06
3/6/2025	117406	Rincon Consultants	Canwood St Subsequent MND-CUP-2022-0012	516.00
3/6/2025	117407	Ronald F. Troncatty	Monthly Services - February 2025	1,825.00
3/6/2025	117408	Smith Pipe & Supply Inc.	Supplies	3,329.65
3/6/2025	117409	Solid Waste Solutions, Inc.	AB939/SB1383	7,659.00
3/6/2025	117410	South Central Planning and Development C	Permitting Module - January 2025	1,058.33
3/6/2025	117411	Southern California Edison	Utilities	879.94
3/6/2025	117412	Spectrum Enterprise	Cable Services 12/3/24-1/2/25	180.31
3/6/2025	117413	Staples	Supplies	855.54
3/6/2025	117414	Townsend Public Affairs, Inc.	Consulting Services February 2025	5,000.00
3/6/2025	117415	Turbodata	Administration Citation Process - February 2025	200.00
3/6/2025	117416	Vortex	City Hall Repair - Doors	860.00
3/6/2025	117417	West Coast Arborists, Inc	Tree Maintenance 2/1/25-2/15/25	2,427.60
3/10/2025	117418	Landscape Structures	Morrison Park Playground Equipment	243,153.41
3/13/2025	117419	Access Corp	Storage Period - March 2025	1,661.90
3/13/2025	117420	Acorn	Annual Financial Report	1,650.73
3/13/2025	117421	Arvin Aurora	Refund - Entitlement	3,341.00
3/13/2025	117422	At&t Mobility	Ipad Connections - March 2025	792.94
3/13/2025	117423	Avidex Industries	Labor	540.00
3/13/2025	117424	Barco Products	Message Center	1,820.54
3/13/2025	117425	Brenda Cho	Travel Reimbursement	85.99
3/13/2025	117426	Brightview Landscape Services	Chumash Park Temp Irrigation System	1,800.00
3/13/2025	117427	Burns Pacific Construction	Monthly Rental Fee - January and February 2025	1,030.75
3/13/2025	117428	Cerco Engineering	Chumash Park Improvements	43,329.50
3/13/2025	117429	Danish Environment Janitorial Services	Film Festival Janitorial Services February 2025	1,250.60
3/13/2025	117430	Dina Michael	Refund Security Deposit	1,000.00
3/13/2025	117431	Envicom Corporation	Professional Services February 2025	2,814.95
3/13/2025	117432	Rick Engineering Company	Waterway Naturalization Study	1,143.42
3/13/2025	117433	Global Custom Security, Inc.	Quarterly Monitoring Fees	127.50
3/13/2025	117434	GMZ Engineering, Inc.	Ladyface Greenway Project	377,393.85
3/13/2025	117435	Granicus, Inc.	Communications Package 3/04/2025 - 3/03/2026	10,126.04
3/13/2025	117436	GSG Protective Services	City Hall Security 2/26/25 - 3/02/25	885.00
3/13/2025	117437	Jensen Hughes, Inc.	Community Wildfire Risk Assessment December 2	4,917.82
3/13/2025	117438	Kimley Horn & Assoc.	On-Call Services January 2025	38,748.22
3/13/2025	117439	Lance, Soll & Lunghard, LLP	2024 Single Audit	2,241.00
3/13/2025	117440	m6 Consulting, Inc.	Professional Engineer Services January 2025	15,218.40

CITY OF AGOURA HILLS

Demand Register 929

3/13/2025	117441	Mackay Communications	Airtime and Fees 9/01/23 - 9/30/24	771.12
3/13/2025	117442	National Utility Locators LLC	Contract Locating February 2025	1,700.00
3/13/2025	117443	Ooma, Inc.	AirDial Services January 2025	154.19
3/13/2025	117444	Pegasus Studios	Broadcasting Services February 2025	1,450.00
3/13/2025	117445	Provident Land Associates I, LP	Refund Trust Account Warmington Gateway	3,020.00
3/13/2025	117446	Lanspeed	Monthly Services - March 2025	12,021.00
3/13/2025	117447	SCA of CA LLC	Street Sweeping February 2025	11,814.00
3/13/2025	117448	Sonia Faulkner-Gonzalez	Security Deposit Refund	1,100.00
3/13/2025	117449	Southern California Edison	Utilities 2/01/25 - 2/28/25	16,872.08
3/13/2025	117450	Spectrum Enterprise	Cable Services 3/03/25 - 4/02/25	182.98
3/13/2025	117451	West Coast Promotional Solutions	Emergency Outreach	487.33
			Total	**1,343,348.21**

2/27/2025	DFT0006688	Spare Labs Inc.	Spare Base Platform - February 2025	1,875.00
2/27/2025	DFT0006689	Spare Labs Inc.	Dial-A-Ride January 2025	21,812.14
3/7/2025	Payroll	PPD 2/22/25-3/07/25	PPD 2/22/25-3/07/25	266,089.85
			Wire & EFT Total:	**289,776.99**
			Grand Total	**1,633,125.20**

Demand Register No. 929

PASSED, APPROVED, AND ADOPTED this 26th day of March 2025, by the following vote to wit:

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

_____
Penny Sylvester, Mayor

ATTEST:

_____
Kimberly M. Rodrigues, City Clerk

REPORT TO CITY COUNCIL

DATE: **MARCH 26, 2025**

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

FROM: **NATHAN HAMBURGER, CITY MANAGER**

BY: **DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR**
ROBBY NESOVIC, PRINCIPAL PLANNER

SUBJECT: **2024 GENERAL PLAN ANNUAL PROGRESS REPORT**

The purpose of this item is to provide the City Council with the General Plan Annual Progress Report (APR) for 2024, and direct staff to forward the attached report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). The APR is attached to this report.

Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the General Plan and progress in its implementation to HCD and OPR. State law also requires that the APR be reviewed by the legislative body (City Council) at a public meeting. The City Council adopted the City's General Plan 2035 in March 2010 and adopted a General Plan Update in August 2022.

The General Plan APR provides City Council with an update of the City's progress in implementing its General Plan vision. The General Plan APR also fulfills a housing element statutory requirement requiring the City to report on the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5).

The General Plan APR includes a review of the Housing Element ARP, a discussion of the recently adopted General Plan amendments, an update on the status of the General Plan Implementation programs, and a summary of development applications received and processed during 2024.

FISCAL IMPACT

This item has no potential to impact the City's Budget for Fiscal Year 2024-25.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the 2024 General Plan Annual Progress Report to the California Department of Housing and Community

Development and the Governor's Office of Planning and Research.

Attachment: 2024 General Plan Annual Progress Report

CITY OF AGOURA HILLS

2024 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by:

City of Agoura Hills

Community Development Department

30001 Ladyface Court

Agoura Hills, CA 93101

Contact: Robby Nesovic, Principal Planner

818-597-7310

March 26, 2025

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__B: General Plan Implementation Programs 8
__C: 2024 Development Summary 8

I. INTRODUCTION AND PURPOSE



The City of Agoura Hills General Plan 2035 was adopted on March 24, 2010, by the City Council, and is a strategic document designed to guide the physical development of the City until the year 2035. Among other things, a General Plan sets out the pattern of land uses, including residential, commercial, and industrial. It also establishes the system of streets, bikeways, and trails. A General Plan addresses a wide variety of subject areas, including housing, traffic, natural resources, land uses, economic development, noise, and public safety.

The City of Agoura Hills General Plan functions as a valuable decision-making tool and provides the policy framework for all land use decisions made by the City. City staff, the Planning Commission, and the City Council uses it to evaluate every development project that is submitted for review and consideration within the City.

The City of Agoura Hills adopted an update to the General Plan on August 10, 2022. That update included updates to the Housing Element, Community Conservation and Development Element, Community Safety Element, Infrastructure and Community Services Element, and Natural Resources Element. In October of 2022, The California Department of Housing Community Development (HCD) certified the Housing Element.

Incorporated within each element of the General Plan is Agoura Hill's vision for the future to create an economically sound and sustainable community with a diverse economy, expanded economic opportunities, and a balanced approach to business and development while meeting the housing, recreation, and quality of life needs of its residents.

California Government Code Section 65400 mandates that cities and counties submit an Annual Progress Report (APR) on the General Plan and progress on its implementation to City Council, the Governor's Office of Planning and Research (OPR), and HCD each year. This document fulfills that mandate and was reviewed and approved by the City Council on March 26, 2025.

The main purpose of the APR is to provide the City Council with an update of the City's progress in implementing its General Plan vision. This annual assessment grants the City Council an opportunity to adjust or modify its policies or approach to implementation to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and

65584.5(b)(5). These have separate reporting requirements and forms, which are required to be submitted electronically by the City prior to April 1st of each year.

To assist in the review of the General Plan Progress Report, this report presents the following information:

- Housing Element Annual Progress Report Summary for 2024
- General Plan Amendments
- General Plan implementation programs, including completed, in-progress and on-going activity.
- General Plan implementation programs that have not yet been initiated, but are recommended for initiation within the next year, or as City resources are available.

II. HOUSING ELEMENT PROGRESS

State law requires that each jurisdiction in California include a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its State mandated Regional Housing Needs Assessment Allocation (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles, and we are currently in Cycle 6, which covers the time period of 2021 through 2029. Every year the City prepares an annual housing element progress report that it submits to HCD and OPR by April 1. This year, the report identifies new housing unit applications, approvals, and completions in 2024, progress toward meeting the RHNA, and progress toward completing the required programs in the Housing Element.

Table 1 below shows the City's current RHNA progress for Cycle 6. Please note that the City's RHNA progress is determined by units that have actually been issued a building permit. With the anticipated approval of the Regency Project's building permit in 2025, staff anticipates exceeding our above moderate-income requirement when the City submits our 2025 APR, and we will also make significant progress toward our very low-income allocation.

Table 1 – Cycle 6 RHNA Progress

Affordability	RHNA Required # of Units	Units Issued Building Permits	# of Units Still Needed per RHNA
Very-Low	127	13	114
Low	72	1	71
Moderate	55	4	51
Above Moderate	64	32	32
Total	**318**		**268**

For more information about the City's Cycle 6 RHNA progress, including information about housing programs, please refer to the Housing Element Annual Progress Report (Attachment 1), which will be submitted concurrently with this report to HCD and OPR.

III. GENERAL PLAN AMENDMENTS

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain a current document responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the City. For the time period of January 2024 through December 2024 there was one General Plan Update which was adopted as part of the Agoura Village Specific Plan (AVSP) Update. The update ensured that the mobility section of the City's Infrastructure and Community Services Element remained consistent with the AVSP. A summary of the updates are below.

Mobility Element

1. Revised General Plan Section text to add to the City's roadway network the new "Semi-Rural Secondary Arterial" roadway classification as a sub-classification under the Secondary Arterial classification. This new sub-classification applies only to Agoura Road between Cornell Road and the AVSP's eastern boundary just west of Vejar Drive;

2. Modified General Plan Figure M-2: Typical Roadway Classification Cross Sections to include the new Semi-Rural Secondary Arterial roadway sub-classification's cross-section;

3. Modified General Plan Figure M-2: Typical Roadway Classification Cross Sections to reduce the minimum roadway width range from 40 feet to 36 feet for only specified portions of select Collector Streets within the AVSP (i.e., Roadside Drive and Cornell Road).

IV. IMPLEMENTATION PROGRAMS

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan vision, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City's vision for its future is met. The City has made significant progress in completing its implementation agenda as shown in Attachment B. Implementation programs recommended for initiation in the upcoming year are discussed.

Attachment B shows the status of the programs by "Completed," "In-progress," or "Implemented and On-going". The difference between "in-progress" and "on-going" is that

projects that are in-progress will be completed at some point in the future and programs that are on-going are part of the daily operations of the City. Table 2 below contains some highlights from the last year regarding General Plan Implementation Programs.

Table 2 - 2024 Highlights

Economic Development	
Action: The City created an internal staff team to administer the City's economic development arm. The City hired a consultant to analyze local retail trends, and has been proactive in reaching out to the business community to look for ways to increase marketing and business partnerships to ensure a healthy local economy.	**Implemented:** ED-1, ED-2
Emergency Preparedness	
Action: The City improved its emergency preparedness by: 1) Hiring a Communications Manager who is trained in crisis communications strategies; 2) Assisting in the update of the Las Virgenes-Malibu Council of Government's Hazard Mitigation Plan; 3) Promoting the County Genasys Project, including the "Know Your Zone" program to ensure timely distribution of information during emergencies; 4) Partnering with local and regional agencies and organizations, including but not limited to the Los Angeles County Fire Department and Sheriff and local Fire Safe Councils to conduct a Fire Hazard Risk Assessment; and 5) Administering home hardening grants to local homeowners.	**Implemented:** Several Safety Element Goals and Policies
Capital Improvement Program	
Action: Significant progress has been made on several projects within the City's Capital Improvement Program (CIP), including: 1) The Bike Master Plan, which is currently in environmental review; 2) The Ladyface Greenway Project, which is currently under construction; 3) The Annual Citywide Street Resurfacing Program; 4) Utility undergrounding, particularly along Cornell Road; 5) Chumash Park restroom improvements; and 6) Completed Project Study Report for the Kanan Agoura Intersection Project	**Implemented:** Several Land Use and Mobility Goals and Policies
Parks and Recreation	
Action: The City has continued to foster an inclusive and positive environment, and always looks to improve facilities and events to provide a benefit to the community. The Chumash Park Restroom Project is anticipated to be completed in 2025, and the Morrison Park project is anticipated to be completed in 2025-26. City coordinated and sponsored events were a huge success in 2024, which included the first drone show of its kind in the Conejo Valley, the first Agoura Hills Film Festival, and Reyes Adobe Days, among several other popular events.	**Implemented:** CS-1 through CS-19

Development Process Improvement	
Action: The City has implemented a new online permitting system, MyGovernmentOnline (MGO), to facilitate the digital submission of project plans. The new system will reduce paper waste, improve processing procedures and public transparency, and reduce time spent on producing development reports, among several other benefits. Building and Safety and the Planning Division are currently accepting applications on MGO, with Public Works and Code Enforcement to follow in 2025.	**Implemented:** NR-25, U-29, State Law
Housing Programs	
Action: As required by the State Department of Housing and Community Development, the City adopted its Sixth Cycle Housing Element in 2022, which included several housing programs required to be implemented through 2029. In 2024, the City implemented several of these programs: 1) An ADU survey was completed and a process was established to determine the affordability of ADUs in the City, helping to reach the City's RHNA; 2) The City began drafting its first affordability covenant, and has started to establish an affordable housing monitoring and compliance program, which will be fully implemented in 2025-26; 3) The City approved the first project in its history with deed-restricted affordable units, which will provide a housing opportunity for 38 low- and very low-income families; and 4) The Agoura Village Specific Plan Update was adopted, ensuring consistency with the Affordable Housing Overlay and creating objective standards for right-of-way improvements.	**Implemented:** Housing Element Programs
Finance	
Action: The City's Finance Department received a Certificate of Achievement for excellence in financial reporting for its annual comprehensive financial report for the fiscal year ending June 30, 2023.	**Implemented:** Admin 3

V. 2024 DEVELOPMENT SUMMARY

Attachment D to this report is the 2024 Development Summary which the Community Development Department releases to inform the residents and interested developers of proposed development applications throughout the City. The Development Summary is posted on the City's website quarterly and contains information regarding the proposed scope of work, the project site area, the status of the current project and a point of contact at the City who can assist with project related questions.

Attachments:

A: 2024 Housing Element Progress Report

B: General Plan Implementation Programs Completed, In-Progress, or Implemented and On-Going

C: 2024 Development Summary

Attachment A

2024 Housing Element
Annual Progress Report

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								18	5	18	1	0	2	212	256	14	0						
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	CUP-2024-0030	SFD	O	1/11/2019							1	1	1		NONE	No	N/A	Pending	Discretionary	Project was previously approved but applicant let the entitlement expire and made changes to project scope.
2055-019-037	2055-019-037	28439 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O	7/6/2021							1	1	1		NONE	No	N/A	Approved	Discretionary	
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R	9/15/2021		1						1	1		NONE	No	N/A	Approved	Ministerial	
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R	11/23/2021		1						1	1		NONE	No	N/A	Approved	Ministerial	
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R	11/24/2021							1	1	1		NONE	No	N/A	Approved	Ministerial	
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R	2/17/2022							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R	3/17/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R	3/24/2022							2	2	2		NONE	No	N/A	Approved	Ministerial	
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R	7/7/2022					1			1	1		NONE	No	N/A	Approved	Ministerial	
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R	5/4/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldman"	ADU-2022-0019	ADU	R	5/4/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R	6/20/2022							1	1	1		NONE	No	N/A	Approved	Ministerial	
2055-004-040	2055-004-040	28500 Driver	ADU - "Drona"	ADU-2022-0021	ADU	R	3/23/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2050-008-035	2050-008-035	6263 Pisces	ADU - "Mann"	ADU-2022-0022	ADU	R	7/14/2022							1	1	1		NONE	No	N/A	Approved	Ministerial	
2061-032-021, -022, -028	2061-032-021, -022, -028	SW Corner of Kanan and Agoura Rd	"West Village"	AVDP-01793-2020	5+	O	8/17/2020	5		3		3		67	78	0		NONE	Yes	N/A	Withdrawn	Discretionary	Applicant has submitted a separate project under the City's affordable housing overlay.
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R	4/21/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R	1/26/2023							1	1			NONE	No	N/A	Pending	Ministerial	
2055-013-034	2055-013-034	5559 Colodny Drive	ADU- "Roger Ewing"	ADU-2022-0027	ADU	R	1/12/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R	3/2/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R	3/16/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
7/10/1952	7/10/1952	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R	6/23/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R	6/8/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R	6/26/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R	6/12/2023						1		1	1		NONE	No	N/A	Approved	Ministerial	
10/28/1950	10/28/1950	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R	5/30/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R	6/21/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
8/2/1950	8/2/1950	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R	8/7/2023				1				1			NONE	No	N/A	Pending	Ministerial	

2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R	8/8/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R	8/14/2023				1				1			NONE	No	N/A	Pending	Ministerial	
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R	9/22/2023							1	1			NONE	No	N/A	Pending	Ministerial	
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R	9/8/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R	9/22/2023		1						1			NONE	No	N/A	Pending	Ministerial	
2055-029-007	2055-029-007	6467 Chesebro Road	"Haffner"	SPR-2022-0025	SFD	O	7/20/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R	2/7/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R	2/7/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R	1/9/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R	2/2/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R	3/29/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R	4/15/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R	8/20/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R	10/4/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R	9/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R	11/18/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R	11/20/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R	12/12/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R	7/28/2023	28		10				240	278	278		NONE	Yes	Yes	Approved	Ministerial	
2061-032-021	2061-032-021	SW Corner of Kanan and Agoura Rd	Agoura Village	AHO-2024-0004	5+	R	5/14/2024	18		18				202	238			NONE	Yes	N/A	Pending	Ministerial	Anticipated to resubmit and be approved in Spring of 2025
2061-029-005	2061-029-005	28902 Agoura Rd	Avi Edry	AHO-2023-0003	5+	R	12/19/2023	4		2				27	33			NONE	Yes	N/A	Pending	Ministerial	Waiting for resubmittal
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin	SB9-2024-0001	SFD	O	1/25/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Approved	Ministerial	Existing home to be demolished. New project proposes an SB 9 unit and ADU. ADU to be submitted separately.
2061-018-062	2061-018-062	Canyon Way, Adjacent to 28302 Laura La Plante Drive	Sarahang	SB9-2024-0002	2 to 4	O	2/8/2024							2	2			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	Waiting for resubmittal
2055-005-030	2055-005-030	28336 Driver Ave	Ofer SB9	SB9-2024-0003	SFD	R	2/8/2024							1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	Waiting for resubmittal. New unit proposed to site with existing home and ADU
2050-013-023	2050-013-023	28629 Acacia Glen Street	Lugasi SB9	SB9-2024-0004	SFD	O	4/16/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Approved	Ministerial	
2055-013-035	2055-013-035	Adjacent to 5559 Colodny Dr	Hillel SB9	SB9-2024-0005	SFD	O	11/18/2024							1	1			NONE	No	N/A	Pending	Ministerial	

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							28	3	10	0	0	0	252		293
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O							1	4/7/2022	1
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O							1	4/7/2022	1
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R		1						9/29/2022	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R		1						6/9/2022	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R							1	2/1/2022	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R							1	11/21/2022	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R		1						10/14/2022	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R							2	12/19/2022	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R							1	11/15/2022	1
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R		1						9/20/2022	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R		1						9/20/2022	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R							1	9/12/2022	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R		1						6/1/2022	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Mann"	ADU-2022-0022	ADU	R							1	9/9/2022	1
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	12/16/2021	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O							1	10/7/2021	1
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						4/21/2022	1
2064-015-027	2064-015-027	3919 Patrick Henry Place	ADU - "Conrad"	RES-2022-0280	ADU	R							1	4/10/2024	1
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	2/22/2021	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1						5/25/2021	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R							1	10/29/2021	1
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R		1						4/21/2023	1

6/15/1955	6/15/1955	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R							2	8/11/2022	2
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R							1	1/26/2023	1
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R							1	8/16/2022	1
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R							1	10/12/2022	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	1/12/2023	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R							1	12/28/2022	1
20239	20239	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	11/16/2022	1
20806	20806	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R						1		12/20/2022	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R							1	3/2/2023	1
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R							1	3/16/2023	1
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R		1						6/23/2023	1
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R							1	6/8/2023	1
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R							1	6/26/2023	1
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R						1		6/12/2023	1
18564	18564	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R							1	5/30/2023	1
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R							1	6/21/2023	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R							1	8/7/2023	1
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R							1	8/8/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R							1	8/14/2023	1
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R							1	9/22/2023	1
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R							1	9/8/2023	1
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R							1	9/22/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O							1	7/20/2023	1
2056-047-014	2056-047-014	29311 Castlehill	ADU - "Castlehill"	ADU-2024-0056	ADU	R		1						10/21/2024	1
2054-012-029	2054-012-029	30629 Passageway	ADU - "Weitzmann"	ADU-01816-2020	ADU	R							1	3/11/2021	1
2054-006-066	2054-006-066	30778 Lakefront	ADU - "Perez"	ADU-01832-2020"	ADU	R				1				3/2/2021	1
2048-002-003	2048-002-003	28822 Michelle Drive	ADU - "Rosenfield"	ADU-2021-0007	ADU	R						1		11/18/2021	1
2053-005-016	2053-005-016	29235 Trailway Lane	ADU - "Palanco"	ADU-01755-2020	ADU	R							1	1/24/2020	1

2064-016-010	2064-016-010	3814 Patrick Henry Place	ADU - "Otter"	ADU-2021-0005	ADU	R						1		10/26/2021	1
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R							1	2/7/2024	1
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R							1	2/7/2024	1
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R							1	1/9/2024	1
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R		1						2/2/2024	1
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R		1						3/29/2024	1
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R							1	4/15/2024	1
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R							1	8/20/2024	1
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R							1	10/4/2024	1
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R							1	9/30/2024	1
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R							1	11/18/2024	1
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R							1	11/20/2024	1
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R							1	12/12/2024	1
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R	28		10				240	4/23/2024	278
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin SB9	SB9-2024-0001	SFD	O							1	12/19/2024	1

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	7							8	9
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	2	0	0	0	0	3		5
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O									0
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O							1	3/15/2023	1
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R		1						9/29/2022	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R		1						6/9/2022	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R							1	2/1/2022	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R							1	11/21/2022	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R		1						10/14/2022	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R							2	12/19/2022	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R							1	11/15/2022	1
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R		1						9/20/2022	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R		1						9/20/2022	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R							1	9/12/2022	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R		1						6/1/2022	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Mann"	ADU-2022-0022	ADU	R							1	9/9/2022	1
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	7/12/2022	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O							1	8/31/2022	1
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						4/21/2022	1
2064-015-027	2064-015-027	3919 Patrick Henry Place	ADU - "Conrad"	RES-2022-0280	ADU	R									0
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	5/25/2021	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1						10/20/2021	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R							1	1/12/2023	1
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R		1						6/29/2023	1

6/15/1955	6/15/1955	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R							2	1/30/2023	2
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R									0
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R							1	1/18/2023	1
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R							1	4/19/2023	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	8/31/2023	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R							1	12/20/2023	1
20239	20239	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	4/20/2023	1
20806	20806	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R						1		6/28/2023	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R							1	6/13/2023	1
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R							1	10/24/2023	1
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R		1						6/28/2023	1
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R							1	5/14/2024	1
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R							1	8/31/2023	1
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R						1		10/28/2023	1
18564	18564	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R							1	10/4/2023	1
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R							1	9/28/2023	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R									0
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R							1	10/23/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R									0
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R									0
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R							1	12/8/2023	1
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R									0
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O									0
2056-047-014	2056-047-014	29311 Castlehill	ADU - "Castlehill"	ADU-2024-0056	ADU	R		1						11/21/2024	1
2054-012-029	2054-012-029	30629 Passageway	ADU - "Weitzmann"	ADU-01816-2020	ADU	R							1	3/11/2021	1
2054-006-066	2054-006-066	30778 Lakefront	ADU - "Perez"	ADU-01832-2020"	ADU	R				1				3/2/2021	1
2048-002-003	2048-002-003	28822 Michelle Drive	ADU - "Rosenfield"	ADU-2021-0007	ADU	R						1		11/18/2021	1
2053-005-016	2053-005-016	29235 Trailway Lane	ADU - "Palanco"	ADU-01755-2020	ADU	R							1	1/24/2020	1

2064-016-010	2064-016-010	3814 Patrick Henry Place	ADU - "Otter"	ADU-2021-0005	ADU	R						1		10/26/2021	1
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R							1	11/7/2024	1
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R							1	11/7/2024	1
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R									0
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R		1						1/13/2025	1
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R		1						8/22/2024	1
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R									0
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R									0
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R									0
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R							1	1/6/2025	1
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R									0
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R									0
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R									0
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R									0
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin SB9	SB9-2024-0001	SFD	O									0

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy								
1					2	3	10							11	12
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below							0	3	0	0	0	1	8		12
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O									0
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O									0
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R		1						5/21/2024	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R		1						5/23/2023	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R							1	1/11/2024	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R							1	4/11/2023	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R		1						6/8/2023	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R							2	6/27/2024	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R									0
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R		1						2/28/2023	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R		1						4/26/2023	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R							1	7/14/2023	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R		1						3/1/2023	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Mann"	ADU-2022-0022	ADU	R							1	12/1/2022	1
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	12/27/2024	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O									0
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						12/2/2022	1
2064-015-027	2064-015-027	3919 Patrick Henry Place	ADU - "Conrad"	RES-2022-0280	ADU	R									0
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	4/24/2023	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1						4/20/2023	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R									0
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R		1						5/20/2024	1

6/15/1955	6/15/1955	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R									0
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R									0
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R									0
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R							1	1/22/2024	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	5/10/2024	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R									0
20239	20239	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	4/8/2024	1
20806	20806	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R						1		8/7/2024	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R									0
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R									0
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R		1						6/28/2023	1
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R									0
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R									0
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R						1		1/16/2025	1
18564	18564	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R									0
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R							1	11/18/2024	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R									0
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R									0
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R									0
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R									0
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R									0
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R									0
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O									0
2056-047-014	2056-047-014	29311 Castlehill	ADU - "Castlehill"	ADU-2024-0056	ADU	R		1						11/21/2024	1
2054-012-029	2054-012-029	30629 Passageway	ADU - "Weitzmann"	ADU-01816-2020	ADU	R							1	4/5/2022	1
2054-006-066	2054-006-066	30778 Lakefront	ADU - "Perez"	ADU-01832-2020"	ADU	R				1				12/1/2021	1
2048-002-003	2048-002-003	28822 Michelle Drive	ADU - "Rosenfield"	ADU-2021-0007	ADU	R						1		8/4/2022	1

2053-005-016	2053-005-016	29235 Trailway Lane	ADU - "Palanco"	ADU-01755-2020	ADU	R							1	4/27/2022	1
2064-016-010	2064-016-010	3814 Patrick Henry Place	ADU - "Otter"	ADU-2021-0005	ADU	R						1		3/7/2022	1
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R									0
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R									0
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R									0
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R									0
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R									0
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R									0
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R									0
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R									0
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R									0
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R									0
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R									0
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R									0
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R									0
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin SB9	SB9-2024-0001	SFD	O									0

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
2061-031-020	SE Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site A	8/22/2022	20	20	8	159	Unaccommodated Need	8.29	PD	PD	165	207	179	Vacant	Vacant Mixed-Use
2061-032-021, -022, -028	SW Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site B	8/22/2022	12	12	5	94	Unaccommodated Need	4.94	PD	PD	98	123	120	Vacant	Vacant Mixed-Use
2061-029-005, -006	28902 Agoura Rd	6th Cycle Housing Element Update	Site C	8/22/2022	2	1	1	10	Unaccommodated Need	0.58	PD	PD	11	14	12	Vacant	Vacant Mixed-Use
1/4/1953	Canwood St West of Kanan	6th Cycle Housing Element Update	Site D	8/22/2022	14	14	6	105	Unaccommodated Need	5.58	RM	RM	111	139	130	Vacant	Vacant Commercial
2061-006-038	N Agoura Rd near Kanan Rd	6th Cycle Housing Element Update	Site E	8/22/2022	2	1	1	11	Unaccommodated Need	0.6	PD	PD	12	15	14	Vacant	Vacant Mixed-Use
2055-005-904, -903, -902	SW Corner of Colodny and Driver Ave	6th Cycle Housing Element Update	Site F	8/22/2022	3	4	1	25	Unaccommodated Need	1.32	RM	RM	26	33	30	Vacant	Vacant Residential
2061-006-044	29045 Agoura Rd	6th Cycle Housing Element Update	Site G	8/22/2022	10	11	4	78	Unaccommodated Need	4.15	PD	PD	83	103	98	Non-Vacant	Movie Theater, FedEx, Misc Commercial
2061-013-024, -025, -005, -004, -003...	Agoura Rd and Chesebro Rd	6th Cycle Housing Element Update	Site H	8/22/2022	10	10	4	75	Unaccommodated Need	3.96	RM	RM	79	99	95	Vacant	Vacant Residential
2061-029-003, -004	S Agoura Rd and Cornell Rd	6th Cycle Housing Element Update	Site I	8/22/2022	3	2	1	19	Unaccommodated Need	1	PD	PD	20	25	23	Vacant	Vacant Mixed-Use
2061-006-042, -048	29112 & 29130 Roadside Dr	6th Cycle Housing Element Update	Site J	8/22/2022	3	3	1	22	Unaccommodated Need	1.17	PD	PD	23	29	27	Non-Vacant	Lumber Yard
2061-007-041, -052, -054, -051, -055...	28912 Agoura Rd	6th Cycle Housing Element Update	Site K	8/22/2022	16	17	7	126	Unaccommodated Need	6.67	PD	PD	133	166	160	Non-Vacant	Restaurants, Small Retail
2061-010-017, -015-, -006, -016, -008...	28263 Dorothy Dr	6th Cycle Housing Element Update	Site L	8/22/2022	5	5	1	14	Unaccommodated Need	2	RM	RM	40	25	23	Non-Vacant	Plant Nursery
2061-033-015	Agoura Rd and Ladyface Cr	6th Cycle Housing Element Update	Site M	8/22/2022	3	3	1	23	Unaccommodated Need	1.2	PD	PD	24	30	27	Vacant	Vacant Commercial
2061-004-049	29360 Roadside Dr	6th Cycle Housing Element Update	Site N	8/22/2022	7	8	3	58	Unaccommodated Need	3.06	POM	POM	61	76	73	Non-Vacant	Patagonia Storage Site
2053-007-030, -026, -024, -025 -027...	5675 Kanan Rd	6th Cycle Housing Element Update	Site O	8/22/2022	7	6	3	51	Unaccommodated Need	2.68	CS-MU	CS-MU	53	67	65	Non-Vacant	Shopping Center, Small Retail
2051-006-141	5801 Kanan Rd	6th Cycle Housing Element Update	Site P	8/22/2022	7	7	3	56	Unaccommodated Need	2.93	CS-MU	CS-MU	58	73	70	Non-Vacant	Shopping Center, Small Retail
5/2/1951	5801 Kanan Rd	6th Cycle Housing Element Update	Site Q	8/22/2022	3	4	2	38	Unaccommodated Need	1.9	CS-MU	CS-MU	38	47	45	Non-Vacant	Shopping Center, Small Retail
2061-009-075, -076, -077	Roadside Dr near Lewis Rd	6th Cycle Housing Element Update	Site R	8/22/2022	3	3	1	21	Unaccommodated Need	1.15	RM	RM	23	28	26	Vacant	Vacant Commercial
2061-029-001, 2061-028-006, -005	Agoura Rd East of Cornell	6th Cycle Housing Element Update	Site S	8/22/2022	5	5	2	38	Unaccommodated Need	2	RM	RM	40	50	47	Vacant	Vacant Commercial
4/22/1961	Roadside Dr East of Roadside Rd	6th Cycle Housing Element Update	Site T	8/22/2022	2	2	1	16	Unaccommodated Need	0.87	POM	POM	17	21	19	Non-Vacant	Small Retail

Table D Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report 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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Maintenance	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	2021-2029	Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission. Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in the City.
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	2021-2029	Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period. Effectiveness: Agoura Hills' condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.
Monitoring of Affordability Covenants	By 2023, develop and implement monitoring protocols for affordable rental and ownership housing.	2023	Progress: The City currently has no deed-restricted units and has not had the need to establish monitoring protocols. However, the first affordable housing project with deed-restricted units is anticipated to begin construction in March of 2025. To prepare for this, the City has begun to establish an affordable housing monitoring and compliance program. The City applied for PLHA funds to help pay for instituting the program in January of 2025, and has received bids from two firms that specialize in affordable housing monitoring and compliance. Effectiveness: The program has not yet been established. We will monitor the effectiveness after the program is implemented, most likely sometime in 2027 when the first deed-restricted units are anticipated to be occupied.
Inclusionary Housing Program and Housing Trust Fund	Continue to implement the City's Inclusionary Housing Ordinance and Prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure.	2023	Progress: The City applies its Inclusionary Housing Program to applicable projects, and our in-lieu fees were updated in 2024 to incentivize the production of affordable units on-site. With the passage of the City's Affordable Housing Overlay, the Inclusionary Housing Program is utilized less, however, the City does have one developer who has submitted a housing application under the City's Inclusionary Housing Ordinance. Additionally, housing trust fund money is anticipated to be spent on the City-owned site on Site F prior to the end of Cycle 6. Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects. The program is effective, however, developers are leaning toward the City's Affordable Housing Overlay as a better option.
Affordable Housing Development Assistance	Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Contact property owners of Housing Element sites within one year of Housing Element adoption to discuss development opportunities under the Affordable Housing Overlay and the availability of incentives. By 2023, issue a request for proposal on the City-owned site on Colodny Drive (Site F) which specifies the City's goals for the site and available development incentives, such as potential land write-down assistance, and explore the feasibility of developing a 100% affordable project, or at a minimum 20% affordable units as required under the Affordable Housing Overlay; select a development partner by 2024.	2021-2029	Progress: The City conducted a Public Forum related to the development of Site F in 2024, where City staff pitched an idea of a 100% affordable tiny home community. The City will be doing a request for proposal in 2025 and is anticipating selecting a development partner by the end of 2025. Effectiveness: TBD
Affordable Housing Density Bonus	Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City's local ordinance for consistency with the most recent state laws (2023).	2021-2029	Progress: The City website contains information on Agoura Hills' density bonus program and provides applicants information regarding the state's density bonus. Effectiveness: The City approved a density bonus application in 2024 for Site G, commonly referred to in the City as the Regency Project. The developer was granted a 50% density bonus since the project provided 15% VLI units. The project was approved ministerially.
Section 8 Rental Assistance	Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website.	2021-2029	Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website. The City conducted outreach to all of the apartment complexes in the City in 2024, encouraging active participation in Section 8. Effectiveness: The City encourages Section 8, and it can be a successful program for those who receive a voucher. The City received negative responses, if any, from apartment complexes when encouraging them to register with the LA County Housing Authority.
Climate Action and Adaptation Plan	Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAPP.	2021-2029	Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.

Affordable Housing Overlay and Rezone Program	Develop an Affordable Housing Overlay (AHO) and associated objective development standards in 2022 in compliance with the parameters of a rezone program under Government Code section 65583.2(h).	2022	Progress: The City adopted the AHO in 2022 concurrently with the City's Housing Element. Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community. The City approved a 278-unit housing project in 2024, which will begin construction in March. The City has received two other affordable housing applications and maintains communications with several other property owners and affordable housing developers.
Facilitate Affordable Housing on Large Sites	Target production of 73 lower-income units on large sites (Sites A and K) through this program by 2029. Establish a policy to streamline land divisions and lot line adjustments on these two sites and provide for fee deferrals.	2021-2029	Progress: The City has not received an application for either of these sites. While we haven't received an application for sites A or K, the City has worked with the developer of Site B to do a concurrent lot merger application with the submittal of their development application. Effectiveness: TBD
Agoura Village Specific Plan (AVSP)	Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022).	2021-2029	Progress: The City updated the AVSP in 2024. The City also approved a 278-unit housing project in the AVSP in 2024, which will begin construction in March of 2025. Two other affordable housing applications were submitted, both within the AVSP. Those projects are anticipated to be approved sometime in 2025. There is also one potential 100% affordable project coming in 2025, depending on whether the applicant is successful in receiving grant funds. Effectiveness: The City has been very successful in facilitating residential development in the AVSP, although the market is leading developers to do less commercial than what the City originally anticipated. Developers have used density bonus as a tool to remove minimum commercial percentages.
Promote Accessory Dwelling Units	Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and preapproved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City's website (2022). Amend the ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (2022).	Ongoing	Progress: The ADU Ordinance was revised in 2021 and a copy of the ordinance was submitted to HCD for review. The intent of the ordinance is to provide expanded capacity and streamline the approval of ADUs. Since the adoption of the ordinance, the City has seen a dramatic increase in applications and interest from property owners in constructing ADUs. In February of 2022, the City received comments from HCD regarding the ordinance's compliance with state law. Revisions are underway to address the comments from HCD, however, the City is currently waiting on a response from HCD regarding a number of comments prior to updating the ADU Ordinance. Separately, the City has utilized SB 2 grant funds to develop pre-approved ADU plans, which are now available to the public. Effectiveness: A total of sixteen ADUs were issued building permits between 2014-2020. By comparison, a total of 13 ADUs received building permits in 2022, 19 received building permits in 2023, and 6 in 2024. The City anticipated a greater number of ADUs in 2024 due to the availability of preapproved plans, however, we had a relatively down year compared to 2022 and 2023. It is unclear whether this is a coincidence or if the increase in the previous years is due to other factors. The City will continue to monitor the effectiveness of our ADU Ordinance and preapproved plans.
Track and Monitor Accessory Dwelling Units	Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year.	Ongoing	Progress: The City established a tracking system in 2024 and conducted an ADU affordability survey. The City utilizes social media to promote the pre-approved ADU plans and other ADU options. Effectiveness: The City now accurately tracks the affordability of ADUs.
No Net Loss Monitoring	Develop a procedure to monitor the development of Housing Element sites by 2022.	Ongoing	Progress: The City tracks the development of housing element sites.
Objective Design and Development Standards	Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).	2022	Progress: The City adopted objective design standards for the development of affordable housing projects concurrently with the Housing Element. No SB 35 projects have been received, but the City has received three AHO applications, and will likely receive two more in 2025.
Zoning Text Amendments for Special Needs Housing	Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations.	2021-2029	Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district. Additionally, the City adopted the Affordable Housing Overlay Zone in 2022 to provide for extremely low income populations. Effectiveness : Oakmont Senior Living (Residential Care Facility for the Elderly - Assisted Living and Memory Care) was approved in 2018 and has been constructed. Another application was submitted in 2021 for a second similar facility and is currently being processed. One AHO project has been approved and two more are in process. This program has been implemented.
Fair Housing/ Affirmatively Furthering Fair Housing	Coordinate with NLACRS to publicize info on resources. Pursue state/Federal funds for supportive housing in affordable housing projects. Review/amend the code re: reasonable accommodations and community care facilities with 6+ residents.	2021-2029	Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center. The City provided a letter of support for a 100% affordable housing developer that applied for state grant funds. The developer also provides supportive services. A webpage has been created on the City's website, educating the public on the benefits of affordable housing. Effectiveness: The City continues to work to affirmatively further fair housing.
Housing Opportunities for Persons Living with Disabilities	Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate funds for supportive housing/ services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.	2014	Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. All new projects comply with ADA requirements. Effectiveness: The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.

Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 150,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Kick-off	$1,150.00	$0.00	Completed	Local General Fund	Contractor Selected
Administrative Draft Elements Updates	$50,350.00	$0.00	Completed	Local General Fund	Early Nov 2021- Jan 2022
Public Review of Draft Elements Updates	$2,500.00	$0.00	Completed	Local General Fund	Early Nov 2021-Feb 2022
Public Participation/Community Forums	$5,000.00	$0.00	Completed	Local General Fund	5/20/2021, 8/4/2021, 5/19/2022
Final Draft Elements Updates	$10,000.00	$0.00	Completed	Local General Fund	3/1/2022
CEQA Initial Study	$8,750.00	$0.00	Completed	Local General Fund	3/4/2022
CEQA EIR NOP	$750.00	$0.00	Completed	Local General Fund	11/1/2021
EIR Scoping Meeting	$1,500.00	$0.00	Completed	Local General Fund	10/21/2021
EIR Administrative Draft	$56,000.00	$0.00	Completed	Local General Fund	1/7/2022
EIR Public Draft	$2,500.00	$0.00	Completed	Local General Fund	4/28/2022
Final Draft EIR	$7,500.00	$0.00	Completed	Local General Fund	6/20/2022
Public Hearings	$4,000.00	$0.00	Completed	Local General Fund	Planning Commission - 7/21/22 City Council - 8/10/22

Attachment B

General Plan Implementation Programs
Completed, In-Progress, or Implemented and Ongoing

Implemented and Ongoing Implementation Programs

Policy/Imp Measure	Action	Department	Supporting Departments	Frequency	Status	Timeframe
Admin 1	HCD/OPR General Plan Annual Report to Council.	ComDev		Annually	Reported to City Council on 4/1/24	Implemented and Ongoing
Admin 2	Review the General Plan every 5 years and update as appropriate	ComDev		Annually	In Progress - Reviewed every 5 years and amended as appropriate	Implemented and Ongoing
Admin 3	Annual Review as part of the budget, reviewing General Plan polices to ensure consistency with CIP and Budget	Finance, PW, CM,ComDev		Annually	In Progress - Reviewed annually as part of the budget review process	Implemented and Ongoing
CS-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.	ComServ, ComDev		Ongoing	The City continues to upgrade park and recreations space when feasible, providing services to area residents while maintaining open space areas. The City continues to obtain open space when opportunities are present.	Implemented and Ongoing
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.	ComServ		Ongoing	The City continues to evaluate the types of recreation activities offered to meet the changing needs of the public through community outreach. Increased communication efforts provides more direct feedback from community and those with special needs with accomodations.	Implemented and Ongoing
CS-11	The City shall continue to offer senior recreation activities and programs to meet the needs of the growing population.	ComServ		Ongoing	The City maintains a variety of senior recreation activities including wellness classes, field trips, and dial-a-ride services. Activities and services have expanded to include evening and weekend classes, activities, and transportation.	Implemented and Ongoing
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.	ComServ		Ongoing	The City maintains a variety of youth recreation activities including camps, recreation classes, speciality workshops, and volunteer programs.	Implemented and Ongoing
CS-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.	ComServ		Ongoing	The City continues to explore offering programs that highlight the City's unique assets. The City is working with the local equestrian groups to offer equestrian events and activities. City has increased its communicaiton efforts to the community that includes highlighting local trail maps, outdoor activities, and group hikes provided by local agencies.	Implemented and Ongoing
CS-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.	ComServ		2016-2035	The city developed a teen center inside the Agoura Hills Recreation and Event Center in 2015. Teen programs and activities are always being provided.	Implemented and Ongoing
CS-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.	ComServ		Ongoing	Ongoing - through the many health lectures, special events, and workshops. The City also hosts special events such as group bike rides and long runs for the community during the year. Walking programs and group fitness continue to be offered.	Implemented and Ongoing

CS-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.	ComServ		Ongoing	The City continues to offer special events such as Reyes Adobe Days, Concerts in the Park, and Movies in the Park, that showcase the City's history and provide residents with affordable family events. The City offers art shows, literature events, and more recently a film festival that featured local and historical documentaries.	Implemented and Ongoing
CS-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.	ComServ	CM, CA	Ongoing	Ongoing - Always. The City continues to utiliize school district facilities when they are avilable, particularly for special events. The City also partners with neighboring agencies for access to outside organizations and their facilities.	Implemented and Ongoing
CS-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.	ComServ		Ongoing	The City continues to coordinate with the joint Agoura Hills/Calabases Community Center for recreational opportunities. The City of Calabasas recently took over the Agoura Hills/Calabasas Community Center. The City will continue to promote the activities, even though the City will not be financially supporting it.	Implemented and Ongoing
CS-19	The City shall continue to expand opportunities for citizen volunteers to enhance City recreation programs and special events.	ComServ		Ongoing	The city has a large volunteer program with many opportunities for residents to get involved. The City engages volunteers of all ages to teach new skills and activities through the senior program.	Implemented and Ongoing
CS-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.	ComDev, ComServ	Finance	Ongoing	The City has adopted a Parkland Dedication and Fee Ordinance and implements it for all applicable development projects within the City	Implemented and Ongoing
CS-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.	ComServ		Ongoing	The City continues to assess all service fees for park facilities to ensure City costs remain affordable for area residents. The City recently completed a comprehensive fee study that included an evaluation of fees for park facilities. New fees to be implemented July 2025.	Implemented and Ongoing
CS-22	The City shall continue to implement the Citywide Trails and Pathways Master Plan.	ComDev, PW		Ongoing	The City continues to implement the Trails and Pathways Master Plan and has utilized it to assist in planning/designing the Bike Master Plan	Implemented and Ongoing
CS-23	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.	PW, ComDev		Ongoing	Staff consistently applies the most sustainable and environmentally sensitive design and construction methods to which we are knowledgeable. CEQA is followed and enforced.	Implemented and Ongoing

CS-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.	ComDev		Ongoing	Where feasbile, the City requests trail or pathway connections during the development application entitlement process	Implemented and Ongoing
CS-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, which may include 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.	CM, ComDev		Ongoing	The City coordinates closely with local Fire and, where applicable, the Sheriff's Department during the review and approval state of the entitlement in order to ensure safety regulations are being met	Implemented and Ongoing
CS-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.	CM	CA	Ongoing	The City currently has mutual aid and other relevant agreements for supplemental assistance for emergency events	Implemented and Ongoing
CS-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).	CM		Ongoing	The City current assigns the Administrative Analyst to assist with the City CERT . Additionally, fiscal resources for the CERT are incoprorated annually into the Emergency Services budget.	Implemented and Ongoing
CS-29	The City shall continue to maintain the City's Emergency Operations Center (EOC) in accordance with state and federal requirements.	CM		Ongoing	The City EOC is reviewed and equipment is enhanced as needed.	Implemented and Ongoing
CS-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.	ComDev	ComServ	Ongoing	The City continues to coordinate with other agencies to ensure compliance with park land regualtions	Implemented and Ongoing
CS-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.	ComDev, BS		Ongoing	The City continues to route development applications ot the LACFD for review and comment prior to entitlement. Additionally, the City requires the installation of automatic fire sprinklers pursuant to the LA County Building Code and fire requirements	Implemented and Ongoing
CS-31	The City shall continue to cooperate with the County of Los Angeles Sheriff Department in crime prevention and safety education efforts.	CM		Ongoing	The City currently coordinates and works with the Sheriff Department on crime prevention. The City utilizes the in-house Public Safety Liaison Officer to assist. The Deputy City Manager and Assistant City Manager also assist as needed.	Implemented and Ongoing
CS-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.	CM		Ongoing	The City assists the Sheriff's Department with Neighborhood Watch Program, and works with the local Fire Safe Councils as well. The Sheriff's Department is the primary administrator for the Program. City Staff assist with coordinating installation of application program signage.	Implemented and Ongoing

CS-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.	ComDev, BS		2016-2035	The City has adopted a home hardening ordinance to address defensible space in design. The City's objective standards prescribe many techniques that are used to reduce the potential for crime, which include site lighting and layout requirements.	Implemented and Ongoing
CS-34	The City shall continue to maintain the City's graffiti abatement program, providing timely response to graffiti reports and adequate mitigation of graffiti.	PW, CM		Ongoing	The City continues to respond to graffiti complaints in a timely manner assisting with the graffiti removal or assisting residents with questions related to removal on private property	Implemented and Ongoing
CS-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.	CM		Ongoing	City officials and Councilmembers participate in an ad-hoc committee that meets regularly each month to discuss the education needs of the community. In the past, these discussions have led to the City completing capital projects or enhancing school programs such as, but not limited to, sidewalk construction, crosswalk painting, traffic signal installation, paying for crossing guards, promoting school activities via the City's podcast, annual funding of before/after school monitoring assistance for traffic congestion relief, funding of maintenance of high school tennis courts, and partnering to provide after-school enrichment opportunities.	Implemented and Ongoing
CS-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.	CM	ComDev, PW	Ongoing	City has been known to meet frequently with School District officials to discuss improvements in and around schools. Examples include engaging in discussions and providing options to improve parking at the high school, offering to partner on pavement overlays of streets around schools, being a co-sponsor for the District's Foundation arm for the annual carnival in Agoura Hills that raises money to fund teachers, counselors and programs in the District.	Implemented and Ongoing
CS-37	The City shall coordinate with the Agoura Hills Library Branch of the Los Angeles Count 2012 201 2032016 Annual Ongoing y 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.	CM		Ongoing	City owns the Civic Center building and leases space to the County for the public library. The City sets aside funds each annual budget for larger maintenance repair items, and also sets aside garage space to run the "Cellar" which is a place the library sells used books. The City also supports the "Friends of the Library" volunteer program.	Implemented and Ongoing
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.	ComServ, CM	ComDev	Ongoing	The last of the public facillties were complete with the construction of the Agoura Hills Recreation and Event Center in 2015. There is no public land available to develop a city park.	Implemented and Ongoing

CS-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.	ComServ		Ongoing	The City continues to upgrade park and recreations space when feasible with ADA compliant features, convienent seating areas, as well as walking paths and play equipment. Chumash Park Restroom Project to be completed April 2025. Council approved next improvement project at Morrison Park to be completed in FY 2025/26.	Implemented, Completed, and Ongoing
CS-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.	ComDev, PW	CA	Ongoing	The City offers space at public facilities for events, including such as the Clean Water Power Alliance, and allows the public to participate remotley during public meetings to reduce reliance on automobiles	Implemented and Ongoing
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.	BS	ComServ	Ongoing	The City continues to upgrade park and recreations space when feasible with ADA features that comply with state, federal and local provisions	Implemented and Ongoing
CS-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.	ComDev		Ongoing	Staff regularily enforces the Zoning Code provisions regarding recreational facilities and established a provision requireing outdoor/recreation space for ministerial multi-family residential properties	Implemented and Ongoing
CS-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.	ComServ	PW	Ongoing	The City continues to upgrade park and recreations space when feasible with ADA compliant features, convienent seating areas, as well as walking paths and play equipment. Chumash Park Restroom Project to be completed April 2025. This includes new walking paths. Morrison Park Playground Renovation Project includes new accessible play equipment and path of travel. Project to be completed in FY 2025/26.	Implemented and Ongoing
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.	CM	ComDev	Ongoing	In 2024, the City created an internal staff team to administer the City's economic development arm. The City hired a consultant to analyze local retail trends, and has been proactive in reaching out to the business community (businesses, property owners, leasing agents, commercial brokers, and residents) to build relationships. The City includes funds in the budget to assist with increased marketing and business partnerships to ensure a healthy local economy.	Implemented and Ongoing
ED-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.	CM		Ongoing	In 2024, the City created an internal staff team to administer the City's economic development arm. The City hired a consultant to analyze local retail trends, and has been proactive in reaching out to the business community (businesses, property owners, leasing agents, commercial brokers, and residents) to build relationships. The City is releasing a survey to the residents to understand what the community wants. The City includes funds in the budget to assist with increased marketing and business partnerships to ensure a healthy local economy.	Implemented and Ongoing
ED-3	The City shall continue to monitor the City's economic and fiscal performance as part of the regular budget process.	CM		Ongoing	The City monitors the economic and fiscal performance of the City during annual budget analysis	Implemented and Ongoing

HR-2	The City shall continue to maintain and enhance the Reyes Adobe Historical site.	ComServ		Ongoing	The City currently maintains the Reyes Adobe Historical Site and recently completed a renovation of the site	Implemented and Ongoing
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.	ComServ		Ongoing	The City holds annual Reyes Adobe Day events and provides residents with educational information that addresses the importance of the site. This event has exposed the City to more individuals and families that are direct descendants of the historical site.	Implemented and Ongoing
HR-4	The City shall continue to implement the Art in Public Places Program.	ComDev		Ongoing	The City has established provisions for Art in Public Places and holds regular Cultural Arts Commission meetings to discuss proposals within the City	Implemented and Ongoing
HR-5	The City shall 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.	ComDev		Ongoing	Staff require Phase 1 Arch Reports with development applications and, where needed, a Phase 2 report. In the event resources are found, the City requires proper documentation by qualified monitors	Implemented and Ongoing
HR-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.	ComDev		Ongoing	Staff enforce CEQA provisions with respect to cultural resources and condition all discretionary projects to document and preserve resources that are found on-site using a qualified monitor	Implemented and Ongoing
HR-7	For any project involving the demolition, relocation, or alteration of a structure, or a change to the structure's immediate setting, in which the structure is over 45 years old, and which potentially exhibits characteristics of an historic resource pursuant to CEQA Guidelines Section 15064.5, during the project review and entitlement process, the City shall require an assessment of the potential historical significance of the structure by a professional historic resource consultant as part of the application. If the resource is considered historical per CEQA, the assessment shall make recommendations for mitigating potential impacts to the structure, or identify requirements for the proper documentation per state or federal guidelines of any significant historic structure proposed for demolition, which shall be made conditions of project approval, as approved by the Director of Planning and Community Development.	ComDev		Ongoing	Staff require historic resource assessments for any structure that is known to exhibit characteristics of a historic resource pursuant to CEQA	Implemented and Ongoing
HR-8	During project review and entitlement, the City shall require as a condition of project approval that if human remains or funerary objects are discovered during earthwork activities, applicable federal and state laws shall be adhered to, including ceasing subsurface work until the County Coroner has made the necessary findings as to origin and disposition o 20110 20 22 201 2032016 Annual Ongoing f the human remains, and if the finds are of Native American descent, the California Native American Heritage Commission is notified, and proper procedures followed	ComDev		Ongoing	Staff enforce CEQA provisions with respect to human remains and condition all discretionary projects to immediately stop all earthwork activities if human remains are found. Those remains must then be handled by a County Coroner	Implemented and Ongoing
LU-10	Continue to enforce the Municipal Code.	ComDev		Ongoing	Staff continues to enforce the Municipal Code on daily basis	Implemented and Ongoing
LU-11	Continue to enforce the Hillside and SEA provisions of the General Plan	ComDev		Ongoing	Staff continues to enforce the Hillside and SEA provisions of the General Plan during review of development applications	Implemented and Ongoing

LU-12	Continue to implement Architectural Design Standards and Guidelines	ComDev		Ongoing	Staff continues to implement the ADS&G during review of the development applications	Implemented and Ongoing
LU-13	Implement Housing Programs in the timeframes established	ComDev		Ongoing	Staff continues to implement the Housing Programs and all associated timeframes during review of development applications	Implemented and Ongoing
LU-14	City shall continue to implement the AVSP	ComDev		Ongoing	Staff continues to implement the AVSP during review of development applications	Implemented and Ongoing
LU-15	City shall continue to implement the LMSP	ComDev		Ongoing	Staff continues to implement the LMSP during review of development applications	Implemented and Ongoing
LU-20	Continue to implement Sign Ordinance	ComDev		Ongoing	Sign Ordinance Update adopted in May of 2024. Staff continues to implement Sign regulations.	Implemented and Ongoing
LU-26	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.	ComDev		Ongoing	Staff currently maintains an active enforcement program. Staff shall develop a Policy and Procedure to assist in the enforcement of the Municipal Code.	Implemented and Ongoing
LU-27	Continue to implement the Old Agoura Residential Design Guidelines.	ComDev		Ongoing	Due to recent changes in State law and the requirement to apply only Objective Standards for approving or denying residential projects, the Old Agoura Residential Design Guidelines will be continued to be use as a guiding document. However, the primary regulatory provisions will become the Objective Standards, and were used to draft the SB 9 Ordinance Objective Standards.	Implemented and Ongoing
LU-28	Consider amending the Old Agoura Residential Design Guidelines to provide further specificity on the types of building and fencing material to be encouraged.	ComDev	CA	2012-2015	Staff has met with the Old Agoura Homeowner's Group and discussed potential options with the City Council. Given budget constraints, this item is to be discussed during the budget adoption process for FY 25-26 and FY 26-27.	Implemented and Ongoing
LU-29	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.	ComDev		Ongoing	The adoption of more stringent fuel modification standards has reduced the ability of developers and City staff to allow extensive vegetation within the 5, 30, and 100 foot fuel modification zone for structures. Nonetheless, staff continues to encourage buffers between open spaces and buildings, as outlined in the General Plan.	Implemented and Ongoing
LU-3	Continue to work with LA County and Ventura County and other adjacent communities to coordinate land use and growth policies, as well as, strengthen and promote inter-jurisdictional communication and cooperation.	ComDev		Ongoing	Staff currently meets periodically with staff from adjacent communities to discuss land use issues and brainstorm ways to recommend value-add policies to our respective decision-making bodies.	Implemented and Ongoing
LU-30	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.	ComDev	CM, CA	2012-2015	Staff has worked with property owner's wishing to renovate their properties utilizing the existing ordinances and guidelines. Successes include Agoura Meadows, City Mall. Staff will continue to encourage shopping center redevelopment for properties that have not renovated.	Implemented and Ongoing

LU-35	Explore the potential for using incentives to encourage ancillary retail, service, restaurant uses, and childcare facilities (as appropriate), to be integrated within business park and industrial centers.	ComDev		2016-2035	The City continues to explore redevelopment incentives for commercial businesses that provide services to employees which reduce impacts to the environment and encourage reduced vehicle travel.	Implemented and Ongoing
LU-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.	ComDev	PW, BS	Ongoing	The City adopted a Climate Action Adaptation Program (CAAP) in April of 2022 (Resolution 22-2004) that incorporated provisions to improve air quality, conserve water, increase renewable energy, improve public health, increase resiliency, increase non-motorized transportation, increase energy efficiency and provide education on sustainability and awareness	Implemented and Ongoing
LU-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 may be 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.	ComDev	PW, BS	Ongoing	Staff regularly works with utility and services providers to ensure there is visual compatibility of the built environment and landscaping features with neighboring communities. Staff is actively working with the Las Virgenes Municipal Water District to ensure the new project along Agoura Road is consistent with the City's architectural design standards and oak tree regulations.	Implemented and Ongoing
LU-4	Update, prioritize, and implement the CIP. Explore and implement a range of financing approaches including use of redevelopment funds, development impact fees, and grants.	PW	ComDev	Annually	The City has an adopted Capital Improvement Program (CIP), which consists of a variety of projects to construct, maintain, repair, and rehabilitate the City's infrastructure and facilities. The Capital Improvement Program provides an orderly plan for meeting the community's needs in a fiscally responsible manner.	Implemented and Ongoing
LU-5	Continue to implement the Arterial Street System Development Fee (TIF) for new development and update the fee periodically, as necessary.	PW		Ongoing	The City has adopted Traffic Impact Fee (TIF) program that analyzes the need for a transportation assessment in conformance with CEQA guidelines, and City policies, Resolution No. 20-1942. A TIF update is currently In Progress and planned to be complete by end of FY 2024/25	Implemented and Ongoing
LU-6	Continue to maintain the reciprocal agreement with Ventura County for traffic impact fees, and seek similar agreements with other neighboring jurisdictions.	PW	ComDev	Ongoing	Reciprocal agreements with Ventura County are in place and staff is currently looking into alternative programs which would benefit the City	Implemented and Ongoing
LU-7	Continue to require developers to construct infrastructure necessary to serve their project and implement CEQA mitigation measures when identified.	PW	ComDev	Ongoing	Staff continues to review development applications with regard to infrastructure requirements, CEQA and potential impacts to to neighboring communities	Implemented and Ongoing
LU-8	Feasibility Study for fees to recover of costs of sewer, stormwater, and other infrastructure to new development	PW	CA	2012 – 2015	The City has reviewed studies to address fees to recover costs for sewer, stormwater and other infrastructure development. Currently the only fee is for TIF. These fees are incorporated into the conditions of approval	Implemented and Ongoing
M-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.	PW		2012 – 2015	The City receives monthly traffic collision reports it uses to assess potential hazards within the City	Implemented and Ongoing

M-12	The City shall evaluate intersections where traffic signal timing can be optimized and coordinated on a periodic basis, and implement such improvements.	PW		Ongoing	Completed and ongoing with the Signal Synchronization program	Implemented and Ongoing
M-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.	PW		Ongoing	Completed and ongoing with the Signal Synchronization program	Implemented and Ongoing
M-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, and in some cases, schedules, as part of development project conditions of approval in the project review and entitlement phase.	PW		Ongoing	The truck routes figure on M-3 is provided and enforced to the extent practicable.	Implemented and Ongoing
M-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 backup systems, traffic signal re-timing, and other technologies as they become available, to the extent feasible.	PW		2012-2015	The City has incorporated solar chargers, LED lights where feasible, and solar cameras and will continue to incorporate additional energy-efficient mechanisms/technologies were feasible	Implemented and Ongoing
M-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.	PW		Ongoing	The City continues to assess the need for traffic calming measures. Recently the City restriped a street section in Lake Lindero to reduce vehicle speeds	Implemented and Ongoing
M-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.	PW		Ongoing	Coordination with private streets is ongoing, as development of residential lots on private streets are conditioned.	Implemented and Ongoing
M-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.	PW	ComDev	Ongoing	Public Works Staff continue to review development applications based on provisions designed to reduce traffic impacts and provide minimum level of service standards for roadways	Implemented and Ongoing
M-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.	PW		Ongoing	The City has a policy in place to require the installation of fiber and solar for new development	Implemented and Ongoing
M-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.	PW		Ongoing	The City requires improvements to park and ride benches; however bus stop design improvements were previously denied when brought to City Council - Review for a possible future General Plan amendment	Implemented and Ongoing
M-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.	PW	ComDev	Ongoing	The City provides information regarding bicyle paths and trails throught the City, in addition to providing information related to the Kanan Shuttle	Implemented and Ongoing

M-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.	PW	ComDev	2016-2035	The City has implemented Safe Routes to Schools Program through the use of the Kanan Shuttle Services	Implemented and Ongoing
M-24	The City shall continue to require that residential developments incorporate adequate enclosed, secured space for bicycle parking.	ComDev		Ongoing	The City continues to require multi-family and mixed-use developments to incorporate adequate bicycle parking facilities. Additionally the proposed Bicycle Master Plan will solidify many of the provisions for future development	Implemented and Ongoing
M-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.	PW	CA	2016-2035	The City has required buses to install bicycle transportation racks to accomodate demand. The City looked into the demand for additional buses within the City and did not see a demand to increase	Implemented and Ongoing
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, and providing a reliable means of moving within the City for the non-driving population.	ComServ		Ongoing	The City continues to operate specific season service monitors demand of bus service throughout the City. The City has developed and implemented a program called AH Go by partnering with a company who created an app that residents can order subsidized share rides on their phones.	Implemented and Ongoing
M-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.	PW, ComDev, CM		Ongoing	The City works closely with Metro, Caltrans and SCAG to solve transportation issues affecting the City including taking part in regular meetings and attending workshops and seminars hosted by transporation partners	Implemented and Ongoing
M-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.	ComDev, PW	ComServ	Ongoing	The City continues to require adequate bicyle parking at all parks and proposed commercial developments	Implemented and Ongoing
M-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.	PW		Ongoing	The City completed the Agoura Road widening project in 2011 and continues to design and plan additional roadway improvement projects listed in the Mobility section of the General Plan	Implemented and Ongoing
M-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.	PW	CM	2012 – 2015	The City continues to work with LVUSD to explore TDM strategies along the highly impacted sections of the roadways adjacent to the schools. Recently the City completed a study to analyze the region that surrounds the Kanan Road corridor.	Implemented and Ongoing

M-6	The City shall continue to implement street beautification programs, including installation and maintenance, involving street trees and median landscaping, pavement, and street signage.	PW		Ongoing	The City continues to design and maintain street landscaping, pavement and signage and other beautification programs	Implemented and Ongoing
M-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.	PW	CM	Ongoing	Staff continue to identify grant opportunities for maintenance of roadway systems	Implemented and Ongoing
M-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.	BS	PW	Ongoing	Staff reviews all development applications against the ADA provisions to ensure compliance with standards	Implemented and Ongoing
M-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.	PW		Ongoing	Staff continues to institute programs that strive to design and develop complete streets to allow all users equal access to the roadway and pedestrian pathway networks	Implemented and Ongoing
N-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.	ComDev		Ongoing	The City continues to require noise studys for all applicable development applications pursuant to the General Plan	Implemented and Ongoing
N-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.	ComDev		Ongoing	The City reviews development applications for compliance with noise reducing measures and, where feasible, requires developers to screen equipment or other noise sources on-site to reduce impacts to neighboring properties	Implemented and Ongoing
N-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.	ComDev		Ongoing	The City reviews development applications for compliance with noise reducing measures and, where feasible, requires developers to screen equipment or other noise sources on-site to reduce impacts to neighboring residentail properties	Implemented and Ongoing
N-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.	ComDev		Ongoing	The City continues to review development applications for complaince with all noise regulations, in addition to a review of possible health risks associated with the project	Implemented and Ongoing

N-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.	ComDev		Ongoing	The City reviews development applications for compliance with the Noise/Land Use Compatibility Matrix	Implemented and Ongoing
N-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.	PW	ComDev	Ongoing	The City has not recently developed any roadway projects that increase roadway noise. To the extent financially feasible ruberized asphalt is used in roadway projects to dampen noise.	Implemented and Ongoing
N-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.	ComDev		Ongoing	The City reviews development applications to ensure noise levels within the interior of the site meet the noise ordianane	Implemented and Ongoing
N-8	The City shall continue to implement the City's noise regulations outlined in the Municipal Code.	ComDev		Ongoing	The City reviews development applications for compliance with the AHMC Noise Ordinance	Implemented and Ongoing
N-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.	CM		Ongoing	The City works closely with the LA County Sheriff's Office and Caltrans to promote monitoring and enforcement of vehicle noise standards	Implemented and Ongoing
NR-1	The City shall continue to carry out the City's Open Space Implementation Plan.	ComDev	CA, CM	Ongoing	Staff continues to regulate development using the existing Open Space provisions	Implemented and Ongoing
NR-10	The City shall continue to maintain and augment as necessary trees and other landscaping in City parks.	PW	ComServ	Ongoing	The City continues to maintain city trees throughout its parks and public properties and continues to look for oppertunities to plant native species	Implemented and Ongoing
NR-11	The City shall minimize the application of pesticides and herbicides on all City-owned landscaped properties.	PW	ComServ	Ongoing	The City has adopted an anti-pesticide ordinance and utilizes approved products on all City-owned properties	Implemented and Ongoing
NR-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.	ComDev		Ongoing	The City provides and hand outs and directions to native plant lists such as the Santa Monica Mountains Native Plant list online. The City's Landscape Guidance Program was adopted by the City Council and implemented in 2024.	Implemented and Ongoing
NR-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.	PW	ComDev	Ongoing	The City plants native plants in all City landscaped areas where feasible and is continually working to remove invasive species and replace with native vegetation	Implemented and Ongoing
NR-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.	PW		2012 – 2015	This is an ongoing effort and will be shared on the City's website. Pre Pandemic staff provided in classroom education and is hoping to reestablish these programs over the coming years.	Implemented and Ongoing

NR-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.	PW, ComDev		2016-2035	This is an ongoing effort and will be shared on the City's website. Pre Pandemic staff provided in classroom education and is hoping to reestablish these programs over the coming years.	Implemented and Ongoing
NR-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.	ComDev		Ongoing	The City worked closely with MRCA to facilitate the purchase of Triangle Ranch. The City also works closely with MRCA with regard to native tree planting programs	Implemented and Ongoing
NR-17	The City shall continue its efforts in improving and protecting the water quality of the City's creeks, drainages and flood control channels through periodic community clean up events; public education programs regarding pollution prevention, as well as compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit, and other federal and state water quality regulations, and shall include coordinating and collaborating with other jurisdictions and agencies as appropriate to achieve water quality aims.	PW		Ongoing	Ongoing. In addition to the efforts identified in NR-15, Staff is working with the Regional Water Quality Control Board to reassess Wet weather compliance targets, and is on target to begin installation of 10 storm drain to sewer diversion installations to comply with dry weather targets as well as create water supply in the area. The City currently acts as the lead agency for the region and coordinates regulary with jurisdictions at the local, county, and state levels.	Implemented and Ongoing
NR-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.	ComServ, ComDev		Ongoing	The Community Services Department provides educational opportunities and volunteer opportunities to help educate the residents on the natural resources in the region. The City increased communication and outreach efforts promoting local workshops and educational forums hosted by local environmental groups.	Implemented and Ongoing
NR-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.	ComDev		Ongoing	Staff continues to implement Open Space regulations for all development applications	Implemented and Ongoing
NR-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.	ComDev		Ongoing	The City has adopted a CAAP which will ensure the City meets its required greenhouse gas reduction measures.	Implemented and Ongoing
NR-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.	CM		Ongoing	The City continues to utilize low-emission vehicles in the fleet and has installed battery charging stations at City Hall and the Rec and Event Center to encourage residents to and staff to use electric vehicles	Implemented and Ongoing
NR-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.	ComDev		Ongoing	Staff continues to review all discretionary projects for compliance with the SCAQMD regulations	Implemented and Ongoing
NR-23	The City shall continue to implement its street sweeping program.	PW		Ongoing	The City contracts for services to clean the streets on a regular basis	Implemented and Ongoing

NR-24	The City shall continue to comply with Division of Mines and Geology regulations, as applicable	PW, ComDev	BS	Ongoing	The City continues to review development applications for compliance with geological regulations as applicable	Implemented and Ongoing
NR-25	The City shall continue to comply with all state requirements regarding climate change and greenhouse gas reduction, including preparing necessary plans and analyses.	ComDev		Ongoing	The City has adopted a CAAP which will ensure the City meets its required greenhouse gas reduction measures.	Implemented and Ongoing
NR-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 legally required, with other agencies and organizations to meet climate change and greenhouse gas reduction goals, required by the state and federal government.	ComDev		Ongoing	The City continues to review all development applications for compliance with greenhouse gas reduction goals required by the state and federal goverment	Implemented and Ongoing
NR-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.	ComDev		Ongoing	The City has adopted a CAAP which will ensure the City meets its required greenhouse gas reduction measures. The City continues to educate the public on the CAAP and importance of reducing greenhouse gases	Implemented and Ongoing
NR-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.	ComDev	CM	Ongoing	The City continues to enforce the Sign Ordinance and amend the Ordinance, as need be, to help promote economic growth while maintaining the aestethics of the City. The latest Sign Ordinance Update was adopted by the City Council in 2024.	Implemented and Ongoing
NR-29	Consider encouraging high efficiency filtration systems, buildings of varying heights, shapes and articulation, site design with open spaces between buildings, vegetation selected and arranged to alter pollutant transporat and dispersion and the use of decoratively treated solid barriers, walls and screening landscaping to increase vertical dispersion of pollutants	ComDev	BS	Ongoing	Adopted on August 10, 2022 - The City is reviewing multi-family developments to ensure proper ventilation along the roadway corridor and between buildings	Implemented and Ongoing
NR-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.	PW		Ongoing	Staff continues to require SWMP and SWPP plans for all development applications and reviews to ensure the proposed development is in compliance with the state and federal water quality regulations	Implemented and Ongoing
NR-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.	ComDev		Annual	The City reviews development application to ensure they will not impact the (newly named) Walliss Annenberg Wildife Crossing	Implemented and Ongoing
NR-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.	ComDev		2016-2035	The City requires the use of split-rail fencing in open space areas to encourage wildlife movement and has reviewed possible programs to help facilitate creak natualization efforts	Implemented and Ongoing
NR-6	The City shall continue to implement the City's Oak Tree Preservation Guidelines in the Zoning Code.	ComDev		Ongoing	Staff continues to implement Oak Tree Preservation Guidelines for all development applications	Implemented and Ongoing
NR-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.	ComDev, PW		Ongoing	Staff continues to coordinate with CDFW, USFW, and Army Corp of Engineers for all development applications near water bodies, creeks and drainages	Implemented and Ongoing
NR-8	The City shall continue to implement the California Environmental Quality Act (CEQA).	ComDev, PW	CA	Ongoing	Staff reviews all discretionary applications and policy programs against the provision within CEQA	Implemented and Ongoing

NR-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.	PW		Ongoing	Staff continues to maintain landscaping within the medians, right-of-ways, and parkways throughout the City	Implemented and Ongoing
S-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.	PW, BS		Ongoing	The City continues to review all development applications for compliance with state and federal flood hazard protection regulations and regulations pertaining to hazardous materials	Implemented and Ongoing
S-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.	BS		Ongoing	The City refers projects with UST (Underground Storage Tank) to the County of LA PW Environmental Program Division. The City requires projects involving demolition to notify AQMD for asbestos-related work.	Implemented and Ongoing
S-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.	ComDev	BS, PW	Ongoing	The City continues to require necessary reports and assessments for all development applications to ensure compiance with agency regulations	Implemented and Ongoing
S-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.	ComDev		Ongoing	The City continues to only approve projects that can deminstrate there is no risk to health, safety and welfare of the residents	Implemented and Ongoing
S-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.	ComDev	BS	Ongoing	The City conditions development projects during the entitlement phase to restrict the use of hazardous materials during construction	Implemented and Ongoing
S-14	Incorporate/restore naturally occuring landscape features and ecosystem processes in development projects to mitigate flood danger, purify and store water, restore natural infrastructure as riparian buffers, wetlands, urban foresty, and permeable pavers	ComDev, PW		Ongoing	Adopted on August 10, 2022 - The requires, where applicable, storm water retention basis and other runoff preventative measures when reviewing development applications	Implemented and Ongoing
S-15	Assess properties for flooding vulnerabilities within flood zones during development review	ComDev, PW		Ongoing	Adopted on August 10, 2022 - The City reviews all development properties to ensure adequate measures are in place to either avoid flood zones or limit vulnerabilities	Implemented and Ongoing
S-16	Provide public outreach to educate residents regarding a flooding emergency evacuation plan	CM, PW		Ongoing	Adopted on August 10, 2022 - The City posts the emergency evacuation plan on the City website to educate the residents and provide outreach	Implemented and Ongoing
S-17	Encourage the location and development of new essential public facilities outside of flood hazard zones to the extent feasible	PW	CM	Ongoing	Adopted on August 10, 2022 - The City works with local public agencies to ensure new public facilities avoid encroachments into flood zones where applicable	Implemented and Ongoing

S-18	Maintain a cooperative working relationship with the County Flood Control District and other public agencies to ensure the structural and operations integrity of essential public facilities during flooding	PW	CM	Ongoing	Adopted on August 10, 2022 - The City works with local public agencies to ensure new public facilities avoid encroachments into flood zones where applicable	Implemented and Ongoing
S-19	Improve disaster coordination and communiction with other public agencies	CM	PW	Ongoing	Adopted on August 10, 2022 - The City has adopted an emergency evacuation plan that includes a communication plan to coordinate with other public agencies. The City also hired a full time Communications Manager who is trained in crisis communications strategies.	Implemented and Ongoing
S-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.	CM		Ongoing	The City contiues to update the emergency operations plan and requires appropriate staff to attend SIMS and NIMs training	Implemented and Ongoing
S-20	Plan for emergency evacuation, including identifying standards for evacuation, and maintain adequate departure paths especially in areas that do not have at least two emergency evacuation routes (i.e., points of ingress and egress)	CM	PW	Ongoing	Adopted on August 10, 2022 - The City has adopted an emergency evacuation plan that includes a communication plan to coordinate with other public agencies. The City also promotes the County Genyses "Know Your Zone" program to ensure timely information about evacuations is available to the community during an evacuation scenario.	Implemented and Ongoing
S-21	Implement measures of the Las Virgenes-Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan relevant to the City, and work to ensure the Hazard Mitigation Plan is periodically updated	CM		Ongoing	Adopted on March 27, 2019 - The City regularily reviews the Hazard Mitigation Plan and works closely with the Las Virgenese-Malibu Council of Governements. The COG's Hazard Mitigation Plan was updated and adopted in 2024.	Implemented and Ongoing
S-22	Work to minimize fuel loads, or the amount of material that can be burned, within the wildland/urban interface within the City to the extent feasible, in coordination with the County Fire Department and other relevant agencies	ComDev		Ongoing	Adopted on August 10, 2022 - The City routes appropriate development applications to the LA County Fire Dept for review and approval with regard to fuel modificiation requirements	Implemented and Ongoing
S-23	Limit risk of wildfire through public education and planning, including working with community groups, including at risk populations, and other agencies to present information and training about evacuation, wildfire prevention and awareness, and defensible space	ComDev, CM		Ongoing	Adopted on August 10, 2022 - The City works closely with LA County Fire and encourages the Fire Dept to attend and present at public events to provide education to City residents. City staff is working closely with the Fire Dept in the preparation of a Community Wildfire Risk Assessment.	Implemented and Ongoing
S-24	Continue to update the City's Building Code as necessary by incorporating structural hardening measures, such as fire rated roofing and fire resistant construction materials, and other measures to protect structures in a fire	CM	BS	Ongoing	Adopted on August 10, 2022 - The City has adopted a home hardening program that limits flamable materiels in and around structures	Implemented and Ongoing
S-25	Maintain collection of maps relating to fire hazards to help educate and assist builders and homeowners in mitigating against wildfire	ComDev	BS	Ongoing	Adopted on August 10, 2022 - The City maintains a current Very High Fire Severity Zone Hazard Map which is shares with residents	Implemented and Ongoing
S-26	Require applicants for new and redevelopment projects in the Very High Fire Hazard Severity Zone (VHFHSZ) to prepare a project-specific fire protection plan as part of initial application submittal. The fire protection plan shall at a minimum identify site ingress/egress, evacuation routes, emergency vehicle access, visible home addressing and signage, and fuel modification zones	BS	ComDev	Ongoing	Adopted on August 10, 2022 - The City requires all new and redevelopment discretionary projects to meet/comply with the fire dept regulations. Additionally, fuel modificiation plans are required prior to approval	Implemented and Ongoing

S-27	Provide energy efficiency education to the public, including promoting energy efficient programs and certified buildings, and promoting financing programs for retrofits and upgrades.	BS	ComDev	Ongoing	Adopted on August 10, 2022 - The City adopted a CAAP which it posts on the web site that includes enegry efficient educational materials. Additionally, the building code now requires compliance with the CAAP measures	Implemented and Ongoing
S-28	Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification	BS	ComDev	Ongoing	Adopted on August 10, 2022 - The City recently adopted an electrification ordianance that requires commercial and multi-family residential developments to be 100% electric	Implemented and Ongoing
S-29	Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification	BS	ComDev	Ongoing	Adopted on August 10, 2022 - The City periodically reviews incentive programs to assist in the complete electrification of new developments	Implemented and Ongoing
S-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.	ComDev, PW		Ongoing	The City encourages the preservation of all floodplains as open space when feasible and discourages channelizations	Implemented and Ongoing
S-30	Work with owners of developed property that does not meet current fire safety standards for access, water supply and fire flow, signage and vegetation clearance in the VHFHSZ, and provide guidance on how to meet the standards	BS	ComDev	Ongoing	Adopted on August 10, 2022 - The City continues to provide guidance for owners wanting to redevelop properties that are non-compliant with existing fire codes	Implemented and Ongoing
S-31	Provide organic waste collection services to all residents and businesses, in addition to waste hauling and recycling collection, to reduce organic waste disposal	CM	PW	Ongoing	Ordinance No. 21-458, Adopted on November 11, 2021 - The City added mandatory organic waste disposal to the municipal code. The City continually review options to expand its existing organic waste services throughout the City	Implemented and Ongoing
S-32	Develop a Citywide network that ensures access to safe bicycle facilities, and connects to regional bicycle facilities	PW	ComDev	Ongoing	Adopted on August 10, 2022 - The City is currently developing a Bicycle Master Plan that will provide connections for bicycles and pedestrians throughout the City	Implemented and Ongoing
S-33	Encourage, and consider requiring, installation of electric vehicle chargers in commercial development and multi-family residential development parking facilities	BS	ComDev	Ongoing	Adopted on August 10, 2022 - The City's newly adopted CAAP encourages installation of electric charges at all commercial and multi-family residential developments	Implemented and Ongoing
S-34	Encourage the availability of clean power to residents and businesses in the City, with the goal of total renewable energy use	PW	ComDev	Ongoing	Adopted on August 10, 2022 - The City is working closely with Las Virgenes Water District to facilitate the development of a PureWater facilitiy in the City	Implemented and Ongoing
S-35	Maintain Adequate Transportation. Maintain roadways, bridges and other transportation facilities during extreme heat events	PW	ComDev	Ongoing	Adopted on August 10, 2022 - The City works to ensure the roadway systems are adequare for traffic during all times of year and maintains street trees to assist in the cooling of urban heat islands	Implemented and Ongoing
S-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.	BS, ComDev		Ongoing	The City requires development applications submit a geotechnical report as part of the application to addresses issues related to ground shaking and seismic hazards. The report is reviewed for compliance by the City's Geotechnical Consultant	Implemented and Ongoing

S-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.	BS		Ongoing	The City are working with critical public facilities, such as schools, to retrofit structures that do not currently meet the adopted building code	Implemented and Ongoing
S-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.	ComDev		Ongoing	The City continues to refer development applications to LA County Fire for review and approval of required fuel modification regulations	Implemented and Ongoing
S-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.	ComDev		Ongoing	The City continues to route develoment applications to LA County Fire Department and, where applicable, to the LA County Sheriff Department where they are reviewed for complaince with crime prevention standards	Implemented and Ongoing
U-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.	ComDev	PW	Ongoing	The City works closely with LVMWD, SoCal Edison, SoCal Gas and other utility companies when reviewing development applications within the City	Implemented and Ongoing
U-10	The City shall prepare a Sewer System Management Plan to outline maintenance and repair procedures for City owned lines.	PW		2016-2035	SSMP update for 2023 is on track for submittal before June. The SSMP should be updated every 3 years and the 2026 update will include a long range improvement plan and cost analysis to establish fees for sewer improvements	Implemented and Ongoing
U-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	PW		Ongoing	The mainteance of our Sewer System is and has always been done by the Los Angeles County Consolidated Sewer Maintenance District. Fees are collected directly from the County and maintenance is completed as necessary.	Implemented and Ongoing
U-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.	PW		Ongoing	The City coordinates with LVMWD for the review of all development applications submitted to the City that have the potential to impact water usage	Implemented and Ongoing
U-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.	PW		Ongoing	This effort is consistently required of proposed development.	Implemented and Ongoing
U-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.	PW		Ongoing	Monitoring wells are required at gas stations, staff is unaware of other toxic substance uses in the City, but will require monitoring wells be installed and appropriate reporting to regulartory agencies should this use be developed in the furture.	Implemented and Ongoing
U-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.	ComDev	PW	Ongoing	The City requires all applicable development applications to comply with the National Pollution Discharge Elimination System and Regional Water Quality Control Board requirements	Implemented and Ongoing
U-18	The City shall prepare informational materials regarding the proper use and maintenance of septic systems to distribute to members of the public.	PW		2012-2015	This is an ongoing effort and will be shared on the City's website. Septic is not allowed unless connection to a Sewer Main is unfeasible.	Implemented and Ongoing

U-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.	PW	ComDev	Ongoing	The City continues to review all development applications for compliance with FEMA and LA County Flood Control District requirements	Implemented and Ongoing
U-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.	ComDev	PW	Ongoing	The City routinely provides comments and updates to the LVMWD regarding implementation measures in the Urban Water Management Plan and Recycled Water Master Plan, in addition of other water treatment studies and reports released	Implemented and Ongoing
U-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.	PW		Ongoing	The City continues to require drainage plans for all development applications and reviews to ensure adequate capacity for stormwater is implemented	Implemented and Ongoing
U-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.	PW	ComDev	Ongoing	The City continues to require adequate percolation on-site (and minimal off-site runoff) using perivous materials for public walkways, sidewalks or other paved areas. The City also requires the use of retention/detention basis where needed.	Implemented and Ongoing
U-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.	PW		Ongoing	Stormwater BMPs including bioswales and retention/detention are included in development and CIP project to the greatest extent feasible	Implemented and Ongoing
U-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.	PW		Ongoing	The City requires all applicable development applications to comply with the National Pollution Discharge Elimination System and incorporate BMP's throughout the construction phase	Implemented and Ongoing
U-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.	CM		Ongoing	Staff and the City's Solid Waste Consultant review required reports from all haulers to ensure compliance is being achieved	Implemented and Ongoing
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.	CM		Ongoing	The City has a mandated commercial recycling program via Resolution 06-1437, and requirements as identified under subsequent state regulations	Implemented and Ongoing
U-27	The City shall continue to require residential waste haulers operating in the City to provide curbside recycling and green waste to all residents, as well as equestrian waste recycling in the Old Agoura area, and to comply with state diversion requirements.	CM		Ongoing	The current Residential Franchsise Hauler (WM) provides these services as required through the City Integrated Exclusive Residential Franchise Agreement	Implemented and Ongoing
U-28	The City shall continue to comply with current state mandates for its residential curbside solid waste, recycling, green waste, its construction and demolition recycling program, and various household hazardous and electronic waste collection programs.	CM		Ongoing	The City continues to remain compliant with all solid waste mandates from Calrecycle. This is vertified through the submittal of the annual solid waste report to the State.	Implemented and Ongoing
U-29	The City shall explore the feasibility of offering incentives to residents and businesses to reduce waste and recycle.	CM		2012-2015	The City currently offers smaller trash containers at a reduced price as incentive to encourage more recycling and reduce waste	Implemented and Ongoing

U-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.	ComDev		Ongoing	The City has developed a drought-tolerant landscape program for residents interested in removing water-intensive vegetation. The City has worked closely with LVMWD to understand the water requirements and is in the process of formulating an outreach program to assist both agencies	Implemented and Ongoing
U-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.	CM		Ongoing	The City currently utilizes and purchases materials with recycled content, utilizes electronic agendas for meetings to reduce paper, and has source separated containers in its facilities to maximize recycling.	Implemented and Ongoing
U-31	The City shall continue to conduct green waste recycling for City parks and other facilities, and to recycle tree trimmings as mulch.	PW, ComServ	CM	Ongoing	The City continues to produce mulch using tree trimmings throughout the City and continues to conduct green waste recycling in the City parks	Implemented and Ongoing
U-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.	CM		Ongoing	The City works with its residential hauler to extend the life of landfill capacity by implementing various waste reduction and recycling programs to maximize waste diversion to the landfills.	Implemented and Ongoing
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.	CM		Ongoing	The City consistently provides recycling and other program infomration to residents and business. Additionally, permit haulers and the City's residential service provider (WM) are required to provide public information about programs and services to its customers	Implemented and Ongoing
U-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.	CM		Ongoing	The City consistently provides recycling and other program infomration to residents and business. Additionally, permit haulers and the City's residential service provider (WM) are required to provide public information about programs and services.	Implemented and Ongoing
U-35	The City shall continue to implement the Agoura Hills Municipal Code, requiring adequate recyclable materials storage facilities and enclosures in new development projects.	ComDev		Ongoing	The City requires all applicable development applications to comply with the AHMC requirements for recyclable materials storage and enclosures	Implemented and Ongoing
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.	CM		Ongoing	The City provides several several household hazadous waste and electonic waste collection events annually in the City. The City offers three Used Oil/Paint collection events per fiscal year, and a monthly Door-to-Door residential HHW/E-Waste collection events for residential customers. The City promotes Business E-Waste collection through a Newbury Park based company. There is cost for on-site collection paid by the businesses. No cost option is available for businesses that drop-off e-waste at their location. Additionally the City promotes the annual LA County Round HHW-EW Roundup at the Calabasas Landfill and has information it website about other programs available to LA County residents	Implemented and Ongoing

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.	CM	ComDev	2016-2035	The City currently has a C&D program in place.	Implemented and Ongoing
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.	CM		Ongoing	The City requires haulers to educate their customers at a minimum of once per reporting year for the Commercial Hauler program, and the residential franchise hauler is required to also provide outreach via the franchise agreement. Information about the various solid waste programs are posted on the CIty's website.	Implemented and Ongoing
U-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.	ComServ	ComDev, PW	Ongoing	The City contiues to host volunteer and community service events to encourage residents to participate in restoration projects and City cleanup activities. Community Service Days and Creek Clean Up events continue to happen twice a year.	Implemented and Ongoing
U-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.	ComDev		Ongoing	The City implements drought-tolerant landscaping requirements throughout the development review process and continues to require low-flow fixtures and water-conserving irrigation provisions.	Implemented and Ongoing
U-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.	ComDev	PW	Ongoing	The City routes all applicable development applications to utility providers to ensure compliance with utlity provisions	Implemented and Ongoing
U-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.	ComDev, PW		Ongoing	The City continues to preform inspections throughout the construction phase to ensure the development matches the approved permits/entitlements	Implemented and Ongoing
U-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.	ComDev	BS	Ongoing	The City has adopted a CAAP which requires development projects to comply with energy saving regulations including, where applicable, the requirement to maintain or provide solar access to neighboring properties	Implemented and Ongoing
U-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.	BS		Ongoing	The City posts incentive programs and rebate programs on the City website to assist the utility	Implemented and Ongoing
U-44	The City shall create incentives to developers, residents, and businesses to incorporate energy efficient equipment, lighting and other design elements into projects, including financial incentives and permit expediting services.	BS	ComDev, PW	2012-2015	The City has streamlined the permitting process for PV and EV chargers are in place.	Implemented and Ongoing
U-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.	BS		Ongoing	The City provides links to Rebates and Incentives are provided on AHGreen webpage	Implemented and Ongoing
U-47	The City shall continue to require development projects to comply with City policies and ordinances requiring the undergrounding of existing and new utilities needed to serve the project.	PW		Ongoing	Undergrounding is encouraged to the greatest extent feasible.	Implemented and Ongoing

U-48	The City shall continue to explore the feasibility of replacing overhead electrical transmission and distribution lines with underground infrastructure.	PW	CM, ComDev	Ongoing	This effort in ongoing. Several recent projects have included this effort, specifically the Undergrounding Dristrict #2 on Cornell, the Ladyface Greenway Project, the Kanan/Agoura Intersection, and the Kanan Corridor all include undergrounding to the greatest possible extent	Implemented and Ongoing
U-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.	CM	ComDev, BS, PW	Ongoing	The City currently purchases energy efficient applies for all City faclities, and is working to replace older infrastructre with either energy efficent products	Implemented and Ongoing
U-5	The City shall continue to consult with the Las Virgenes Municipal Water District to ensure adequate emergency water supply capacity is available to the City.	PW	CM	Ongoing	The City coordinates regularly with LVMWD, and works hand in hand to reduce water usage during drought conditions and identify and install diversion projects to develop additional local supply.	Implemented and Ongoing
U-50	The City shall incorporate green building standards into the Municipal Code pursuant to state requirements.	BS	ComDev	2010-2011	The City has adopted the 2022 CALGreen code that will encourage green building technologies.	Implemented and Ongoing
U-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.	BS, ComDev		2010-2011	The City has adopted the CAAP which highlights LEED development standards and requires new development to meet energy efficient standards	Implemented and Ongoing
U-52	The City shall explore potential incentive programs to be established to encourage the installation of solar energy systems in development projects.	BS		2010-2011	The City has reduced plan Check Fees for the installation of PV's.	Implemented and Ongoing
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.	CM	ComDev	Ongoing	The City has established relationships with a provider to get appropriate coverage and battery backup for the community	Implemented and Ongoing
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.	ComDev		Ongoing	The City continues to required Conditional Use Permits for all applicable wireless/telecommuniction facilities within the City that do not comply with the expidited review process of a 6409	Implemented and Ongoing
U-55	The City shall continue to strive to provide the highest level of communications systems in City operations and services to the public.	CM		Ongoing	The City has implemented a Communications Plan that covers transparency throughout the community and has offered outreach to the residents. The City hired a full time Communications Manager that has brought a wealth of knowledge and best practices to ensure public engagement and accurate information and updates are available and easily accessible.	Implemented and Ongoing
U-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.	PW	ComDev	Ongoing	Staff consistently requires these improvements be complete prior to signing the Certificate of Occupancy.	Implemented and Ongoing
U-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.	ComDev		Ongoing	The City facilities have convered to reclaimed water. Commercial business have begun to switch to reclaimed water; however, the capacity is limited	Implemented and Ongoing

U-7	The City shall continue to utilize reclaimed water for landscaping in City maintained facilities, as service is available.	PW		Ongoing	The City utilizes reclaimed water in all city medians and facilities to the extent practicable, andevaluated main line extenstions where no recalimed water mains currently exist. No additional main extensions are currently planned.	Implemented and Ongoing
U-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.	PW		Ongoing	The City is coordinating closely with LVMWD in the planning and development of the Pure Water facility proposed along Agoura Rd	Implemented and Ongoing
U-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.	PW		2012-2015	The City continues to analyze provisions to require reclaimed water for residential landscaping projects without the City	Implemented and Ongoing

Completed Implementation Programs

Policy/Imp Measure	Action	Department	Supporting Departments	Frequency	Status	Timeframe
LU-18	Develop a plan to implement special design features along TO Blvd., Agoura Road, and Kanan Road and any other appropriate locations.	PW	ComDev	2016 – 2035	Arterial Streetscape Master Plan was completed February 6, 2017	Completed
M-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.	PW		2012-2015	The City has created a Signal Synchronization program that establishes signal control systems	Completed
U-46	The City shall create incentives to encourage the use of energy efficient vehicles in the City, such as preferential parking and other facilities.	ComDev, PW		2012-2015	The City has implemented energy efficient vehicles into the City's fleet. Currently there are no incentivies to encourage further change to the fleet	Complete
LU-1	Amend AHMC, Zoning Map, and policies to be consistent with land use designations and standards in the General Plan.	ComDev	CA	2010 - 2011	Completed - Approved by City Council on December 14, 2011	Completed
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. The provisions shall also encourage incorporation of retail and service uses along the periphery of any parking structures that are proposed, as appropriate.	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
LU-32	Amend the Commercial Shopping Center (CS) district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
LU-33	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.	ComDev		2016-2035	The City offers a Vehicle Miles Traveled (VMT) calculator on its website that provides incentives for commercial developments	Completed
LU-34	Amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, 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.	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
LU-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 require 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.	ComDev		2010-2011	Completed - Approved by City Council on December 14, 2011	Completed

LU-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 clubhouses, 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.	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
LU-40	The City shall amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, to create a new district, Commercial Neighborhood (CN), 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.	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
LU-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 those primarily serving community residents, including smaller scale office and retail commercial, and emphasizing equestrian-oriented uses, shall be encouraged.	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
LU-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.	ComDev	CA	2010-2011	Completed - Approved by City Council on December 14, 2011	Completed
M-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.	ComDev	CA	2012-2015	The City has adopted a TDM Ordinance	Completed
M-34	The City shall prepare and implement an urban pedestrian plan that identifies 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.	ComDev, PW	PW	2012-2015	The City completed its review of an urban pedestrian plan in 2016. Many of the goals were carried out through the Safe Rides to School Program and implementation of additional shuttle stops within the City	Completed
NR-19	The City shall update its Water Efficient Landscape Ordinance in accordance with state requirements to minimize the use of water in landscape irrigation.	ComDev, PW	CA	2010-2011	The City updated its Water Efficient Landscape Ordinance in compliance with State Law	Completed
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.	PW		2012 – 2015	The City has completed a Level of Service (LOS) study that identifies peak hours for traffic and capacity ratios	Completed

In Progress Implementation Programs						
Policy/Imp Measure	Action	Department	Supporting Departments	Frequency	Status	Timeframe
CS-2	The City shall prepare an update to the Parks Master Plan, including developing facility standards.	ComServ	ComDev	2016-2035	Parks Master Plan was completed in September 1988. Need to consider starting the process of completing a new one	In Progress
HR-1	The City shall consider creating a program to identify historic resources, including recommendations to promote and protect such resources to the extent feasible.	ComDev		2021-2015	Staff has hired a consultant to prepare a draft ordinance, which is currently being refined prior to taking the item to the Planning Commission and City Council.	In Progress
LU-16	Explore feasibility of creating protective ordinances for other tree species, in addition to oaks	ComDev	CA	2012 – 2015	The City has selected a consultant to review the City's Oak Tree Ordinance and prepare an administrative draft. As part of the public outreach process, staff aims to determine whether there are other species of trees that should be protected, and to what extent.	In Progress
LU-17	Review Commercial Land uses for compatibility with residential neighborhoods and amend ordinance as necessary.	ComDev	CA	2012 – 2015	Completed on 8/13/14. Staff proposing further Zoning Ordinance and Subdivision Ordinance amendments FY 25-26 – FY 26-27	In Progress
LU-2	Develop a database of vacant and underutilized properties.	ComDev		Annually	Staff plans to develop a GIS layer that provides information on vacant and underutilized property, depending on available budget resources. As part of the implementation of our new permit system, we will look to accomplish GIS integration and will explore this as part of the scope of services for our consultant.	In Progress
LU-21	Promote LEED standard buildings and consider establishing an incentive program to encourage the retention of existing structures and promote their adaptive reuse and renovation	BS	ComDev	2012-2015	The City has adopted a green code that will encourage green building technologies. Staff will explore ways to incentivize adaptive reuse and make recommendations for amendments to the environmental responsibility subcommittee. Staff is continuing to monitor developments as it pertains to state law requirements.	In Progress
LU-22	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.	ComDev	CA, BS	2012-2015	The City adopted a CAAP that incorporates this implementation measure. Staff is in the process of preparing an implementation plan which will implement this policy	In Progress
LU-23	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 encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character throughout the City.	CM	ComDev, CA	2012-2015	Staff has discussed multiple possibilities for updating standards related to Subarea 11, which could include a new specific plan or the adoption of new standards for the Old Agoura Overlay. Given budget constraints, City Council was going to revisit this topic during the next two-year budget cycle for Fiscal Years 25-26 and 26-27.	In Progress
LU-25	Continue to implement the Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods.	ComDev		Ongoing	Staff continues to implement the Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods, and adopted objective standards for Senate Bill 9 Developments in 2023 to ensure those development meet the existing community character.	In Progress
LU-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.	ComDev	PW	Ongoing	Planning staff will work with PW staff to develop an access management plan for the City	In Progress

M-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.	PW	ComDev	2012-2015	Staff is currently in the environmental review phase for the Bike Master Plan.	In Progress
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 (e.g., local shuttle) within existing neighborhoods and along existing roadways.	PW	CA, CM	2016-2035	The measure is partially complete with Measure R and M. Additionally, the City is looking into funding sources to assist in the creation of the assessment district	In Progress
M-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.	PW		Ongoing	The City is in the process of adopting a Bike Master Plan which will provide alternative travel modes. Additionally, staff continue to require public right-of-way improvements with private development applications	In Progress
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.	ComDev	CA	2012-2015	The City completed a Parking Ordinance amendment as part of the Outdoor Dining regulations. Recent state laws have reduced local jurisdictions' ability to enforce parking standards, and staff is consistently monitoring state law to ensure compliance.	In Progress
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.	ComDev	CA	2012-2015	Recent state laws have reduced local jurisdictions' ability to enforce parking standards, and staff is consistently monitoring state law to ensure compliance. Staff always encourages shared parking, and will look for opportunities to update the City's shared parking options given budget constraints.	In Progress
M-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	PW, ComDev		2012-2015	The City has an adopted Trails and Parkway Map in the General Plan and is currently working on a Bicycle Master Plan to connect area parks and bike paths together for non motor vehicle use	In Progress
M-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.	PW	ComDev		The City is currently working on a Bicycle Master Plan which consists of bicycle safety programs. The Master Plan is projected to be adopted in 2026	In Progress
U-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.	PW		Ongoing	This will be conducted as part of the 2026 SSMP update effort described in U-10 above.	In Progress
U-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.	PW		2016-2035	This will be considered during the 2026 SSMP update described in U-10.	In Progress
CS-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.	ComDev		2016-2035	To be considered as part of the budget adoption process for FY 25-26 and FY 26-27	Not Yet Started
LU-19	Develop a Specific Plan for Subarea 5	ComDev	CA	2012 – 2015	Not Yet Started. Staff began looking at funding sources to develop the subarea in 2013, but was not able to identify adequate sources. To be considered as part of the budget adoption process for FY 25-26 and FY 26-27.	Not Yet Started

LU-24	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.	PW	ComDev	2016-2035	Staff to develop an access management plan which includes a streetscape design plan. The plans will be adopted into the Municipal Code to allow it to be used with ministerial projects	Not Yet Started
LU-9	Feasibility Study for establishing a water and sewer facility assessment district to address inadequacies and deficiencies.	PW	CA	2012 – 2015	This will be conducted as part of the 2026 SSMP update effort described in U-10 below	Not Yet Started
S-6	The City shall explore the potential for state or federal funding to assist in seismic upgrades and retrofit of existing buildings.	BS		Ongoing	Staff explored the California Earthquake Authority Brace and Bolt Program but currently the Agoura Hills area is not a part of the area where funding is available	Not Yet Started
U-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.	PW		2012-2015	The City will begin looking into the intent of the policy and determine the feasiblity	Not Yet Started
ED-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.	ComDev		Ongoing	Staff questions the feasibility of the measure and looks to Council for a recommendation to remove.	Possible Amendment
S-7	The City shall continue to implement the County Fire Department developer fee for new development.	BS	ComDev, Finance	Ongoing	As of 2014, the City no longer collects this fee. The City will look into an amendment to remove this measure	Possible Amendment

Attachment C

2024 Development Summary

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Residential Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
Arvind Aurora	28340 Balkins Drive	2055-021-044	CUP-01533-2018, OAK-01534-2018	Approved	Request to build a single-family residence. Env. Review: Catex	K. Garcia (818) 597-7339
Brian Campbell for Gateway Church/Strata	29646 Agoura Road	2061-033-013	CUP-01849-2020 GPA-01852-2020 SPR-01850-2020 SPA-01851-2020 TRM-01854-2020 OAK-01853-2020 SIGN-01861-2020	In Review	Request to build 60 duplex residences and 25,826 SF church building. Parcel Map to subdivide parcel into 5 lots. Env. Review: EIR	R. Nesovic (818) 597-7310
Oren	5810 Colodny Drive	2055-023-046	CUP-2022-0010 SPR-2022-0017 OAK-2022-0037	Approved	Request to build a new single-family residence with an attached garage. Env. Review: Catex	R. Nesovic (818) 597-7310
Dorothy Place Multi-Family Development	28000 Dorothy Drive	2061-013-001, 002, 003, 004, 005, 024, 025, 036, 039, 040	CUP-2022-0009 SPR-2022-0014 OAK-2022-0032 TRM-2022-0002 COC-2022-0001	In Review	New 60-unit multi-family townhouse development. Env. Review: TBD	G. Burse (818) 597-7342
Rosen for Haffner	6467 Chesebro Road	2055-029-007	CUP-2022-0016 SPR-2022-0025 OAK-2022-0046	Approved	Request to build a single-family residence Env. Review: Addendum	G. Burse (818) 597-7342
Maor	28415 Waring Place	2055-004-029	SPR-2022-0029	Approved	Request to remove existing SFR and building new SFR w/ attached garage. Env. Review: Catex	K. Garcia (818) 597-7339
Michael Allan	6055 Hackers Lane	2056-023-030	SPR-01005-2014, VAR-01006-2014, OAK-01007-2014, 14-SPR-005 14-VAR-002 14-OTP-024	Under Construction	Request to add 964 sqft to an existing single family residence. Env. Review: Catex	K. Garcia (818) 597-7339
Mark and Kristina Clemens	6105 Lapworth Drive	2055-001-044	CUP-01187-2015 OAK-01188-2015	Approved	Request to demolish an existing residence and rebuild a 4,996 two-story, SFR with a 953 sqft. Garage. Env. Review: Catex	K. Garcia (818) 597-7339

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Residential Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
KDD Design for Glantz	28613 Bamfield Drive	2050-014-011	SPR-01742-2020	Under Construction	Fire Rebuild with a new 525 square-foot new second floor. Env. Review: Catex	K. Garcia (818) 597-7339
Rami Ben-Moshe (Previously Yehuda Benezra)	28433 Driver Avenue	2055-017-016	SPR-01769-2020	Approved	Request to build a new single family residence Env. Review: Catex	K. Garcia (818) 597-7339
Keystone Strategic Planning for Greenstein	6450 Chesebro Road	2055-001-032	CUP-01773-2020 SPR-01774-2020 OAK-01775-2020	Under Construction	Request to build a new residence, detached garage, workshop and stable on a vacant lot previously used for agricultural purposes Env. Review: Catex	K. Garcia (818) 597-7339
Phelps	4137 Jim Bowie Road	2064-013-007	SPR-2023-0038 (Ref. SPR-01842-2020	Approved	Amend original scope of 697 sq. ft. to 841 sq.ft. addition to first floor. Revision to 2020 SPR case.	R. Nesovic (818) 597-7310
Grinbaum for Shalev	29105 Garden Oaks Court	2051-010-002	SPR-2021-0011	Under Construction	Request to build an addition on the first and second floor of an existing two-story single family residence. Env. Review: Catex	K. Garcia (818) 597-7339
Brian Gelt	6461 Chesebro Road	2055-029-001	CUP-01577-2019 OAK-01578-2019 SPR-2022-0015	Approved	Request to buildi a 4,527 sq.ft. single family residence with an attached 848 sq.ft. garage, a 656 sq.ft. guest quarters over a 396 sq.ft. pool house in the Palo Comado Ranch Tract Env Review: Addendum	G. Burse (818) 597-7342
Brian Gelt	6461 Chesebro Road	2055-029-001	AMND-2023-0002 OAK-2023-0085 OAK-2024-0106, SPR-2024-0049, VAR-2024-0004, CUP-2024-0030	In Review	Amend garage design from 2 stories to 1 story. Env. Review: Addendum	G. Burse (818) 597-7342

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Residential Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
Architect JHK for Bengali	28439 Foothill Drive	2055-019-037	CUP-2021-0005 SPR-2021-0008	Under Construction	Request to build a new single-family residence on a hillside lot with a detached garage and barn. Env. Review: Catex	R. Nesovic (818) 597-7310
Baguio for Arcinue	5619 Colodny Drive	2055-013-036	SPR-2023-0031 CUP-2023-0020	Approved	Addition of 1,464 sq. ft. to existing 2,560 sq. ft. single-family residence Env. Review: Catex	G. Burse (818) 597-7342
Vega	30749 Canwood Street	2054-003-043	SPR-2023-0033	In Review	New 2nd story Addition of 517 sq. ft. to (e) 1,231 sq. ft. SFR. Env. Review: Catex	K. Garcia (818) 597-7339
Rosen	5948 Lake Lindero Dr	2056-022-012	SPR-2023-0041	Approved	Request to add 854 sq. ft. to SFR and 144 sq. ft. for covered porch. Env. Review: Catex	K. Garcia (818) 597-7339
Yonal for Skelton	6511 Chesebro Road	2055-029-005 2055-029-006	CUP-2023-0024 SPR-2023-0043	In Review	Request to building a new single-family residence with detached accessory structure. Env. Review: TBD	K. Garcia (818) 597-7339
Rocha del Nuez for Jeff Aviezer	23800 Balkins Dr.	2055-021-018	CUP-2023-0027 SPR-2023-0045 OAK-2023-0087	In Review	Request to build new single-family residence with attached garage and pool Env. Review: TBD	R. Nesovic (818) 597-7310
Perez for Asher	5411 Cedarhaven Drive	2053-026-076	SPR-2024-0046 (Amend.) SPR-2023-0030	Under Construction	Request to add 490 sq. ft. to the second story of an existing SFR. Env. Review: Catex	K. Garcia (818) 597-7339
Radoumis	6441 Chesebro Road	2055-05-072	CUP-2023-0024 SPR-2023-0042 OAK-2023-0082	Approved	Request to add 1,440 sq. ft. to existing single-family residence and 94 sq. ft. of covered balcony area. Env. Review: Catex	K. Garcia (818) 597-7339
SC Planners for Sheffield	27901 Blythdale Road	2055-001-038	CUP-2024-0029 SPR-2024-0047	In Review	Request to add 983 sq. ft.for a new garage/barn, 3,400 sq. ft. sports court, 1,221 sq. ft. for a pitching bullpen. Env. Review: TBD	R. Nesovic (818) 597-7310
Shafran	5900 Bainbridge Court	2058-040-003	SPR-2024-0048	In Review	Request to add 620 sq. ft. to the first story, and 568 sq. ft. to the second story. Env. Review: TBD	R. Nesovic (818) 597-7310

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Residential Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
Campbell	29301 Quail Run Drive	2053-004-003	SPR-2024-0050	In Review	Request to replace an existing baclony with a new 187 sq. ft. balcony on the second story of an existing SFR. Env. Review: Catex	R. Nesovic (818) 597-7310
Menahem Addition	6149 Palo Comado Dr	2055-023-073	SPR-2023-0037	In Review	Request to add 534 sq. ft. for a new garage, and 380 sq. ft. for a new deck to an existing SFR. Env. Review: TBD	K. Garcia (818) 597-7339
Blythedale Addition	27934 Blythdale Road	2055-024-007	SPR-2024-0053	In Review	Request to add 397 sq. ft. to the first story an existing SFR Env. Review: TBD	A. Perez (818) 597-7328
Glavin SB9	5914 Chesebro Road	2055-026-042	SB9-2024-0001	Approved	Request to build a new 1-story 5,295.19 square-foot single-family dwelling with an attached 561.34 square-foot 3-car garage and a 575.87 square-foot barn Env. Review: Exempt	G. Burse (818) 597-7342
Sarahang Duplex	Lot 14 Canyon Way	2061-018-062	SB9-2024-0002	In Review	Request to build Two new 2-story 800 sq. ft. single family dwellings. Env. Review: TBD	G. Burse (818) 597-7342
Ofer SB9	28336 Driver Avenue	2055-005-030	SB9-2024-0003	In Review	Request to build a new 1-story 1,000 sq. ft. SFR on a developed lot Env. Review: TBD	G. Burse (818) 597-7342
Lugasi SB9	28629 Acacia Glen Drive	2050-013-023	SB9-2024-0004	Approved	Request to build a new 2-story 2,030 sq. ft. SFR. Env. Review: Exempt	G. Burse (818) 597-7342

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Commercial Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
West Village (Symphony)	SW corner of Agoura/Kanan Roads	2061-032-021, 022	AVDP-01793-2020	In Review	Request to build a mixed-use development with 9,192 sq. ft. for offices, 2,095 sq. ft. for retail, 24,709 sq .ft. for restaurants and 83,757 sq. ft. for 78 multi-family residential units; subterranean garage. Env. Review: EIR	K. Garcia (818) 597-7339
Antilla for Chesebro Senior Care	Northwest corner of Agoura Rd/Chesebro Rd	2061-012-012, -014, -015, -018, -047, -048, -049	SPR-2021-0006 CUP-2021-0003 PMAP-2021-0001 ZONE-2021-0001 OAK-2021-0007	In Review	Request to construct new senior care facility with 76 rooms/beds, merge lots, and zone change to remove OA overlay from the lot's designation. Env. Reivew: TBD	K. Garcia (818) 597-7339
El Pollo Loco Drive-Thru	5050 Kanan Road	2061-006-053	SPR-2022-0016 OAK-2022-0036	In Review	Modification to parking lot and drive-thru lane. Env. Review: TBD	K. Garcia (818) 597-7339
Agoura Business Center North	28721 Canwood Street	2048-012-032	CUP-2022-0012, SPR-2022-0019, OAK-2022-0039, PMAP-2022-0002	In Review	Request to build 2 industrial buildings: Building C: 35,532 sq. ft. Building D: 36,545 sq. ft. Env. Review: TBD	G. Burse (818) 597-7342
Korten Chesebro Office	5066 Chesebro Road	2061-013-033	CUP-2022-0014, SPR-2022-0020	Approved	New 2,545 sq. ft. two-story office building. Env. Review: TBD	K. Garcia (818) 597-7339
Network Connex	28001 Dorothy Drive	2061-011-021	WIRE-2025-0014 ~~WIRE-2022-0009~~	In Review	Request to modify an existing wirleess telecommunications facility Env. Review: TBD	A. Perez (818) 597-7339
Shirvanian Family Investment (New ABC North)	28661 Canwood St	2048-012-034	06-CUP-003 06-OTP-005 PM 65503	Under Construction	Industrial park with 7 buildings (103,000 sq. ft.) Env. Review: MND	G. Burse (818) 597-7342
Agoura Storage Management - Kassie McMenamin-Torres	29301 Agoura Road	2061-004-027	CUP-01381-2017	Under Construction	A request to rebuild a caretaker unit (1,360 sq. ft.) on an existing storage facility. Env. Review: Catex	K. Garcia (818) 597-7339

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Commercial Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
Ladyface Vista LP	29541-29557 Canwood Street	2053-001-008	CUP-2021-0004 SPR-2021-0007 OAK-2021-0012 TRM-2021-0001 SIGN-2021-0013	Approved	Request to build 5 new office buildings with surface parking with signage; encroach in the protected zone of 2 oak trees; subdivide the parcel. Building A: 3526 Building B: 3643 Building C: 5767 Building D: 3733 Building E: 6310 Env. Review: ND	K. Garcia (818) 597-7339
Blue Agave	5879 Kanan Road	2051-005-002	CUP-2023-0019	In Review	CUP to allow alcohol service for a new restaurant. Env. Review: Exempt	K. Garcia (818) 597-7339
Western Veterinary	4990 Reyes Adobe Road	2061-005-065	SIGN-2023-0068	In Review	New sign program to illuminate two building signs on an existing commercial building. Env. Review: Catex	K. Garcia (818) 597-7339
Raw Inspiration Farmer's Market	28857 Agoura Road	2061-007-052	AVDP-2023-0003	In Review	Request to operate a weekly farmer's market within the (e) parking lot of the Whizin Market Env. Review: Catex	K. Garcia (818) 597-7339
McEvoy Landscape	30601 Agoura Road	2061-002-036	SPR-2023-0035 OAK-2023-0067	In Review	Exterior site improvements to an existing commercial office building to include new deck and landscaping. Env. Review: Catex	K. Garcia (818) 597-7339
Avi Edry	28902 Agoura Road	2061-029-005 2061-029-006	AHO-2023-0003	In Review	Request to build a new mixed use development with 33 dwelling units and 1,200 sq. ft. of commercial area. Env. Review: Exempt	G. Burse (818) 597-7342
Regency	29045 Agoura Road	2061-006-044	AHO-2023-0002	In Review	Reqeust to build new mixed use development: 278 dwelling units (313,000 sq. ft.), parking garage (140,357 sq. ft.), and commercial (5,258 sq. ft.) Env. Review: Exempt	R. Nesovic (818) 597-7310

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Commercial Development Summary

Project name	Project Location	Parcel No.	Case No.	Status	Project Description	City Contact
Whizin Outdoor Dining	28912 Roadside Drive	2061-007-041 2061-007-051 2061-007-052 2061-007-054	AVDP-2023-0005	In Review	Request to add outdoor dining areas to 5 eating/drinking establishments located in the Whizin Market Env. Review: TBD	K. Garcia (818) 597-7339
West Village	SW corner of Agoura/Kanan Roads	2061-032-021 2061-032-022 2061-032-028	AHO-2024-0004 LOT-2024-0010 OAK-2024-0103	In Review	Reqeust to build new mixed-use development with 238 multifamily residential units, 9,000 square feet of ground floor commercial space, a parking structure, and lot line adjustment on a 7.2-acre site Env. Review: Exempt	G. Burse (818) 597-7342
Joni & Friends ADA Ramp	30005 Ladyface Court	2061-005-064	SPR-2024-0052 OAK-2024-0117	In Review	Request to construct a new ADA ramp that connects the second floor surface parking lot to the ground floor of an existing building. Env. Review: TBD	A. Perez (818) 597-7339
Agoura Hills Recreation & Event Center Trail	29900 Ladyface Court	2061-005-915 2061-002-905 2061-005-063	CUP-2024-0032	In Review	Constrution of 0.5 mile two-foot wide trail loop beginning at the Agoura Hills Recreation and Event Center and into the Ladyface Mountain. Env. Review: MND	A. Perez (818) 597-7339
Chesebro Canyon Ranch	6500 Chesebro Road	2055-001-031	CUP-2024-0031 SPR-2024-0051 OAK-2024-0108	In Review	Request to continue use of a private equastrian facility with modifications to existing structures, improvements, and operations, including a request to conduct year-round events and construction of two accessory structures and related site improvements. Env. Review: TBD	A. Perez (818) 597-7339

REPORT TO CITY COUNCIL

DATE: **MARCH 26, 2025**

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

FROM: **NATHAN HAMBURGER, CITY MANAGER**

BY: **DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR**
ROBBY NESOVIC, PRINCIPAL PLANNER

SUBJECT: **2024 GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT**

The purpose of this item is to provide the City Council with the General Plan Housing Element Annual Progress Report (APR) for the 2024 calendar year, and to request that the City Council direct staff to forward the attached report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). The APR is attached to this report.

California Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the Housing Element, and progress in its implementation, to HCD and OPR by April 1st of each year. State law also requires that the APR be reviewed by the legislative body (City Council) at a public meeting. The City Council adopted the City's General Plan 2035 in March 2010, and the 2013-2021 Housing Element (5th Cycle) in August 2013. The City Council further adopted a General Plan Update and Housing Element (6th Cycle) in August 2022. HCD certified the 6th Cycle Housing Element in October 2022.

The APR identifies new housing unit applications, approvals, and completions in 2024, progress toward meeting the Regional Housing Needs Assessment (RHNA), and progress toward completing the required programs in the Housing Element. The APR consists of many tables that reflect housing development in the City. The summary tab is populated from data entered into Tables A, A2, C, and D, and is the best place to look to get an understanding of the City's progress during the 2024 calendar year.

The attached 2024 APR shows the number of new housing units for which applications were submitted to the City during each calendar year. In 2024, 18 applications for new housing units were submitted. Of the 18 applications submitted, 12 were Accessory Dwelling Units (ADUs), one was an affordable housing development, and five were SB 9 developments for single-family homes or duplexes. In total, the 18 applications submitted would result in 256 new housing units, if all the projects are approved and carried out by the applicants. Table 1 below is a summary of the housing applications received in 2024 and corresponds to the data in Table A of the attached APR.

Table 1 – 2024 Housing Applications Summary

Units by Structure Type	Units	Applications
Single-family Attached	0	0
Single-family Detached	4	4
2 to 4 units per structure	2	1
5+ units per structure	238	1
Accessory Dwelling Unit	12	12
Mobile/Manufactured Home	0	0
Total	**256**	**18**

Income Level Summary for 2024 Housing Applications		
Very Low	Deed Restricted	18
	Non-Deed Restricted	0
Low	Deed Restricted	18
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		220
Total Units		**256**

Table A2 of the 2024 APR shows the housing units approved in each calendar year and their affordability. It also indicates a count of the units that have been entitled, issued building permits, or issued certificates of occupancy, the latter of which is an indicator of construction completion. The following Table 2 shows a summary of the number of units that have been entitled, permitted with a building permit, or completed in 2024, and the data corresponds to Table A2 in the 2024 APR.

Table 2 – 2024 Housing Units Entitled, Permitted, or Completed

Completed Entitlements Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	28
	Non-Deed Restricted	3
Low	Deed Restricted	10
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		252
Total Units		**293**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		3
Total Units		**5**
Certificates of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		8
Total Units		**12**

Table 3 below shows the City's current RHNA progress for Cycle 6. Please note that the City's RHNA progress is determined by units that have actually been issued a building permit. We may not count units that have been issued an entitlement, but not a building permit. With the approval of the Regency Project's entitlement in 2024, staff anticipates exceeding our above moderate-income requirement when the City submits our 2025 APR.

Table 3 – Cycle 6 RHNA Progress

Affordability	RHNA Required # of Units	# of Units Still Needed per RHNA
Very-Low	127	114
Low	72	71
Moderate	55	51
Above Moderate	64	32
Total	**318**	**268**

The data above usually corresponds to Table B in the City's APR. Since ADU affordability data is not knowable prior to occupancy, the City previously used the Southern California Association of Government's (SCAG) available data to approximate ADU affordability. The City completed an ADU survey in 2024 to ascertain exact affordability data for each ADU. This has resulted in the need to correct previous year's reported affordability data. Since HCD is currently inundated with APR requests, staff was told that HCD would not be able to update our Table B until after the APR is submitted. Table 3 above contains the City's accurate RHNA progress count. Table B has been omitted from the attached APR as it will be incorrect until HCD is able to process the City's updates.

Table C in the attached 2024 APR includes the list of Housing Opportunity Sites rezoned during the 6th Cycle Housing Element in accordance with the adoption of the Affordable Housing (AH) Overlay District. These 20 sites are identified by their associated Site ID, Assessor Parcel Number and address or intersection.

Table D of the APR lists the various programs to implement the 6th Cycle Housing Element, and the status of their implementation. Many of the Housing Element programs are ongoing through the term of the Housing Element, and do not have a completion date. Over the 5th and 6th Cycle Housing Element terms, the City has carried out most of the various programs. Please note that the 6th Cycle Housing Element includes carrying forward some of these programs and augmenting them, particularly related to updating the Zoning Code to address changes in the state density bonus law and recent changes to the state ADU provisions.

Tables E, F, F2, G, H, J, and K are empty, as no units are reported pertaining to these items. These tables will be included in the annual progress report sent to HCD and OPR, however, they have been intentionally omitted from the attached progress report for brevity. Lastly, the Local Early Action Planning (LEAP) reporting table outlines the 6th Cycle Housing Element preparation tasks for which the City received LEAP grant funding. The City's LEAP grant was closed out in 2023.

Lastly, the City is required to file a yearly report on the status of Successor Housing Agency funds. The 2022-23 and 2023-24 Successor Housing Agency reports are attached to this report as Exhibit 2.

Upon authorization of the City Council, staff will forward the 2024 Annual Progress Report to HCD and OPR.

FISCAL IMPACT

This item will not impact the City's Fiscal Year 2024-25 Budget.

RECOMMENDATION

Staff recommends the City Council authorize staff to forward the 2024 Annual Progress Report to the California Department of Housing and Community Development and the

Governor's Office of Planning and Research.

Exhibits:

1. 2024 Annual Progress Report (APR)
   a. 2022-23 and 2023-24 Successor Housing Agency Report

Exhibit 1

2024 Annual Progress Report

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								18	5	18	1	0	2	212	256	14	0						
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	CUP-2024-0030	SFD	O	1/11/2019							1	1	1		NONE	No	N/A	Pending	Discretionary	Project was previously approved but applicant let the entitlement expire and made changes to project scope.
2055-019-037	2055-019-037	28439 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O	7/6/2021							1	1	1		NONE	No	N/A	Approved	Discretionary	
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R	9/15/2021		1						1	1		NONE	No	N/A	Approved	Ministerial	
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R	11/23/2021		1						1	1		NONE	No	N/A	Approved	Ministerial	
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R	11/24/2021							1	1	1		NONE	No	N/A	Approved	Ministerial	
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R	2/17/2022							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R	3/17/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R	3/24/2022							2	2	2		NONE	No	N/A	Approved	Ministerial	
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R	7/7/2022					1			1	1		NONE	No	N/A	Approved	Ministerial	
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R	5/4/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldman"	ADU-2022-0019	ADU	R	5/4/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R	6/20/2022							1	1	1		NONE	No	N/A	Approved	Ministerial	
2055-004-040	2055-004-040	28500 Driver	ADU - "Drona"	ADU-2022-0021	ADU	R	3/23/2022		1						1	1		NONE	No	N/A	Approved	Ministerial	
2050-008-035	2050-008-035	6263 Pisces	ADU - "Mann"	ADU-2022-0022	ADU	R	7/14/2022							1	1	1		NONE	No	N/A	Approved	Ministerial	
2061-032-021, -022, -028	2061-032-021, -022, -028	SW Corner of Kanan and Agoura Rd	"West Village"	AVDP-01793-2020	5+	O	8/17/2020	5		3		3		67	78	0		NONE	Yes	N/A	Withdrawn	Discretionary	Applicant has submitted a separate project under the City's affordable housing overlay.
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R	4/21/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R	1/26/2023							1	1			NONE	No	N/A	Pending	Ministerial	
2055-013-034	2055-013-034	5559 Colodny Drive	ADU- "Roger Ewing"	ADU-2022-0027	ADU	R	1/12/2023							1	1	1		NONE	No	N/A	Pending	Ministerial	
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R	3/2/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R	3/16/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
7/10/1952	7/10/1952	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R	6/23/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R	6/8/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R	6/26/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R	6/12/2023						1		1	1		NONE	No	N/A	Approved	Ministerial	
10/28/1950	10/28/1950	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R	5/30/2023		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R	6/21/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
8/2/1950	8/2/1950	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R	8/7/2023				1				1			NONE	No	N/A	Pending	Ministerial	

2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Walsbren"	ADU-2023-0042	ADU	R	8/8/2023							1	1	1		NONE	No	N/A	Approved	Ministerial	
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R	8/14/2023				1				1			NONE	No	N/A	Pending	Ministerial	
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R	9/22/2023							1	1			NONE	No	N/A	Pending	Ministerial	
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R	9/8/2023				1				1	1		NONE	No	N/A	Approved	Ministerial	
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R	9/22/2023		1						1			NONE	No	N/A	Pending	Ministerial	
2055-029-007	2055-029-007	6467 Chesebro Road	"Haffner"	SPR-2022-0025	SFD	O	7/20/2023							1	1	1		NONE	No	N/A	Approved	Discretionary	
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R	2/7/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R	2/7/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R	1/9/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R	2/2/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R	3/29/2024		1						1	1		NONE	No	N/A	Approved	Ministerial	
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R	4/15/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R	8/20/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R	10/4/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R	9/30/2024							1	1	1		NONE	No	N/A	Approved	Ministerial	
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R	11/18/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R	11/20/2024						1		1	1		NONE	No	N/A	Approved	Ministerial	
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R	12/12/2024				1				1	1		NONE	No	N/A	Approved	Ministerial	
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R	7/28/2023	28		10				240	278	278		NONE	Yes	Yes	Approved	Ministerial	
2061-032-021	2061-032-021	SW Corner of Kanan and Agoura Rd	Agoura Village	AHO-2024-0004	5+	R	5/14/2024	18		18				202	238			NONE	Yes	N/A	Pending	Ministerial	Anticipated to resubmit and be approved in Spring of 2025
2061-029-005	2061-029-005	28902 Agoura Rd	Avi Edry	AHO-2023-0003	5+	R	12/19/2023	4		2				27	33			NONE	Yes	N/A	Pending	Ministerial	Waiting for resubmittal
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin	SB9-2024-0001	SFD	O	1/25/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Approved	Ministerial	Existing home to be demolished. New project proposes an SB 9 unit and ADU. ADU to be submitted separately.
2061-018-062	2061-018-062	Canyon Way, Adjacent to 28302 Laura La Plante Drive	Sarahang	SB9-2024-0002	2 to 4	O	2/8/2024							2	2			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	Waiting for resubmittal
2055-005-030	2055-005-030	28336 Driver Ave	Ofer SB9	SB9-2024-0003	SFD	R	2/8/2024							1	1			SB 9 (2021) - Duplex in SF Zone	No	N/A	Pending	Ministerial	Waiting for resubmittal. New unit proposed to site with existing home and ADU
2050-013-023	2050-013-023	28629 Acacia Glen Street	Lugasi SB9	SB9-2024-0004	SFD	O	4/16/2024							1	1	1		SB 9 (2021) - Duplex in SF Zone	No	N/A	Approved	Ministerial	
2055-013-035	2055-013-035	Adjacent to 5559 Colodny Dr	Hillel SB9	SB9-2024-0005	SFD	O	11/18/2024							1	1			NONE	No	N/A	Pending	Ministerial	

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							28	3	10	0	0	0	252		293
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O							1	4/7/2022	1
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O							1	4/7/2022	1
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R		1						9/29/2022	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R		1						6/9/2022	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R							1	2/1/2022	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R							1	11/21/2022	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R		1						10/14/2022	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R							2	12/19/2022	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R							1	11/15/2022	1
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R		1						9/20/2022	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R		1						9/20/2022	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R							1	9/12/2022	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R		1						6/1/2022	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Mann"	ADU-2022-0022	ADU	R							1	9/9/2022	1
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	12/16/2021	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O							1	10/7/2021	1
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						4/21/2022	1
2064-015-027	2064-015-027	3919 Patrick Henry Place	ADU - "Conrad"	RES-2022-0280	ADU	R							1	4/10/2024	1
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	2/22/2021	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1						5/25/2021	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R							1	10/29/2021	1
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R		1						4/21/2023	1

6/15/1955	6/15/1955	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R							2	8/11/2022	2
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R							1	1/26/2023	1
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R							1	8/16/2022	1
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R							1	10/12/2022	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	1/12/2023	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R							1	12/28/2022	1
20239	20239	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	11/16/2022	1
20806	20806	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R						1		12/20/2022	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R							1	3/2/2023	1
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R							1	3/16/2023	1
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R		1						6/23/2023	1
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R							1	6/8/2023	1
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R							1	6/26/2023	1
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R						1		6/12/2023	1
18564	18564	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R							1	5/30/2023	1
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R							1	6/21/2023	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R							1	8/7/2023	1
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R							1	8/8/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R							1	8/14/2023	1
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R							1	9/22/2023	1
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R							1	9/8/2023	1
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R							1	9/22/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O							1	7/20/2023	1
2056-047-014	2056-047-014	29311 Castlehill	ADU - "Castlehill"	ADU-2024-0056	ADU	R		1						10/21/2024	1
2054-012-029	2054-012-029	30629 Passageway	ADU - "Weitzmann"	ADU-01816-2020	ADU	R							1	3/11/2021	1
2054-006-066	2054-006-066	30778 Lakefront	ADU - "Perez"	ADU-01832-2020"	ADU	R				1				3/2/2021	1
2048-002-003	2048-002-003	28822 Michelle Drive	ADU - "Rosenfield"	ADU-2021-0007	ADU	R						1		11/18/2021	1
2053-005-016	2053-005-016	29235 Trailway Lane	ADU - "Palanco"	ADU-01755-2020	ADU	R							1	1/24/2020	1

2064-016-010	2064-016-010	3814 Patrick Henry Place	ADU - "Otter"	ADU-2021-0005	ADU	R						1		10/26/2021	1
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R							1	2/7/2024	1
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R							1	2/7/2024	1
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R							1	1/9/2024	1
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R		1						2/2/2024	1
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R		1						3/29/2024	1
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R							1	4/15/2024	1
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R							1	8/20/2024	1
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R							1	10/4/2024	1
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R							1	9/30/2024	1
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R							1	11/18/2024	1
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R							1	11/20/2024	1
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R							1	12/12/2024	1
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R	28		10				240	4/23/2024	278
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin SB9	SB9-2024-0001	SFD	O							1	12/19/2024	1

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	7							8	9
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	2	0	0	0	0	3		5
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O									0
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O							1	3/15/2023	1
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R		1						9/29/2022	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R		1						6/9/2022	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R							1	2/1/2022	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R							1	11/21/2022	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R		1						10/14/2022	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R							2	12/19/2022	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R							1	11/15/2022	1
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R		1						9/20/2022	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R		1						9/20/2022	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R							1	9/12/2022	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R		1						6/1/2022	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Mann"	ADU-2022-0022	ADU	R							1	9/9/2022	1
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	7/12/2022	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O							1	8/31/2022	1
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						4/21/2022	1
2064-015-027	2064-015-027	3919 Patrick Henry Place	ADU - "Conrad"	RES-2022-0280	ADU	R									0
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	5/25/2021	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1						10/20/2021	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R							1	1/12/2023	1
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R		1						6/29/2023	1

6/15/1955	6/15/1955	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R							2	1/30/2023	2
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R									0
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R							1	1/18/2023	1
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R							1	4/19/2023	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	8/31/2023	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R							1	12/20/2023	1
20239	20239	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	4/20/2023	1
20806	20806	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R						1		6/28/2023	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R							1	6/13/2023	1
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R							1	10/24/2023	1
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R		1						6/28/2023	1
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R							1	5/14/2024	1
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R							1	8/31/2023	1
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R						1		10/28/2023	1
18564	18564	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R							1	10/4/2023	1
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R							1	9/28/2023	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R									0
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R							1	10/23/2023	1
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R									0
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R									0
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R							1	12/8/2023	1
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R									0
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O									0
2056-047-014	2056-047-014	29311 Castlehill	ADU - "Castlehill"	ADU-2024-0056	ADU	R		1						11/21/2024	1
2054-012-029	2054-012-029	30629 Passageway	ADU - "Weitzmann"	ADU-01816-2020	ADU	R							1	3/11/2021	1
2054-006-066	2054-006-066	30778 Lakefront	ADU - "Perez"	ADU-01832-2020"	ADU	R				1				3/2/2021	1
2048-002-003	2048-002-003	28822 Michelle Drive	ADU - "Rosenfield"	ADU-2021-0007	ADU	R						1		11/18/2021	1
2053-005-016	2053-005-016	29235 Trailway Lane	ADU - "Palanco"	ADU-01755-2020	ADU	R							1	1/24/2020	1

2064-016-010	2064-016-010	3814 Patrick Henry Place	ADU - "Otter"	ADU-2021-0005	ADU	R						1		10/26/2021	1
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R							1	11/7/2024	1
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R							1	11/7/2024	1
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R									0
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R		1						1/13/2025	1
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R		1						8/22/2024	1
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R									0
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R									0
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R									0
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R							1	1/6/2025	1
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R									0
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R									0
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R									0
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R									0
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin SB9	SB9-2024-0001	SFD	O									0

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy								
1					2	3	10							11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below							0	3	0	0	0	1	8		12
2055-029-001	2055-029-001	6461 Chesebro Rd	NSFR - "Gelt"	SPR-2022-0015	SFD	O									0
2055-019-037	2055-019-037	28425 Foothill Dr	NSFR - "Foothill"	SPR-2021-0008	SFD	O									0
2055-017-027	2055-017-027	5507 Lewis Lane	ADU - "Batt"	ADU-2021-0008	ADU	R		1						5/21/2024	1
2061-025-035	2061-025-035	4944 Vejar	ADU - "Hilliger"	ADU-2021-0012	ADU	R		1						5/23/2023	1
2065-056-024	2065-056-024	5843 A Rainbow Hill	ADU - "Fuchs"	ADU-2021-0011	ADU	R							1	1/11/2024	1
2050-019-014	2050-019-014	5915 Misty Ct	ADU - "Menyuk"	ADU-2022-0014	ADU	R							1	4/11/2023	1
2056-048-002	2056-048-002	29330 Cambridge Ct	ADU - "Ng"	ADU-2022-0015	ADU	R		1						6/8/2023	1
2048-011-048	2048-011-048	29128 Oak Creek	ADU - "Archstone"	ADU-2022-0016	ADU	R							2	6/27/2024	2
2053-021-010	2053-021-010	29303 Tree Hollow Glen	ADU - "Kim"	ADU-2022-0017	ADU	R									0
2053-017-026	2053-017-026	5483 Softwind Way	ADU - "Yardeny"	ADU-2022-0018	ADU	R		1						2/28/2023	1
2/18/1953	2/18/1953	29170 Hillrise Dr	ADU - "Goldiman"	ADU-2022-0019	ADU	R		1						4/26/2023	1
2050-019-007	2050-019-007	5924 Calmfield Ave	ADU - "Diamond"	ADU-2022-0020	ADU	R							1	7/14/2023	1
2055-004-040	2055-004-040	28500 Driver Ave	ADU - "Drona"	ADU-2022-0021	ADU	R		1						3/1/2023	1
2050-008-035	2050-008-035	6263 Pisces St	ADU - "Mann"	ADU-2022-0022	ADU	R							1	12/1/2022	1
2055-001-032	2055-001-032	6450 Chesebro Rd	NSFR - "Greenstein"	SRP-01774-2020	SFD	O							1	12/27/2024	1
2055-017-016	2055-017-016	28433 Driver Ave	NSFR - "Benezra"	SPR-01769-2020	SFD	O									0
2055-020-064	2055-020-064	5709 Fairview Place	ADU - "Fairview"	RES-2021-0152	ADU	R		1						12/2/2022	1
2064-015-027	2064-015-027	3919 Patrick Henry Place	ADU - "Conrad"	RES-2022-0280	ADU	R									0
2055-013-037	2055-013-037	5617 Colodny Drive	ADU - "Gauthier"	ADU-01886-2021	ADU	R							1	4/24/2023	1
2051-017-009	2051-017-009	28466 Foothill Drive	ADU - "Orly Bar-Greenburg"	ADU-2021-0004	ADU	R		1						4/20/2023	1
2055-019-048	2055-019-048	28445 Foothill Drive	ADU - "James Peaco and Laura Striklin"	ADU-2023-0009	ADU	R									0
2055-017-032	2055-017-032	5555 Lewis Lane	ADU - "Shimon and Ayala Shushan"	ADU-2022-0023	ADU	R		1						5/20/2024	1

6/15/1955	6/15/1955	5323 Colodny Drive (A and B)	ADU - "Colodny Holdings"	ADU-2022-0013	ADU	R									0
2056-016-018	2056-016-018	5827 Dovetail Drive	ADU - "Hamed Kayvani"	ADU-2022-0025	ADU	R									0
2056-022-031	2056-022-031	5897 Wheelhouse Lane	ADU - "Meena Said"	ADU-2022-0024	ADU	R									0
2054-006-044	2054-006-044	30690 Lakefront Drive	ADU - "Fawzia Firoz"	ADU-2022-0026	ADU	R							1	1/22/2024	1
2055-013-034	2055-013-034	5559 Colodny Drive	ADU - "Roger Ewing"	ADU-2022-0027	ADU	R							1	5/10/2024	1
2055-017-047	2055-017-047	28338 Foothill Drive	ADU - "Greg Starobin"	ADU-2022-0028	ADU	R									0
20239	20239	28336 Driver Avenue	ADU - "28336 Driver Avenue LLC"	ADU-2023-0031	ADU	R							1	4/8/2024	1
20806	20806	30601 Janlor Drive	ADU - "Moshe Golan"	ADU-2022-0029	ADU	R						1		8/7/2024	1
2053-022-012	2053-022-012	29254 Deep Shadow Drive	ADU - "Stepan Sibiryakov"	ADU-2023-0033	ADU	R									0
2055-024-041	2055-024-041	27824 Blythedale Road	ADU - "Clay Wolflick"	ADU-2023-0034	ADU	R									0
2052-007-010	2052-007-010	5324 Chesebro	ADU - "Tracy Silver"	ADU-2023-0035	ADU	R		1						6/28/2023	1
2055-003-055	2055-003-055	28414 Tulare Lane	ADU - "Parsa Shahrokh"	ADU-2023-0036	ADU	R									0
2054-003-062	2054-003-062	30722 Davey Jones Drive	ADU - "Moghadasi Mahan & Nasar Sara"	ADU-2023-0037	ADU	R									0
2056-018-017	2056-018-017	5892 Wheelhouse Lane	ADU - "Ofer Segal"	ADU-2023-0038	ADU	R						1		1/16/2025	1
18564	18564	6210 Pisces Street	ADU - "Roy Griner"	ADU-2023-0039	ADU	R									0
2056-022-017	2056-022-017	6016 Lake Lindero Drive	ADU - "Karen Ehrmann"	ADU-2023-0040	ADU	R							1	11/18/2024	1
2050-008-002	2050-008-002	6314 Capricorn Avenue	ADU - "Zur Meirav	ADU-2023-0041	ADU	R									0
2050-018-020	2050-018-020	28933 Bardell Drive	ADU - "Steven and Randi Waisbren"	ADU-2023-0042	ADU	R									0
2055-029-007	2055-029-007	6467 Chesebro Road	ADU - "Joshua Haffner"	ADU-2023-0043	ADU	R									0
2055-017-016	2055-017-016	28433 Driver Ave	ADU - "Agoura Driver LLC"	ADU-2023-0044	ADU	R									0
2050-013-027	2050-013-027	28655 Acacia Glen Street	ADU - "Marsha Fabiano"	ADU-2023-0045	ADU	R									0
2055-005-067	2055-005-067	5352 Lewis Road	ADU - "Joshua Chynoweth"	ADU-2023-0046	ADU	R									0
2055-029-007	2055-029-007	6467 Chesebro Road	NSFR - "Haffner"	SPR-2022-0025	SFD	O									0
2056-047-014	2056-047-014	29311 Castlehill	ADU - "Castlehill"	ADU-2024-0056	ADU	R		1						11/21/2024	1
2054-012-029	2054-012-029	30629 Passageway	ADU - "Weitzmann"	ADU-01816-2020	ADU	R							1	4/5/2022	1
2054-006-066	2054-006-066	30778 Lakefront	ADU - "Perez"	ADU-01832-2020"	ADU	R				1				12/1/2021	1
2048-002-003	2048-002-003	28822 Michelle Drive	ADU - "Rosenfield"	ADU-2021-0007	ADU	R						1		8/4/2022	1

2053-005-016	2053-005-016	29235 Trailway Lane	ADU - "Palanco"	ADU-01755-2020	ADU	R							1	4/27/2022	1
2064-016-010	2064-016-010	3814 Patrick Henry Place	ADU - "Otter"	ADU-2021-0005	ADU	R						1		3/7/2022	1
2050-004-003	2050-004-003	6212 Acadia Avenue	ADU - "Yanir"	ADU-2024-0047	ADU	R									0
2050-004-003	2050-004-003	6212 Acadia Avenue	JADU "Yanir"	ADU-2024-0048	ADU	R									0
2055-016-036	2055-016-036	5562 Lewis Lane	ADU - "YAIR"	ADU-2024-0049	ADU	R									0
2054-013-008	2054-013-008	5450 Lake Lindero Drive	ADU - "Manfredi"	ADU-2024-0050	ADU	R									0
2056-022-024	2056-022-024	5939 Wheelhouse Ln	ADU - "Kendal"	ADU-2024-0051	ADU	R									0
2056-026-047	2056-026-047	5794 Chesebro Road	ADU- "Chrostowski"	ADU-2024-0052	ADU	R									0
2064-017-013	2064-017-013	27388 Oak Summit	ADU - "Lemberger"	ADU-2024-0052	ADU	R									0
2053-014-011	2053-014-011	29404 Quail Run	ADU - "Spalding"	ADU-2024-0057	ADU	R									0
2056-041-015	2056-041-015	29239 Laro Drive	ADU - "Lehrman"	ADU-2024-0054	ADU	R									0
2054-018-140	2054-018-140	5641 Slicers Rd	Hamid Rasool	ADU-2024-0058	ADU	R									0
2059-014-013	2059-014-013	5540 Lake Lindero Dr	Derek Aitken	ADU-2024-0059	ADU	R									0
2053-004-017	2053-004-017	29323 Gamebird	Daniel Novotny	ADU-2024-0060	ADU	R									0
2061-006-044	2061-006-044	29045 Agoura Road	Regency	AHO-2023-0002	5+	R									0
2055-026-042	2055-026-042	5914 Chesebro Road	Glavin SB9	SB9-2024-0001	SFD	O									0

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description						
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
2061-031-020	SE Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site A	8/22/2022	20	20	8	159	Unaccommodated Need	8.29	PD	PD	165	207	179	Vacant	Vacant Mixed-Use
2061-032-021, -022, -028	SW Corner of Agoura/Kanan Rd	6th Cycle Housing Element Update	Site B	8/22/2022	12	12	5	94	Unaccommodated Need	4.94	PD	PD	98	123	120	Vacant	Vacant Mixed-Use
2061-029-005, -006	28902 Agoura Rd	6th Cycle Housing Element Update	Site C	8/22/2022	2	1	1	10	Unaccommodated Need	0.58	PD	PD	11	14	12	Vacant	Vacant Mixed-Use
1/4/1953	Canwood St West of Kanan	6th Cycle Housing Element Update	Site D	8/22/2022	14	14	6	105	Unaccommodated Need	5.58	RM	RM	111	139	130	Vacant	Vacant Commercial
2061-006-038	N Agoura Rd near Kanan Rd	6th Cycle Housing Element Update	Site E	8/22/2022	2	1	1	11	Unaccommodated Need	0.6	PD	PD	12	15	14	Vacant	Vacant Mixed-Use
2055-005-904, -903, -902	SW Corner of Colodny and Driver Ave	6th Cycle Housing Element Update	Site F	8/22/2022	3	4	1	25	Unaccommodated Need	1.32	RM	RM	26	33	30	Vacant	Vacant Residential
2061-006-044	29045 Agoura Rd	6th Cycle Housing Element Update	Site G	8/22/2022	10	11	4	78	Unaccommodated Need	4.15	PD	PD	83	103	98	Non-Vacant	Movie Theater, FedEx, Misc Commercial
2061-013-024, -025, -005, -004, -003...	Agoura Rd and Chesebro Rd	6th Cycle Housing Element Update	Site H	8/22/2022	10	10	4	75	Unaccommodated Need	3.96	RM	RM	79	99	95	Vacant	Vacant Residential
2061-029-003, -004	S Agoura Rd and Cornell Rd	6th Cycle Housing Element Update	Site I	8/22/2022	3	2	1	19	Unaccommodated Need	1	PD	PD	20	25	23	Vacant	Vacant Mixed-Use
2061-006-042, -048	29112 & 29130 Roadside Dr	6th Cycle Housing Element Update	Site J	8/22/2022	3	3	1	22	Unaccommodated Need	1.17	PD	PD	23	29	27	Non-Vacant	Lumber Yard
2061-007-041, -052, -054, -051, -055...	28912 Agoura Rd	6th Cycle Housing Element Update	Site K	8/22/2022	16	17	7	126	Unaccommodated Need	6.67	PD	PD	133	166	160	Non-Vacant	Restaurants, Small Retail
2061-010-017, -015-, -006, -016, -008...	28263 Dorothy Dr	6th Cycle Housing Element Update	Site L	8/22/2022	5	5	1	14	Unaccommodated Need	2	RM	RM	40	25	23	Non-Vacant	Plant Nursery
2061-033-015	Agoura Rd and Ladyface Cr	6th Cycle Housing Element Update	Site M	8/22/2022	3	3	1	23	Unaccommodated Need	1.2	PD	PD	24	30	27	Vacant	Vacant Commercial
2061-004-049	29360 Roadside Dr	6th Cycle Housing Element Update	Site N	8/22/2022	7	8	3	58	Unaccommodated Need	3.06	POM	POM	61	76	73	Non-Vacant	Patagonia Storage Site
2053-007-030, -026, -024, -025 -027...	5675 Kanan Rd	6th Cycle Housing Element Update	Site O	8/22/2022	7	6	3	51	Unaccommodated Need	2.68	CS-MU	CS-MU	53	67	65	Non-Vacant	Shopping Center, Small Retail
2051-006-141	5801 Kanan Rd	6th Cycle Housing Element Update	Site P	8/22/2022	7	7	3	56	Unaccommodated Need	2.93	CS-MU	CS-MU	58	73	70	Non-Vacant	Shopping Center, Small Retail
5/2/1951	5801 Kanan Rd	6th Cycle Housing Element Update	Site Q	8/22/2022	3	4	2	38	Unaccommodated Need	1.9	CS-MU	CS-MU	38	47	45	Non-Vacant	Shopping Center, Small Retail
2061-009-075, -076, -077	Roadside Dr near Lewis Rd	6th Cycle Housing Element Update	Site R	8/22/2022	3	3	1	21	Unaccommodated Need	1.15	RM	RM	23	28	26	Vacant	Vacant Commercial
2061-029-001, 2061-028-006, -005	Agoura Rd East of Cornell	6th Cycle Housing Element Update	Site S	8/22/2022	5	5	2	38	Unaccommodated Need	2	RM	RM	40	50	47	Vacant	Vacant Commercial
4/22/1961	Roadside Dr East of Roadside Rd	6th Cycle Housing Element Update	Site T	8/22/2022	2	2	1	16	Unaccommodated Need	0.87	POM	POM	17	21	19	Non-Vacant	Small Retail

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report 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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Housing Maintenance	Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.	2021-2029	Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission. Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in the City.
Condominium Conversion Ordinance	Implement City Ordinance, and require conversions to comply with City inclusionary requirements.	2021-2029	Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There were no requests for condominium conversions during the planning period. Effectiveness: Agoura Hills' condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.
Monitoring of Affordability Covenants	By 2023, develop and implement monitoring protocols for affordable rental and ownership housing.	2023	Progress: The City currently has no deed-restricted units and has not had the need to establish monitoring protocols. However, the first affordable housing project with deed-restricted units is anticipated to begin construction in March of 2025. To prepare for this, the City has begun to establish an affordable housing monitoring and compliance program. The City applied for PLHA funds to help pay for instituting the program in January of 2025, and has received bids from two firms that specialize in affordable housing monitoring and compliance. Effectiveness: The program has not yet been established. We will monitor the effectiveness after the program is implemented, most likely sometime in 2027 when the first deed-restricted units are anticipated to be occupied.
Inclusionary Housing Program and Housing Trust Fund	Continue to implement the City's Inclusionary Housing Ordinance and Prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure.	2023	Progress: The City applies its Inclusionary Housing Program to applicable projects, and our in-lieu fees were updated in 2024 to incentivize the production of affordable units on-site. With the passage of the City's Affordable Housing Overlay, the Inclusionary Housing Program is utilized less, however, the City does have one developer who has submitted a housing application under the City's Inclusionary Housing Ordinance. Additionally, housing trust fund money is anticipated to be spent on the City-owned site on Site F prior to the end of Cycle 6. Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects. The program is effective, however, developers are leaning toward the City's Affordable Housing Overlay as a better option.
Affordable Housing Development Assistance	Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Contact property owners of Housing Element sites within one year of Housing Element adoption to discuss development opportunities under the Affordable Housing Overlay and the availability of incentives. By 2023, issue a request for proposal on the City-owned site on Colodny Drive (Site F) which specifies the City's goals for the site and available development incentives, such as potential land write-down assistance, and explore the feasibility of developing a 100% affordable project, or at a minimum 20% affordable units as required under the Affordable Housing Overlay; select a development partner by 2024.	2021-2029	Progress: The City conducted a Public Forum related to the development of Site F in 2024, where City staff pitched an idea of a 100% affordable tiny home community. The City will be doing a request for proposal in 2025 and is anticipating selecting a development partner by the end of 2025. Effectiveness: TBD
Affordable Housing Density Bonus	Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City's local ordinance for consistency with the most recent state laws (2023).	2021-2029	Progress: The City website contains information on Agoura Hills' density bonus program and provides applicants information regarding the state's density bonus. Effectiveness: The City approved a density bonus application in 2024 for Site G, commonly referred to in the City as the Regency Project. The developer was granted a 50% density bonus since the project provided 15% VLI units. The project was approved ministerially.
Section 8 Rental Assistance	Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website.	2021-2029	Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website. The City conducted outreach to all of the apartment complexes in the City in 2024, encouraging active participation in Section 8. Effectiveness: The City encourages Section 8, and it can be a successful program for those who receive a voucher. The City received negative responses, if any, from apartment complexes when encouraging them to register with the LA County Housing Authority.
Climate Action and Adaptation Plan	Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAPP.	2021-2029	Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code. Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.

Affordable Housing Overlay and Rezone Program	Develop an Affordable Housing Overlay (AHO) and associated objective development standards in 2022 in compliance with the parameters of a rezone program under Government Code section 65583.2(h).	2022	Progress: The City adopted the AHO in 2022 concurrently with the City's Housing Element. Effectiveness: The City has been effective in implementing this program through the development plan review process and continual interactions with the development community. The City approved a 278-unit housing project in 2024, which will begin construction in March. The City has received two other affordable housing applications and maintains communications with several other property owners and affordable housing developers.
Facilitate Affordable Housing on Large Sites	Target production of 73 lower-income units on large sites (Sites A and K) through this program by 2029. Establish a policy to streamline land divisions and lot line adjustments on these two sites and provide for fee deferrals.	2021-2029	Progress: The City has not received an application for either of these sites. While we haven't received an application for sites A or K, the City has worked with the developer of Site B to do a concurrent lot merger application with the submittal of their development application. Effectiveness: TBD
Agoura Village Specific Plan (AVSP)	Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022).	2021-2029	Progress: The City updated the AVSP in 2024. The City also approved a 278-unit housing project in the AVSP in 2024, which will begin construction in March of 2025. Two other affordable housing applications were submitted, both within the AVSP. Those projects are anticipated to be approved sometime in 2025. There is also one potential 100% affordable project coming in 2025, depending on whether the applicant is successful in receiving grant funds. Effectiveness: The City has been very successful in facilitating residential development in the AVSP, although the market is leading developers to do less commercial than what the City originally anticipated. Developers have used density bonus as a tool to remove minimum commercial percentages.
Promote Accessory Dwelling Units	Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and preapproved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City's website (2022). Amend the ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (2022).	Ongoing	Progress: The ADU Ordinance was revised in 2021 and a copy of the ordinance was submitted to HCD for review. The intent of the ordinance is to provide expanded capacity and streamline the approval of ADUs. Since the adoption of the ordinance, the City has seen a dramatic increase in applications and interest from property owners in constructing ADUs. In February of 2022, the City received comments from HCD regarding the ordinance's compliance with state law. Revisions are underway to address the comments from HCD, however, the City is currently waiting on a response from HCD regarding a number of comments prior to updating the ADU Ordinance. Separately, the City has utilized SB 2 grant funds to develop pre-approved ADU plans, which are now available to the public. Effectiveness: A total of sixteen ADUs were issued building permits between 2014-2020. By comparison, a total of 13 ADUs received building permits in 2022, 19 received building permits in 2023, and 6 in 2024. The City anticipated a greater number of ADUs in 2024 due to the availability of preapproved plans, however, we had a relatively down year compared to 2022 and 2023. It is unclear whether this is a coincidence or if the increase in the previous years is due to other factors. The City will continue to monitor the effectiveness of our ADU Ordinance and preapproved plans.
Track and Monitor Accessory Dwelling Units	Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year.	Ongoing	Progress: The City established a tracking system in 2024 and conducted an ADU affordability survey. The City utilizes social media to promote the pre-approved ADU plans and other ADU options. Effectiveness: The City now accurately tracks the affordability of ADUs.
No Net Loss Monitoring	Develop a procedure to monitor the development of Housing Element sites by 2022.	Ongoing	Progress: The City tracks the development of housing element sites.
Objective Design and Development Standards	Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022).	2022	Progress: The City adopted objective design standards for the development of affordable housing projects concurrently with the Housing Element. No SB 35 projects have been received, but the City has received three AHO applications, and will likely receive two more in 2025.
Zoning Text Amendments for Special Needs Housing	Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations.	2021-2029	Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district. Additionally, the City adopted the Affordable Housing Overlay Zone in 2022 to provide for extremely low income populations. Effectiveness : Oakmont Senior Living (Residential Care Facility for the Elderly - Assisted Living and Memory Care) was approved in 2018 and has been constructed. Another application was submitted in 2021 for a second similar facility and is currently being processed. One AHO project has been approved and two more are in process. This program has been implemented.
Fair Housing/ Affirmatively Furthering Fair Housing	Coordinate with NLACRS to publicize info on resources. Pursue state/Federal funds for supportive housing in affordable housing projects. Review/amend the code re: reasonable accommodations and community care facilities with 6+ residents.	2021-2029	Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center. The City provided a letter of support for a 100% affordable housing developer that applied for state grant funds. The developer also provides supportive services. A webpage has been created on the City's website, educating the public on the benefits of affordable housing. Effectiveness: The City continues to work to affirmatively further fair housing.
Housing Opportunities for Persons Living with Disabilities	Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate funds for supportive housing/ services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects.	2014	Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. All new projects comply with ADA requirements. Effectiveness: The City has been effective in providing information on services available through the Regional Center for persons with developmental disabilities.

Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 150,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Kick-off	$1,150.00	$0.00	Completed	Local General Fund	Contractor Selected
Administrative Draft Elements Updates	$50,350.00	$0.00	Completed	Local General Fund	Early Nov 2021- Jan 2022
Public Review of Draft Elements Updates	$2,500.00	$0.00	Completed	Local General Fund	Early Nov 2021-Feb 2022
Public Participation/Community Forums	$5,000.00	$0.00	Completed	Local General Fund	5/20/2021, 8/4/2021, 5/19/2022
Final Draft Elements Updates	$10,000.00	$0.00	Completed	Local General Fund	3/1/2022
CEQA Initial Study	$8,750.00	$0.00	Completed	Local General Fund	3/4/2022
CEQA EIR NOP	$750.00	$0.00	Completed	Local General Fund	11/1/2021
EIR Scoping Meeting	$1,500.00	$0.00	Completed	Local General Fund	10/21/2021
EIR Administrative Draft	$56,000.00	$0.00	Completed	Local General Fund	1/7/2022
EIR Public Draft	$2,500.00	$0.00	Completed	Local General Fund	4/28/2022
Final Draft EIR	$7,500.00	$0.00	Completed	Local General Fund	6/20/2022
Public Hearings	$4,000.00	$0.00	Completed	Local General Fund	Planning Commission - 7/21/22 City Council - 8/10/22

Exhibit 1A

2022-23 and 2023-24
Successor Housing Agency Report

City of Agoura Hills
as Housing Successor to the
Agoura Hills Redevelopment Agency

Annual Housing Report

Fiscal Years 2022-23 and 2023-24

March 26, 2025

Prepared for the City of
Agoura Hills Housing
Successor by:

Robby Nesovic,
Principal Planner
City of Agoura Hills

Annual Report
City of Agoura Hills Housing Successor

Introduction

This document represents the annual report of the Housing Successor of the City of Agoura Hills ("Housing Successor"), acting as housing successor to the former Agoura Hills Redevelopment Agency, that was dissolved in 2012 ("Former Agency"). An annual report is required to be prepared pursuant to Section 34176.1 of the Health and Safety Code, which was effective January 1, 2014, and replaces other types of annual reporting required of former redevelopment agencies. The report summarizes revenues, expenditures, and fund balances included in the City's Annual Comprehensive Financial Report ("Financial Report") and also includes a review of Housing Successor's status on meeting certain housing-related requirements. The items to be included in this annual report are specific and are enumerated in Section 34176.1(f) of the Health and Safety Code. Changes to the reporting requirements in Section 34176.1(f) were included in SB 107, which was enacted in September 2015, and became effective immediately. This annual report includes the reporting requirements added by SB 107 and covers the 2022-23 and 2023-24 fiscal years: Table 1 shows information for 2022-23 and Table 2 shows information for the 2023-24 fiscal year.

Redevelopment Dissolution Act

In December 2011, the California Supreme Court issued its opinion in the case of *California Redevelopment Association, et al., v. Matosantos, et al.* The Court upheld the right of the state to dissolve redevelopment agencies pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the California Health and Safety Code, enacted by AB x1 26, as amended on June 27, 2012, by AB 1484 (the "Dissolution Act"). Based on modified timelines approved by the Court, all redevelopment agencies, including the Former Agency, were dissolved effective February 1, 2012. The City of Agoura Hills elected to serve as the governing body for the Former Agency's low- and moderate-income housing assets ("Housing Successor"). Under the Dissolution Act, successor agencies are charged with winding down the affairs of the former redevelopment agencies and paying their obligations. Housing successors are different legal entities and have different duties under the Dissolution Act. Housing successors received the non-cash housing assets[1] of former redevelopment agencies and are charged with monitoring and maintaining existing low- and moderate-income housing assets and meeting outstanding requirements for former redevelopment agencies.

Under the Dissolution Act, housing successors have no ongoing revenue source except for program income (revenue generated by non-cash housing assets) and 20 percent of

[1] In addition to non-cash housing assets, the Housing Successor/City was able to retain any cash that was encumbered for specific housing obligations.

loan repayments, if any, made by successor agencies to cities or counties as repayment of loans the cities made to the former redevelopment agencies under the special repayment provisions of the Health and Safety Code (Section 34191.4).

Reporting for Section 34176.1

The current Section 34176.1 reporting requirements include 13 separate items on which the Housing Successor must report. Many of the requirements involve simply reporting a number or numbers included in the Housing Successor's latest audited financial statements, which are included in the City's Annual Comprehensive Financial Report (Financial Report). This report is based on the Financial Report for the 2022-23 and 2023-24 fiscal years and includes specific reporting for the Housing Successor. For the convenience of the reader, responses to all 13 items are included in Tables 1 and 2. A brief description of each of the reporting requirements as they apply in City of Agoura Hills is also included below.

City Loan Repayments: 34176.1 (f) (1)
The annual report is to include any housing revenue housing successors received each year from successor agencies. Specifically, an amount equal to 20 percent of certain loan repayments between cities and successor agencies that are subject to Health and Safety Code Section 34191.4 is to be reported. The Successor Agency does make annual payments on the Agency/City loan subject to these provisions, 20 percent of which were transferred to the Housing Successor. These amounts are shown in Tables 1 and 2.

Housing Fund Deposits: 34176.1 (f) (2)
The annual report is to include reporting on the amount deposited in the Housing Fund each year. The amounts of the deposits are shown in Tables 1 and 2.

Housing Fund Balance: 34176.1 (f) (3)
SB 341 requires that the annual report include the fund balance in the Housing Fund as of the end of the fiscal year. The balances in the fund as of June 30th of each year are shown in Tables 1 and 2. The value associated with the Housing Successor's outstanding housing loans is not included in these balances as they do not represent cash available to the Housing Successor. The Housing Successor does not own any land.

Annual Expenditures: 34176.1 (f) (4)
The annual report is to include a description of expenditures from the Housing Fund by category. During the 2022-23 fiscal year, the City spent $30,511 on administrative costs and $29,619 on the development of housing, specifically for consultant time spent drafting pre-development plans and coordination related to the development of Housing Site F, which is the City-owned site on the southwest corner of Driver Avenue and Colodny Drive. During the 2023-24 fiscal year, the City spent $51,418 on administrative costs and $56,429 on the development of housing, specifically for consultant time spent drafting pre-development plans and coordination related to the development of Housing Site F, including a public forum.

Real Property: 34176.1 (f) (5)

SB 341 requires that the Housing Successor report on the statutory value of any real property that it received from the Former Agency which would include assets such as outstanding loans or land. The total amount of the various housing loans that are outstanding are included in Tables 1 and 2. The Housing Successor does not own any land (Housing Site F was purchased using separate inclusionary housing in-lieu funds in 2019).

Transit Housing: 34176.1 (f) (6)

Housing successors that are in compliance with housing regulations are permitted under SB 341 to develop transit-oriented housing and are to separately report such expenditures in the annual report. The Housing Successor has not developed or assisted in the development of any transit housing to date and thus has no expenditures to report.

ROPS Funding for Housing: 34176.1 (f) (7)

The annual report is to include a description of any project for which the housing successor receives revenue through the Recognized Obligation Payment Schedule (ROPS) process and the status of that project. Other than receiving 20 percent of the City/Agency loan repayment, reported above, the Housing Successor has not received any funding through the ROPS process and, as such, has nothing to report.

Duration of Land Held: 34176.1 (f) (8)

SB 341 requires that the Agency report on its compliance with new requirements on the amount of time the Housing Successor can hold property acquired for future development from monies in the Housing Fund per 33334.16, as modified by SB 341. As stated above, the Housing Successor does not and has not owned any land since January 1, 2014 and, as such, has nothing to report.

Housing Production and Housing Replacement: 34176.1 (f) (9)

SB 341 requires the annual reporting by the housing successor to contain a description of any progress that has been made on meeting any of the outstanding replacement housing obligations and/or housing production requirements (pursuant to Health and Safety Code Section 33413) that were outstanding at the time of the transfer to the Housing Successor on February 1, 2012. The Housing Successor does not accept as its responsibility any outstanding housing production requirements of the Former Agency.

Expenditure Targeting by Income Level: 34176.1 (f) (10)

Unencumbered funds in the Housing Fund that are not spent on allowable administrative costs must be spent primarily on extremely low- and very low-income households. In fact, at least 30 percent of unencumbered funds are to be for extremely low-income households, and 80 percent must be geared for those households earning 60 percent or less of the median income[2]. This differs from previous requirements when expenditures for Moderate-Income households were permitted. Demonstration of compliance with

[2] Allowable administrative costs can equal the greater of $200,000, or 5 percent of the value of the Housing Successor's real property assets.

these requirements is required to be reported every five years, starting in 2019. Housing Site F will comply with the income requirements above, therefore the money spent in fiscal years 2022-23 and 2023-24 related to pre-development costs are allowed expenditures.

Expenditure Targeting by Age: 34176.1 (f) (11)

Section 34176.1 (b) provides that previous age targeting requirements no longer apply but rather requires adherence to new restrictions. If the number of assisted units that are restricted for seniors and assisted individually or jointly by the housing successor, its former redevelopment agency and/or the city within the previous 10 years exceeds 50 percent of all units assisted, then the housing successor cannot assist any more senior housing until the number of units assisted for families equals at least 50 percent of total units. This section is not applicable as assistance in the development of new affordable housing units over the last 10 years has not been provided by the City, the Former Agency, or the Housing Successor.

Excess *Surplus: 34176.1 (f) (12)*

SB 341 changes the definition of excess surplus and the penalties for noncompliance. The term "excess surplus" applies to any monies in the Housing Fund that are greater than $1 million or the total of the deposits into the Housing Fund in the previous 4 years. If a housing successor does not spend excess surplus funds within 3 years after they become excess surplus, the housing successor will have to transfer the funds to the state Department of Housing and Community Development for use in specified statewide housing programs. SB 341 requires that the Housing Successor report on the amount of any excess surplus and its plans for expenditure of those surplus funds, if applicable. Because the cash balance in the Housing Fund is less than the $1 million threshold, the Housing Successor does not have an excess surplus.

Homeownership Unit Inventory: 34176.1 (f) (13)

SB 341 requires that the Housing Successor report on the number of for-sale housing units the Former Agency or the Housing Successor has assisted with that are subject to covenants and restrictions. The annual report must include the number, reason and dollars received by the Housing Successor as a result of the loss of any units that has occurred over the year. There are no low- or moderate-income homeowners in the City of Agoura Hills that were assisted in buying their homes by the Former Agency or the Housing Successor.

Table 1
Agoura Hills Successor Housing Agency
Annual Report Required by SB 341
Fiscal Year 2022-2023

Description	H & S Code	Timeframe	Detail	Total
Sucessor Agency/City General Fund				
1 Total City Loan Repayment Amount[1]	34176.1 (f) (1)	2022-2023		671,157
Low and Moderate Income Asset Fund [2]				
2. Housing Funds Deposited During:	34176.1 (f) (2)	2022-2023		156,768
City Loan Repayment (20% of #1 above)			134,231	
ROPS Related			-	
Other			22,537	
3. Cash Balance in the Fund as of Fiscal Year End	34176.1 (f) (3)	6/30/2023		886,229[3]
ROPS Related			-	-
Other			886,229	
4. Expenditures by Category	34176.1 (f) (4)	2022-2023		
Administration			30,511	30,511
Housing Preservation/Monitoring				-
Homeless/Rapid Rehousing				-
Development of Housing			29,619	29,619
Programs				-
Total Expenditures				60,130
Allowable Administrative Costs [4]	34176.1 (a) (1)	2022-2023		200,000
Other Reporting Requirements				
5. Real Property Owned - Total	34176.1 (f) (5)	6/30/2023		72,431
Statutory Value of Real Property (Land)			-	
Loans and Grants Receivable			72,431	
6. Transferred Funds to Develop Transit Housing	34176.1 (f) (6)	6/30/2023		None
7. Projects with Funding Included on the ROPS	34176.1 (f) (7)	2022-2023		None
8. Duration of Property Held	34176.1 (f) (8)	6/30/2023		Not Applicable
9. Obligations Outstanding per 33413	34176.1 (f) (9)	6/30/2023		None
10. Expenditure Targeting Requirements [5]	34176.1 (f) (10)	from 1/1/2014		Not Applicable [6]
11. Rental Housing Units Restricted for Seniors	34176.1 (f) (11)	6/30/2023		Not Applicable [6]
12. Excess Surplus Calculation/Reporting	34176.1 (f) (12)	6/30/2023		None
13 Homeownership Unit Inventory	34176.1 (f) (13)	6/30/2023		None

(1) Amounts paid by the Successor Agency to the City; the Housing Successor only receives 20% of the loan repayment amount, which amount is included in item 2.
(2) Referred to as the Special Revenue Fund in the Comprehensive Annual Financial Report.
(3) Excluded from the fund balance shown above are loans receivable, the total of which is shown under item 5.
(4) SB 107 allows administrative costs to equal the greater of $200,000 or 5% of the value of assets owned by the Housing Successor.
(5) Pertains to requirements for targeting expenditures towards households earning 80% or less of the median income, as outlined in Heath and Safety Code 34176.1(a)(3).
(6) As the Agency has spent no money on programs since the effective date of SB 341, these requirements are not currently applicable.

Date Prepared: March 26, 2025

Table 2
Agoura Hills Successor Housing Agency
Annual Report Required by SB 341
Fiscal Year 2023-2024

Description	H & S Code	Timeframe	Detail	Total
Sucessor Agency/City General Fund				
1 Total City Loan Repayment Amount[1]	34176.1 (f) (1)	2023-2024		831,058
Low and Moderate Income Asset Fund [2]				
2. Housing Funds Deposited During:	34176.1 (f) (2)	2023-2024		212,752
City Loan Repayment (20% of #1 above)			166,212	
ROPS Related			-	
Other			46,540	
3. Cash Balance in the Fund as of Fiscal Year End	34176.1 (f) (3)	6/30/2024		986,704 [3]
ROPS Related			-	-
Other			986,704	
4. Expenditures by Category	34176.1 (f) (4)	2023-2024		
Administration			51,418	51,418
Housing Preservation/Monitoring				-
Homeless/Rapid Rehousing				-
Development of Housing			56,429	56,429
Programs				-
Total Expenditures				107,847
Allowable Administrative Costs [4]	34176.1 (a) (1)	2023-2024		200,000
Other Reporting Requirements				
5. Real Property Owned - Total	34176.1 (f) (5)	6/30/2024		72,431
Statutory Value of Real Property (Land)			-	
Loans and Grants Receivable			72,431	
6. Transferred Funds to Develop Transit Housing	34176.1 (f) (6)	6/30/2024		None
7. Projects with Funding Included on the ROPS	34176.1 (f) (7)	2023-2024		None
8. Duration of Property Held	34176.1 (f) (8)	6/30/2024		Not Applicable
9. Obligations Outstanding per 33413	34176.1 (f) (9)	6/30/2024		None
10. Expenditure Targeting Requirements [5]	34176.1 (f) (10)	from 1/1/2014		Not Applicable [6]
11. Rental Housing Units Restricted for Seniors	34176.1 (f) (11)	6/30/2024		Not Applicable [6]
12. Excess Surplus Calculation/Reporting	34176.1 (f) (12)	6/30/2024		None
13 Homeownership Unit Inventory	34176.1 (f) (13)	6/30/2024		None

(1) Amounts paid by the Successor Agency to the City; the Housing Successor only receives 20% of the loan repayment amount, which amount is included in item 2.
(2) Referred to as the Special Revenue Fund in the Comprehensive Annual Financial Report.
(3) Excluded from the fund balance shown above are loans receivable, the total of which is shown under item 5.
(4) SB 107 allows administrative costs to equal the greater of $200,000 or 5% of the value of assets owned by the Housing Successor.
(5) Pertains to requirements for targeting expenditures towards households earning 80% or less of the median income, as outlined in Heath and Safety Code 34176.1(a)(3).
(6) As the Agency has spent no money on programs since the effective date of SB 341, these requirements are not currently applicable.

Date Prepared: March 26, 2025

REPORT TO CITY COUNCIL

DATE: MARCH 26, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR
KATRINA GARCIA, ASSOCIATE PLANNER

SUBJECT: PRE-SCREEN REVIEW OF A PROPOSED SPECIFIC PLAN AMENDMENT FOR A RESIDENTIAL DEVELOPMENT ON THE GATEWAY CHURCH PARCEL (AIN 2061-033-013) AT 29646 AGOURA ROAD IN THE LADYFACE MOUNTAIN SPECIFIC PLAN (CASE NO. SPA-2024-0005)

Toll Brothers West Coast, LLC has applied for a pre-screen of its preliminary proposal to amend the Ladyface Mountain Specific Plan ("LMSP") and the General Plan to allow a five-lot subdivision to site 61 new residential townhomes and expand church facilities on a 109-acre property (See Attachment 1 – Site Plan/Map). The pre-screen review provides the applicant with non-binding comments from the City Council before a formal development application is submitted.

On February 10, 2025, the Land Use and Economic Development Committee (LUEDC) held a meeting with the Applicant and Staff. The LUEDC considered the housing proposal and the proposed legislative changes. The LUEDC expressed concern regarding the loss of local control which has been experienced with residential development due to changes in State Housing Law.

The LUEDC also expressed concerns about changing the LMSP and General Plan to add additional population at this location due to its proximity to the Santa Monica Mountains, given recent wildfires. During Cycle 7 of the Regional Housing Needs Assessment allocation process (Cycle 7 RHNA), the City Council approved sites within the City where housing and additional population would be permitted; in conformance with State law. The locations were memorialized in the Housing Element in 2022. There are numerous sites all over the City that have been identified in the Housing Element which allows for residential development in locations alternative to this site.

In 2018, staff brought a similar pre-screen application to the City Council that included proposed amendments to the LMSP and General Plan to allow residential uses in the

LMSP. Following the 2018 pre-screen application, the City received a formal application to amend the LMSP and General Plan, subdivide the parcel, and construct 66 duplex units. However, that application has since been closed due to an extended period of inactivity. There have been changes in State law since 2018. Staff recommends evaluating the current proposal against the adopted vision of the LMSP, the goals and policies of the City's General Plan, and state law.

The proposed amendments (SPA and General Plan Amendment (GPA)) would allow this residential use on this parcel within the specific plan and adds unique residential standards that would not be applicable to any other property in the LMSP or the City. The Applicant's proposed SPA (Attachments 3) includes changes to the LMSP, such as development standards that regulate mass and bulk and other architectural requirements. As proposed, the project does not meet the adopted LMSP vision or standards, does not meet the General Plan, nor does it meet the Hillside Ordinance. The SPA, as proposed, seeks to change the LMSP, the General Plan, and exclude this hillside parcel from compliance with the Hillside Ordinance. If the site were exempt from the Hillside Ordinance, there would be no restrictions on building heights relative to the existing elevations and no requirements to conform to the natural slope of the land (i.e., vegetation, building step backs, view preservation, and architectural treatments). Additionally, there would be no requirement to make findings for hillside development. If the project were proposed without the legislative changes to exempt the site from the Hillside Ordinance, Staff would not be able to make the required findings and would have to recommend denial.

The proposed residential use would require a condominium map, and due to the steep topography of the site, the project will require retaining walls up to 20 feet which exceeds the maximum six feet allowed by the City's development standards. The development would also require the removal of various oak trees and construction of new streets to serve as a main access point off Agoura Road.

The LMSP currently allows the following land use categories: Business Park, Shopping Center, and Open Space. The permitted uses in the Business Park are generally also listed in the City's Commercial Use Table for the BP-OR (Business Park-Office Retail) zoning district, which can be found in the City's Zoning Ordinance (Agoura Hills Municipal Code (AHMC) § 9312.2). The LMSP also lists prohibited uses, which includes residential. At its original adoption, the LMSP restricted residential use to only include "senior citizen housing" on the corner lot of Kanan Road and Agoura Road. However, upon adoption of the Agoura Village Specific Plan (AVSP) by the City Council in 2008, the parcel was removed from the LMSP and became part of the AVSP, thus removing any potential for senior citizen housing and shopping center use from the LMSP.

Allowable development and land uses in the LMSP are based on each parcel, as seen in Table IV-1 of the LMSP (Attachment 4). Each parcel generally allows business park and commercial uses, with everything above the 1,100-foot elevation mark designated as open space. The size and topography of each parcel also determines the density (floor area) or "maximum development potential." The subject parcel (AIN 2061-033-013) currently allows a maximum development potential of 64,000 square feet (sq. ft.) of commercial and business park uses. Through the proposed SPA, the maximum development area is proposed to increase to 74,985 sq. ft., as listed in the proposed amendment document (Attachment 3). However, the actual proposed building development floor area is at least 174,000 sq. ft., which includes the proposed 61-unit housing development and a new sanctuary. Therefore, the proposed amendment would either need to be altered to accommodate the development project, or the development project would need to be reduced.

Below is a table that illustrates the potential number of units that could be constructed if a project met the City's minimum requirements of the Inclusionary Housing Ordinance (i.e., Four percent moderate, four percent low, and seven percent very low), with a base density of 6 to 15 dwelling units per acre and a lot size of 8.48 acres, as proposed by the subdivision.

Minimum (6 DU/ac)	50.88 units (base)
Maximum (15 DU/ac)	127.2 units (base)
Density Bonus (25%)	**159 units**

The units above only illustrate one scenario of the State Density Bonus Law (California Government Code § 65915). If more affordable units are offered, a project applicant could receive a larger density bonus. Eligible projects are automatically qualified for concessions or incentives dictated by the amount of affordable housing provided, and unlimited waivers or reductions of development standards. These waivers and concessions provide developers with a means to waive or reduce local development standards.

The proposed GPA (Attachment 5) would alter Goal LU-23 and policy LU-23.1 (Supporting Uses) to include residential use in the LMSP, and LU-23.2 (Site Development) to exclude building setback requirements that were originally established to mimic natural slopes.

FISCAL IMPACT

This pre-screen application will have no impact on the City's Fiscal Year 2024-25 Budget, as the Applicant has paid all applicable fees, which covers staff's time to process the application.

RECOMMENDATION

Staff respectfully recommends that the City Council discuss the proposed legislative actions and provide non-binding feedback to the applicant team.

Attachments:

1. Project Site Plan/Map
2. LMSP Land Use Plan
3. Applicant's Proposed SPA
4. Table IV-1 (Scenario I-A) "Maximum Development Potential" from the LMSP
5. Applicant's Proposed GPA
6. Project Renderings

ATTACHMENT 1
Project Site Plan/Map

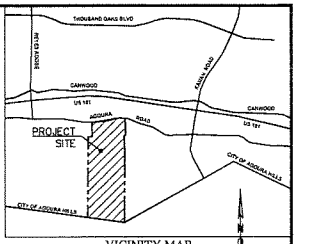
EASEMENTS BASED ON FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT ORDER NO. OSA-6088915 (RA) DATED MARCH 5, 2024

ITEM NO.	DESCRIPTION
3	EASEMENT FOR PUBLIC ROAD PURPOSES OVER THE NORTH 30 FEET OF SAID LAND INCLUDED WITHIN THE BOUNDS OF VENTURA BOULEVARD, 60 FEET WIDE, AS SHOWN ON COUNTY SURVEYOR'S MAP NO. 7873, FILED IN THE OFFICE OF THE SURVEYOR OF SAID COUNTY.
4	EASEMENT OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 5024 OF DEEDS, PAGE 235. (NOT LEGIBLE)
5	EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1947 AS INSTRUMENT NO. 8921-P OF TORRENS REGISTRATION. (NOT PLOTTABLE)
6	EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 25, 1950 IN BOOK 0478, PAGE 867 OF OFFICIAL RECORDS. (SAID EASEMENT DOES NOT FIT EXISTING POWER LINES ON SAID PROPERTY)
7	EASEMENT OF COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND/OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 15, 1959 AS INSTRUMENT NO. 3727 OF OFFICIAL RECORDS.
8	EASEMENT OF COUNTY OF LOS ANGELES FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MAY 15, 1959 AS INSTRUMENT NO. 3726 OF OFFICIAL RECORDS.
9	EASEMENT OF RENE THOMAS FOLSE, ET AL FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC, DRAINAGE OF SURFACE RUNOFF, LANDSCAPING AND ENGINEERING FEATURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-1840813 OF OFFICIAL RECORDS.
10	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED GRANT OF RECIPROCAL EASEMENT RECORDED NOVEMBER 20, 1991 AS INSTRUMENT NO. 91-1840813 OF OFFICIAL RECORDS.
11	EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 1, 2001 AS INSTRUMENT NO. 2001-177370 OF OFFICIAL RECORDS. SAID EASEMENT CONTAINS RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID EASEMENT DOCUMENT.
12	UNRECORDED LEASE DATED DECEMBER 13, 2002, EXECUTED BY INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION AS LESSOR AND PACIFIC BELL WIRELESS, LLC DOING BUSINESS AS CINGULAR WIRELESS AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-3144319 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
13	EASEMENT OF CITY OF AGOURA HILLS, A CALIFORNIA MUNICIPAL CORPORATION FOR ROAD WIDENING AND INCIDENTAL PURPOSES, AS CONDEMNED IN FINAL ORDER OF CONDEMNATION RECORDED JUNE 16, 2015 AS INSTRUMENT NO. 20150719243 OF OFFICIAL RECORDS.
17	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF PURCHASE AGREEMENT RECORDED SEPTEMBER 15, 2020 AS INSTRUMENT NO. 20201112084 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AMENDED AND RESTATED MEMORANDUM OF PURCHASE AGREEMENT RECORDED NOVEMBER 30, 2023 AS INSTRUMENT NO. 20230878080 OF OFFICIAL RECORDS.

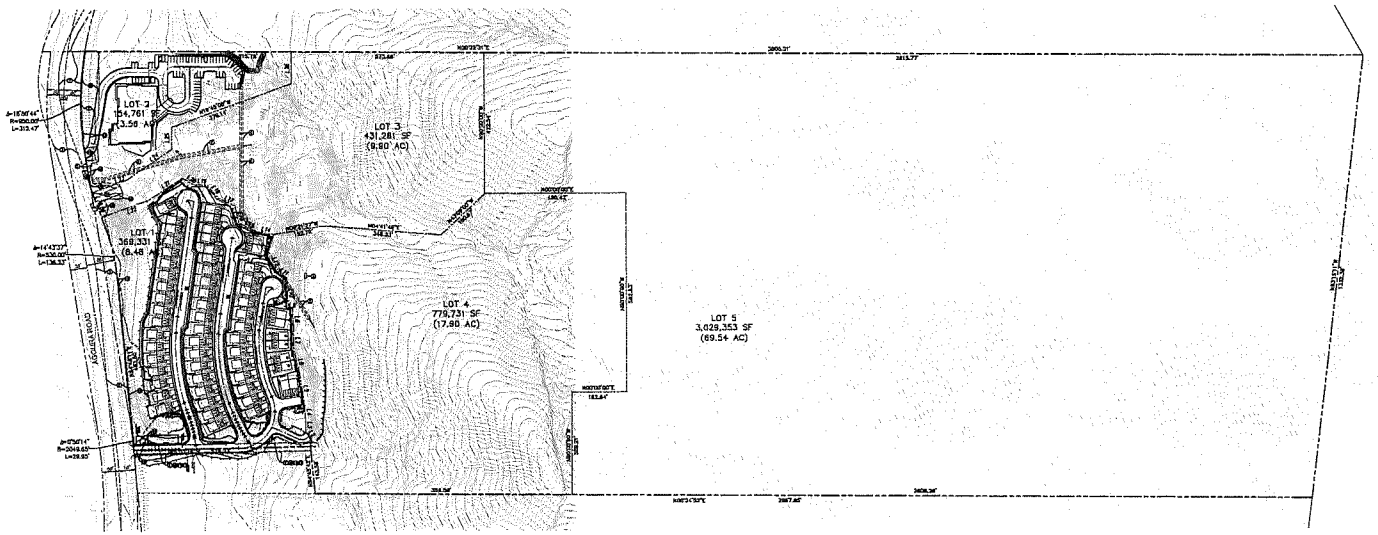
MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 82194

LOCATED IN THE CITY OF AGOURA HILLS
COUNTY OF LOS ANGELES



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

PARCEL A: (APN 2061-033-013)
THAT PORTION OF THE MARIANNA ETCHEVERRIARRAY MARTICORRENA 185.50 ACRE ALLOTMENT IN LOT "I" OF THE PARTITION OF THAT PORTION OF THE MIGUEL LEONIS ESTATE, INCLUDED WITHIN THE RANCHO LAS VIRGENES, AS SHOWN ON MAP FILED IN CASE NO. 15847 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR COUNTY OF LOS ANGELES, WHICH LIES SOUTHERLY OF THE CENTER LINE OF VENTURA BOULEVARD, 60 FEET WIDE (NOW KNOWN AS WEST AGOURA ROAD), AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3836 PAGE 320 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION SHOWN AS PARCEL 1, AS SHOWN ON PARCEL MAP FILED IN BOOK 18 PAGE 86 OF PARCEL MAPS.

PARCEL B: (2061-033-013)
A NON-EXCLUSIVE EASEMENT RECIPROCAL EASEMENT FOR THE CONSTRUCTION OF A COMMON BOUNDARY LINE DRIVEWAY FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC, DRAINAGE OF SURFACE RUN OFF, LANDSCAPING AND ENGINEERING FEATURES AS REQUIRED BY THE CITY OF AGOURA HILLS AND ACTIVITIES OF A TEMPORARY NATURE REQUIRED FOR CONSTRUCTION, PURSUANT TO THAT CERTAIN "GRANT OF RECIPROCAL EASEMENT", RECORDED NOVEMBER 20, 1991 AS DOCUMENT NO. 91-1840813 OF OFFICIAL RECORDS, AND DESCRIBED AS FOLLOWS: A 24 FOOT STRIP OF LAND LOCATED 13 FEET WITHIN THE PROPERTY LINE OF EACH PARCEL, COMMENCING AT THE PROPERTY LINE ON AGOURA ROAD AT THE NORTHEAST CORNER OF PARCEL 1, AS SHOWN ON A PARCEL MAP NO. 781, AS PER MAP FILED IN BOOK 18 PAGE 86 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THEN SOUTHERLY ALONG THE COMMON BOUNDARY LINE BETWEEN THE TWO PARCELS, A DISTANCE OF 526 02/100THS FEET, EXCEPT THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF PARCEL A HEREIN.

PROJECT SUMMARY:

GROSS AREA:	108.38 ac. or 4,764,456 sq.ft.
TOTAL LOTS:	5
TOTAL UNITS	61
EXISTING ZONING	LADYFACE MOUNTAIN SPECIFIC PLAN
PROPOSED ZONING	LADYFACE MOUNTAIN SPECIFIC PLAN
EXISTING LAND USE	PLANNED DEVELOPMENT DISTRICT(PD)
PROPOSED LAND USE	SINGLE FAMILY & DUPLEX
APN NUMBER:	2061-033-013

FLOOD ZONE:

ZONE X – FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO.06037C1244F, DATED SEPTEMBER 26, 2008

BASIS OF BEARINGS:

THE BEARING OF NORTH 60°42'25 EAST SHOWN ON THE NORTHWESTERLY LINE OF LOT 1 OF TRACT NO. 2804 PER MAP FILED BOOK 33 PAGE 85 AS SHOWN ON TRACT NO. 40477 PER MAP FILED IN BOOK 1062 PAGES 91 TO 95, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GENERAL NOTES:

1. SEWER DISPOSAL TO BE BY SANITARY SEWER BY LAS VIRGENES MUNICIPAL WATER DISTRICT.
2. WATER PURVEYOR IS LAS VIRGENES MUNICIPAL WATER DISTRICT.
3. REQUEST PERMISSION TO GRADE THE SITE UPON GRADING PLAN APPROVAL AND PRIOR TO FINAL MAP RECORDATION.
4. ALL DRIVEWAY AND FIRE LANES ARE MINIMUM 28' WIDE.
5. THERE ARE EXISTING OAK TREES ON SITE.
6. LOT 1 IS FOR CONDOMINIUM PURPOSES.

CONSULTANTS:

ARCHITECT:

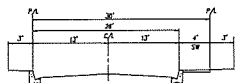
CIVIL ENGINEER: SIKAND ENGINEERING ASSOCIATES
15230 BURBANK BLVD, SUITE #100
SHERMAN OAKS, CA 91401
TEL: (818) 787-8550

GEOTECHNICAL:

LANDSCAPE: L. NEWMAN DESIGN GROUP, INC
5743 CORSA AVE, SUITE #205
WESTLAKE VILLAGE, CA 91362-3924
TEL: (818) 991-5056

PUBLIC UTILITIES / SERVICES:

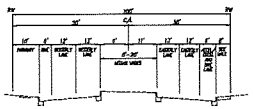
WATER/SEWER:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD CALABASAS, CA 91302 (818) 880-4110
STORM DRAIN:	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT 900 S. FREMONT AVENUE ALHAMBRA, CA 91803 (626) 458-5100
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3580 FOOTHILL DRIVE THOUSAND OAKS, CA 91361 (805) 494-7018
TELEPHONE:	AT&T 14301 BARKER STREET, #115 VAN NUYS, CA 91401 (818) 373-6888
GAS:	SOUTHERN CALIFORNIA GAS 9400 OAKDALE AVENUE CHATSWORTH, CA 91311 (818) 701-3324
TRASH:	WASTE MANAGEMENT/EL INDUSTRIES 185 W LOS ANGELES AVE. SIMI VALLEY, CA 93065 (805) 955-4342
CABLE:	CHARTER/SPECTRUM 2323 TELLER ROAD NEWBURY PARK, CA 91320 (805) 375-5213



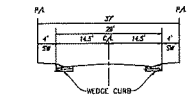
"A" ST. TYPICAL SECTION
NTS
PRIVATE DRIVEWAY & FIRE LANE, NO PARKING



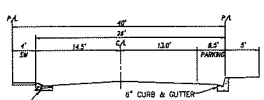
"B ST. & "C" ST. TYPICAL SECTION
NTS
PRIVATE DRIVEWAY & FIRE LANE, NO PARKING



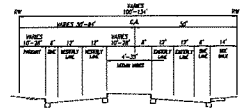
TYPICAL SECTION
NTS
EXISTING AGOURA ROAD



"A" ST. TYPICAL SECTION
N.T.S.
PRIVATE DRIVEWAY & FIRE LANE, NO PARKING



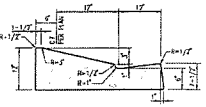
"B" ST. & "C" ST. TYPICAL SECTION
NTS
PRIVATE DRIVEWAY & FIRE LANE
WITH PARALLEL PARKING ON ONE SIDE



TYPICAL SECTION
NTS
EXISTING AGOURA ROAD

Line Table		
Line #	Direction	Length
L1	S80°25'21"E	21.17'
L2	N56°14'25"E	32.40'
L3	N89°41'31"E	38.29'
L4	N86°05'22"E	43.53'
L5	N81°25'21"E	90.78'
L6	N76°33'10"E	73.84'
L7	N88°42'58"E	58.49'
L8	N87°07'13"E	64.87'
L9	N09°22'07"E	12.05'
L10	N86°39'27"E	88.36'
L11	N32°42'41"E	36.69'
L12	N50°21'47"E	55.00'
L13	S72°37'27"E	64.15'
L14	N09°17'20"E	50.74'

Line Table		
Line #	Direction	Length
L15	N28°28'15"E	58.27'
L16	N77°33'03"E	52.25'
L17	N24°49'28"E	54.33'
L18	N49°40'44"E	53.55'
L19	N01°05'52"W	36.02'
L20	N32°48'45"E	38.31'
L21	N33°20'38"W	133.00'
L22	N19°56'35"W	150.04'
L23	S18°55'40"E	108.16'
L24	S34°40'16"E	163.41'
L25	N90°00'00"E	66.18'
L26	S89°36'03"E	84.78'
L27	N70°04'34"E	142.61'
L28	N80°37'35"E	88.48'



WEDGE CURB
N.T.S.

PROJECT AREA

EXISTING			PROPOSED		
PARCEL A	4,764,456	SQ.FT.	LOT 1	369,331	SQ.FT.
			LOT 2	154,761	SQ.FT.
			LOT 3	431,281	SQ.FT.
			LOT 4	779,731	SQ.FT.
			LOT 5	3,029,353	SQ.FT.
TOTAL	4,764,456	SQ.FT.	TOTAL	4,764,456	SQ.FT.
	109.38	AC.		109.38	AC.

LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- P100.0 — PAD ELEVATION
- 1.25% (MIN) — DIRECTION DRAINAGE AND APPROX. GRADE
- TYPICAL RETAINING WALL
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED WATERLINE
- EASEMENT LINE
- TYPICAL VERDURA WALL
- AFFORDABLE HOUSING

PARKING SUMMARY:

RESIDENTIAL PARKING REQUIRED: 61 UNITS X 2.0 = 122 SPACES
GUEST PARKING REQUIRED: 35 UNITS X 0.5 = 18 SPACES
TOTAL PARKING REQUIRED: 140 SPACES

RESIDENTIAL PARKING PROVIDED: 120 SPACES
GUEST PARKING PROVIDED(INCLUDE 1 HC): 21 SPACES
TOTAL PARKING REQUIRED: 141 SPACES

ESTIMATED EARTHWORK QUANTITIES:

ESTIMATED CUT: 101,560 CY
ESTIMATED FILL: 18,220 CY
ESTIMATED IMPORT: 0 CY
ESTIMATED EXPORT: 81,340 CY
SHRINKAGE: X CY
ESTIMATED OVER-EXCAVATION: X CY

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS				
NO.	DATE	DESCRIPTION	APPROVED	DATE

BENCHMARK:
B.M. NO. DY10426 NAVD 1988 LOS ANGELES COUNTY OF PUBLIC WORK
DPW BM TAG IN SOUTH CATCH BASIN 1' EASTERLY OF BCR AT SOUTHEAST CORNER AGOURA ROAD AND LADYFACE CIRCLE (MOST EASTERLY INTERSECTION)
ELEVATION (FEET): 881.554

DEVELOPER:
TOLL BROTHERS
11280 CORBIN AVE
PORTER RANCH, CA 91326

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

REGISTERED PROFESSIONAL ENGINEER — KAIJIE YANG — No. 32363 — Exp. 11-31-24 — CIVIL — STATE OF CALIFORNIA

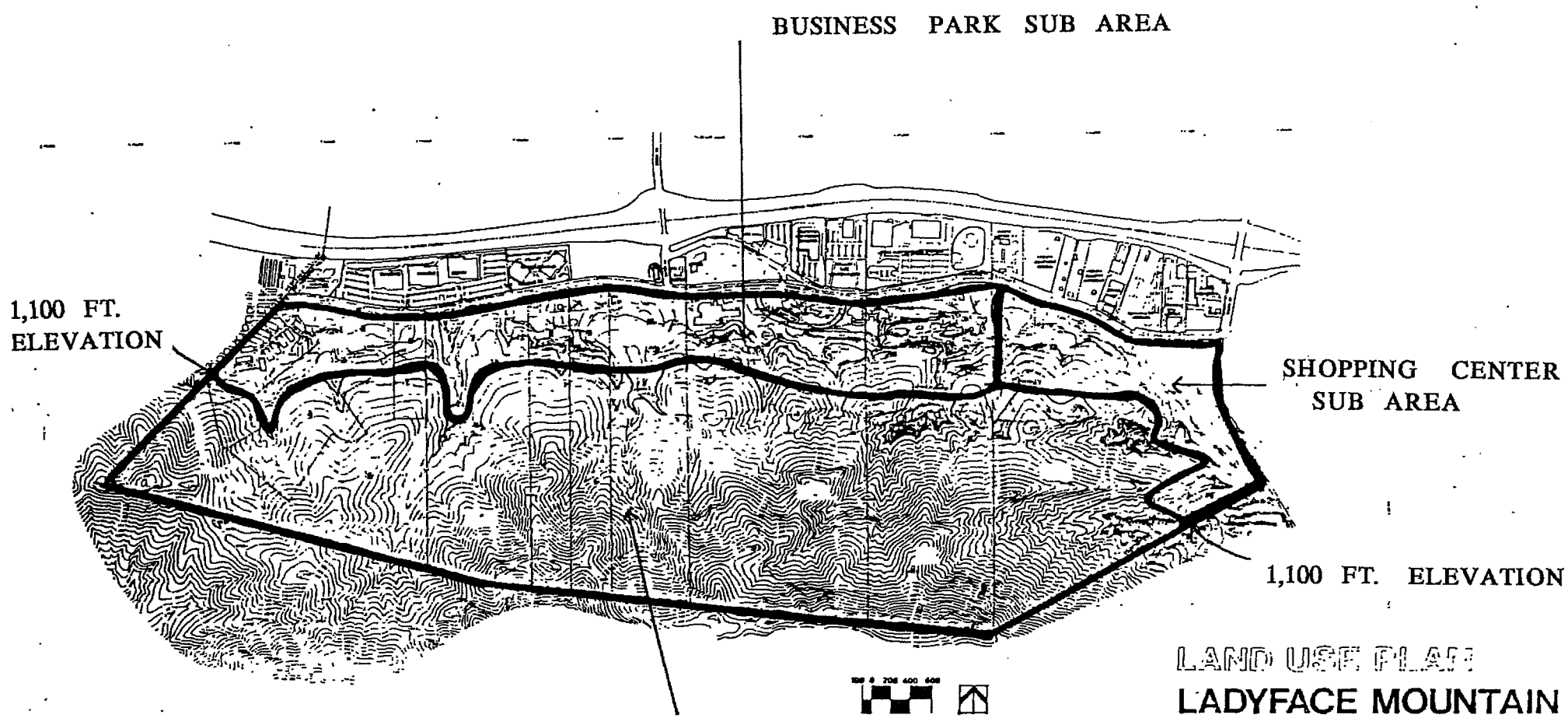
TENTATIVE PARCEL MAP

29646 AGOURA ROAD
AGOURA HILLS, CA 91301
COUNTY OF LOS ANGELES

DRAWN:
DESIGN:
CHECKED:
SCALE: AS SHOWN
W.O NO.: 5124-008
DATE: 11-26-2024
SHEET 01 OF 01

X:\CAD\5124-008\TENTATIVE MAP\VTM 82194-AGOURA HILLS

ATTACHMENT 2
LMSP Land Use Plan



LAND USE PLAN

LADYFACE MOUNTAIN SPECIFIC PLAN

CITY OF AGOURA HILLS

EXHIBIT II-22

ATTACHMENT 3
Applicant's Proposed SPA

PROPOSED
GATEWAY PROJECT SPECIFIC PLAN AMENDMENT
1-18-25

II. Project Description, E. Development Concept, 1. Land Use Plan, to include a residential land use as follows:

1. Land Use Plan

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

- Business Park
- Shopping Center
- Open Space
- Residential

III. Design Guidelines, C. Architectural Concept, 1. Building Form, to eliminate the second story setback and roof tile requirements in the first two paragraphs as follows:

1. Building Form

Building facades shall not have the appearance of excessive massing or shading. ~~On building consisting of two stories or more, the façade should be stepped back.~~ Design approaches such as deep setbacks to entrances and windows, reveal-creating overhangs by fully peaked roofs and architectural detailing of exterior wells will help reduce the solid form to a more interesting composition of forms. Variations in building mass are illustrated in Exhibits III-6 and III-7. ~~Stepping the façade back or varied setback of building masses will create interest by avoiding a straight façade.~~ In addition, the use of grading techniques and grade changes should be considered in order to minimize mass and bulk on building.

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

IV. Development Regulations and Requirements, A. General Regulations, 1. Development and Density, amending Table IV-1, adding Table IV-A, and amending Table IV-2 for Assessor's Parcel No. 2061-033-013 as follows:

Table IV-1

Maximum Development Potential Scenario 1-A

Parcel No.	2061-33-11	~~2061-33-13~~[1]	2061-33-15	2061-2-22	2061-2-24	2061-2-25	2061-1-22	2061-1-25	2061-1-27 ~~(4)~~ (3)
(Total Acreage of Parcel	151.52	~~109.15~~	1.65	87.09	28.76	74.24	7.45	7.10	
Average % of Slope (I)	23.9%	~~17.0%~~	15.2%	17.3%	20.3%	17.2%	22.6%	11.15%	
% Development Area Allowed (acres) Under Hillside Guidelines (II)	37.5% (56.82)	~~52.5%~~ ~~(57.30)~~	67.5% (1.11)	52.5% (45.72)	52.5% (15.10)	52.5% (38.98)	37.5% (2.79)	67.5% (4.79)	
% Open Space Under Hillside Guidelines	62.5%	~~47.5%~~	32.5%	47.5%	47.5%	47.5%	62.5%	32.5%	
Total Development Pad Area 30.18 AC	11.83 AC	~~4.58 AC~~	.74 AC	5.23 AC	1.79 AC	2.76 AC	.83 AC	2.42 AC	
Land Use & Developable Building Square Footage	**Bus. Pk.** 47,200 Ret. 65,900 (3) **Com.**	~~64,000~~ -	7,000	52,000 -	20,400 -	27,000 -	8,000 -	24,000 -	
Square Footage Business Park Retail Comm.	249,500 65,900	- -		- -	- -	- -	- -	- -	
Traffic Budget (PM Peak Hour Trips) 1315/1005 ~~(5)~~ (4)	Bus. Pk. 130 Ret. Com. 700/390(5)	~~135~~	20	115	55	75	20	65	

(1) Conforms to LMD limit of development below 1,000 feet elevation.

~~(2)~~ Application of Guidelines Established for Hillside Regulations (9650)

~~(3) 33,000 sq. ft. of this may be senior housing.~~

(4) (3) Property was designated Open Space as part of development.

(5) (4) Represents 45% reduction from "passer-by" trips captured from adjacent roadways.

[1] See IV-A for APN 2061-33-13, Amendments to Maximum Development Potential, specific to the Gateway Project

Table IV-A		
Maximum Development Potential - 22061-033-013		
	Existing SPA	Amended SPA – Residential
Total Acreage of Parcel	109.15	109.38[2]
Average % of Slope (I)	17%	17%
% Development Area Allowed (acres) Under Hillside Guidelines (II)	52.5% (57.30-acres allowed)	52.5% allowed – 57.30 acres allowed 20.3% requested - 8.48 requested
Total Development Pad Area 30.18 AC	4.5 AC	74,985.92 SF or 2.17 AC[3]
Land Use & Developable Building Square Footage	64,000	74,985.92 S.F.
Residential **Religious uses** **Open Space**	0 0 0	8.48 AC - Residential 13.46 AC – Religious Uses 87.44 AC - Open Space 109.38 AC Total
Traffic Budget PM Peak Hour Trips	130	TBD
(1) Conforms to LMD limit of development below 1,100 feet elevation. (2) Application of Guidelines Established for Hillside Regulations (9652)		

[2] Per Civil drawings for Tentative Parcel Map dated 10-7-24.

[3] Site Plan Dimension Exhibit, Tentative Tract Map No. 82194, dated 11-21-2024

Table IV-2

Scenario 2-A			
Assessor's Parcel #	**Permitted Land Use**	**Maximum Bldg. Area**	**Traffic Budget**
2061-33-11	Bus. Park Ret. Com. Disc. Com.	78,000 s.f. 84,700 s.f. 39,500 s.f.	175 745/415* 240/135*
2061-33-13	~~Bus. Park.~~ Residential Open Space	~~75,000 s.f.~~ 122,000 to 164,700 s.f.[4] 2,812,234 s.f.	~~155~~ TBD TBD
2061-02-22	Bus. Park	8,000 s.f.	25
2061-02-24	Bus. Park	97,300 s.f.	190
2061-02-25	Bus. Park	31,500 s.f.	75
2061-01-22	Bus. Park	14,000 s.f.	35
2061-01-25	Bus. Park	14,000 s.f.	90
Total	~~Bus. Park~~	~~396,600 s.f.~~	~~1855/1420*~~ TBD
	Ret. Com.	84,700 s.f.	
	Disc. Com.	19,500 s.f.	

IV. Development Regulations and Requirements, B. Permitted Land Uses to include the following uses:

B. Permitted Land Uses

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

1. Business Park

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

However, the following uses that are listed in the Commercial Use Table for the BP-OR Zone are expressly prohibited:

- Auto rental or lease agency
- Auto service station

[4] Dependent on Unit Size

- Bar - tavern
- Bookstore - adult
- Business School
- Candy store
- Church (unless it is the only use on a parcel)
- Driving School
- Hospital
- Live entertainment
- Live entertainment-adult
- Live theater
- Massage Parlor
- Motion picture theater
- Physical fitness studio
- Psychiatric facility-outpatient
- Recreation facility-indoor
- Sanitarium
- School; business
- School; charm, culture
- School; college & university
- School; private k-6
- School; trade
- School; self defense
- School; gymnastics
- School; vocational
- Towing service-office only
- Utility trailer-rental, service, sales

Additionally, residential use is ~~not~~ only permitted~~.~~ on the property addressed as 29646 Agoura Road, existing APN 2061-033-013, the Gateway Project.

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

2. Shopping Center

This subarea is intended for planned retail and service shopping center use that will serve the convenience needs of nearby residents and business members. Typically, the primary tenant of a shopping center in this district will be a supermarket, drug store or other large retail store. These centers are required to f

it into the residential patterns of development and not create either architectural or traffic conflicts.

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

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

- Churches
- Live entertainment-adult Massage Parlor
- Motion Picture Theater-adult
- Provisions for development are as specified in Chapter 3, Part 3 of the Zoning Ordinance (except as provided herein).

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

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

3. Residential – Gateway Project

The property address is 29646 Agoura Road, existing APN 2061-033-013.

The project site, "site" is located east of the Agoura Road/Ladyface Circle intersection and approximately 0.15 mile south of U.S. Highway 101 in the City of Agoura Hills. The site is a mix of natural habitats and disturbed and developed areas. The site slopes upward from Agoura Road and with two slopes and two terraces. The site is bound by Agoura Road, existing commercial development and Highway 101 to the north, the Santa Monica Mountains to the south, commercial development to the west, and open space to the east.

The proposed project involves the development of 61 condominiums and an expansion of the existing Gateway Church facilities. Fifty-two (52) of the condominiums are designed as two-story detached homes with nine (9) duplex-style attached. The church expansion is comprised of three main components: an auditorium building that will function as the main space for worship, classrooms and a playground area.

The proposed project includes a tentative subdivision map that would subdivide the 109-acre property (APN 2061-033-013) into a five-lot subdivision. The 13-acre project site would consist of two parcels. Parcel 1 is approximately 8.48 acres or 369,331 square feet and consists of 61 residential units. Parcel 2 is approximately 3.56 acres or 154,761 square feet and consists of religious uses and associated facilities.

Proposed Parcel 3 is proposed to be approximately 9.90 acres and would consist of the existing religious use, Camp Kinneret facilities, which are used during the summer. Otherwise, the facility will be non-operational.

Proposed Parcels 4 and 5 would comprise 17.90 and 69.54 acres, respectively, for a total of 87.44 acres and will be preserved as natural land and open space resource.

The General Plan designates the project site PD with an undefined density allowance. Per Agoura Hills Municipal Code (AHMC) section 9253.1, the subject property is zoned Planned Development (PD) within the Ladyface Mountain Specific Plan Overlay. Although the Project does not require a density bonus to achieve the proposed density, Toll Brothers requests that the City approve two waivers from development standards for the project which would otherwise physically preclude development of the Project: 1) To allow multiple retaining wall heights in exceedance of 6 feet (see Wall Height diagram, attached) to a maximum allowed wall height of 20 feet; and structure setback requirements.

The proposed development on Parcel 1 consists of 61 residential units. The hillside units are proposed with subterranean garages and connected living space as a walk-out basement, with two floors of living space above the subterranean garage. The units proposed on flatter areas are proposed with the garage and living space on the first floor and a second floor of living space. The floor plans range from three (3) to four (4) bedrooms (with an optional fifth bedroom in certain floor plans) and two and half (2.5) to three and half (3.5) bathrooms. Each unit includes an enclosed 2-car garage. The total square footage ranges between approximately 2,000 to 2,700 square feet per unit. The maximum height proposed for the flatter area units is twenty-four (24) feet in height, while the maximum height proposed for the hillside units is thirty-four (34) feet, as measured from the walk-out basement grade to the top of the roofline.

Proposed development on Parcel 2 consists of a new church sanctuary and associated development. The existing Gateway Church is located at 29646 Agoura Road and contains approximately 12,379 square feet of building area and accommodates a seating capacity of 200 seats. The proposal is to construct a new 26,127 square foot church with 405 seats on a site located southeast of the existing church site.

Access to Parcel 1 is proposed via a new fully improved general access driveway from Agoura Road. The driveway would be restricted to right-turns inbound and outbound only, due to the raised median on Agoura Road. The driveway will be constructed to City design standards. Access to Parcel to 2 will remain as it currently exists from Agoura Road. All onsite circulation has been designed to meet the Los Angeles County Fire Department requirements. Onsite parking requirements have been met by providing a two-car garage for each unit. In addition, on street parallel parking spaces are proposed for one side of Streets B and C. Street A is considered a private street and fire-lane, however four (4) guest parking spaces are provided at the entrance and cul-de-sac on Street A.

The site's topography consists of east-west trending valleys and slopes. The site, as does the majority of the City of Agoura Hills (see General Plan Figure S-2 – Flood Hazard and Steep Slopes), contains slopes greater than 10 percent. Areas of the site require retaining walls (Verdura) up to 20 feet in height. As required by General Plan Policy S-2, appropriate geotechnical reports have been prepared and submitted with this application. The required Supplemental Findings / Questionnaires have been completed for Conditional Use Permits for hillside development and development within the Lady Face Mountain Specific Plan.

A. Permitted uses.

1. Single-family units with attached or detached dwellings, including duplexes, and townhomes.
2. Open Space.

2. Development Standards.

The following development standards shall apply to existing APN 2261-013-013. In the event of any conflicts with Chapter 6 of the AHMC, the provisions of this section shall apply.

1. Maximum Density

   The maximum density shall be limited to the range of six (6) through fifteen (15) dwelling units per acre consistent with the Residential Medium (RM). For example, RM-10 means residential-medium density land use district with a maximum of ten (10) dwelling units per acre. The proposed density for the Gateway Project is (61 units / 8.48 acres = 7.19), eight (8) dwelling units per acre.

2. Building Height - Height – 35 feet excluding chimneys and roof-mounted equipment.

3. Setbacks

    a. Front yard – Five (5) feet to Eighteen (18) feet
    b. Side yard - Five (5 feet)
    c. Rear yard – Ten (10) feet

4. Private Recreational Space - Single-family homes and duplexes shall provide private backyards with an average of 250 square feet.

5. Yard Encroachments - Air conditioning units may project up to two (2) feet into any side yard; provided that the distance between the projection and side property line shall not be less than three (3) feet.

6. Parking – Two (2) parking spaces within each enclosed garage. Guest parking is provided in 21 guest parking spaces; 1 guest parking space for every 2 lots with 5-foot driveways and on the 18-foot driveways guest parking spaces shall be accommodated in the respective driveways.

7. Hillside - The Gateway Project is exempt from the Hillside Ordinance.

8. Retaining walls – Retaining walls shall not exceed 20 feet in height (see Retaining Wall Exhibit). Retaining walls shall be of the Verdura-type of wall which allow landscaping to grow within the structural elements and offset visual impacts.

9. Open Space – 87.44 acres or 79.94 percent of the overall project site.

ATTACHMENT 4
Table IV-1 From LMSP

TABLE IV - 1

MAXIMUM DEVELOPMENT POTENTIAL - Scenario 1-A

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

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

ATTACHMENT 5
Applicant's Proposed GPA

PROPOSED
GENERAL PLAN AMENDMENT
(GATEWAY PROJECT)
1-18-2025

A. Chapter 2, Community Conservation and Development, Section 4, Planned Development District – Ladyface Mountain Specific Plan (West End), Goal LU 23 as follows:

Goal LU-23

Business Park, Residential and Natural Open Spaces. ~~An e~~ Economically viable business park and residential development that is scaled and designed to reflect its natural setting at the base of Ladyface Mountain, while providing high quality jobs, housing and incorporating a diversity of uses that minimize the need for employees to travel off site or commute long distances.

B. Chapter 2, Community Conservation and Development, Section 4, Planned Development District – Ladyface Mountain Specific Plan (West End), Policies LU 23.1 and LU-23-2 as follows:

LU-23.1 **Supporting Uses.** Allow and encourage the development of limited ancillary uses that support existing businesses and their employees, and local residents such as restaurants, personal services, financial institutions, single and multi-family residential uses to support alternative transportation and pedestrian access to these uses. ~~lessen the need to travel off site for these during the workday.~~ *(Imp LU-15, LU-35)*

LU-23.2 **Site Development.** Require that buildings be located and designed to reflect the area's hillside topography and natural landscapes, with building footprints conforming to topographic contours, ~~setbacks of upper stories to conform to slope,~~ and orientation to preserve view corridors. (*Imp LU-15)*

The following LU Policies are included as reference:

LU-23.3 **Development Clustering and Location.** Require that buildings be clustered to minimize grading and modifications

of the natural topography, with development located below the 1,100-foot elevation. *(Imp LU-15)*

LU-23.4 **Landscapes.** Require that landscapes incorporate into development projects respect and transition with those surrounding natural open spaces. *(Imp LU-15, LU-29)*

LU-23.5 **Trail Connectivity.** Require that developers provide pedestrian linkages to trails in the Ladyface Mountain Specific Plan area, as prescribed by the Citywide trails and Parkways Master Plan. *Imp CS-21, CS-24)*

LU-23.6 **Specific Plan.** Require that development be managed in accordance with the design guidelines, development regulations and requirements, and implementation processes specified by the Ladyface Mountain Specific Plan. *(Imp LU-15)*

ATTACHMENT 6
Project's Renderings



.21.2024

LICENSED ARCHITECT MICHELLE WOODLEY 10/21/2024 No. C 15730 Ref. STATE OF CALIFORNIA

PHOTOREALISTIC RENDERING 1

TOLL 23

Toll Brothers®

woodley architectural group,inc



.21.2024

LICENSED ARCHITECT
MICHELLE WOODLEY
10/21/2024
No. C 15732
STATE OF CALIFORNIA

PHOTOREALISTIC RENDERING 2

TOLL 23

Toll Brothers®

woodley architectural group,inc



.21.2024

LICENSED ARCHITECT
MICHAEL WOODLEY
10/21/2024
No. C 15734
STATE OF CALIFORNIA

PHOTOREALISTIC RENDERING 3

TOLL 23

Toll Brothers®

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.21.2024

LICENSED ARCHITECT
MICHELE WOODLEY
No. C 15730
10/21/2024
STATE OF CALIFORNIA

PHOTOREALISTIC RENDERING 4

TOLL 23

Toll Brothers®

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.21.2024

PHOTOREALISTIC RENDERING 5

TOLL 23