



Neigh...borhood News

IN THE PUBLIC ARENA

Horse Zoning Threat

A proposal to establish a new zone classification for the unincorporated areas of Los Angeles County has local horse lovers spooked. A Public hearing to be held before the Department of Regional Planning on May 17 will consider the establishment of a Light Resort-Recreational (R-R-L) zone that could be used throughout the unincorporated county. It is intended that this zone be used to replace some of the existing Resort and Recreational (R-R) zoning in areas where the R-R zone may have serious environmental impacts. R-R-L, however, has the potential to place greater restrictions on the keeping of horses. The full text of the draft zone may be read on the Department of Regional Planning's web page. The internet access is <planning.co.la.ca.us>. On that site, click on Public Review Documents where you will find lots of information on the subject. The proposed R-R-L zone generally deletes a substantial number of land uses which are considered key to the survival of commercial horse boarding. It will require a permit to use a property for a number of horse related uses. At present, no public hearing or Planning Director's review is required to operate a dressage arena, host a horse show, or even raise goats for Fair. The new zoning--as drafted--would change all that, requiring a hearing for such uses--allowing the immediate neighborhood to voice their opinions in public testimony on the fate of Pegasus, Barronsgate, Creekside, etc. The proposed zone also includes revised language intended to strengthen the protection of environmental resources found on properties within the zone. In essence, the proposed zone represents a significant downscaling of the uses permitted outright in the existing R-R zone.

Notable highlights of the proposed R-R-L zone, as compared to the existing R-R zone are as follows:

- The "Established Purpose" section has been revised to emphasize the need to allow light

[see pg. 3] ... "NEW ZONE"



Save Our Stables



Shabby meets Chic

NOT TOO SHABBY

Antiques were never so new. When it comes to inviting, functional furnishings, the worn, the distressed, the quaint, and the funky, are the trendiest ingredients to home decor. It takes imagination, and intuition, but the freshest look right now is to turn old (or new) materials into a feast for the senses.

It's a study in contrast. Bright colors are faded and distressed, rusty metals are polished and gilded, plain surfaces are transformed with texture or quilting. It is a style hard to describe yet easy to recognize. The marriage of what has been coined "shabby chic" style, and our county, rural life-style is one of perfect harmony. The style is tailor made for any

architectural style befitting our custom, ranch-y neighborhoods. It is by nature eclectic. There are no rules about mixing Victorian with Provincial, or antiques from eras centuries apart. Add a pot of pot-pourri or the scent of fresh milled pine, and there is no style so comforting. Creative home decorating is fun and profitable. Despite its relative low cost, the shabby style greatly enhances a home's value by making it so inviting to a prospective buyer.

One property owner in Agoura sold her home nearly overnight in a bidding war after decorating on a limited budget.

For a referral to a decorator who is available for consulting or a complete home installation, call Nona Green at (818) 426-2292.

NEIGH...BORHOOD NEWS CIRCULATION

- Directly sent to approximately 1900 property owners, agents, and Select Equestrian Property Network members.

- Available at finer feed and tack stores in L.A. and Ventura counties.

Let NEIGH...BORHOOD NEWS help market your horse property in the next issue!

This is not intended as a solicitation if your property is currently listed with another broker.

Custom and Horse Property Specialist

Nona Green
Broker Associate
(818) 426-2292



Troop Real Estate, Inc.
(818) 706-0400

NEW SINCE THE LAST NEWSLETTER ...

CURRENTLY MARKETED

The listings and sales referenced on this flyer

derived from the San Fernando Valley Association of Realtors Multiple Listing Service as of February 8, 2000.

represent a compilation of listings and sales activity

Area	Current List Price	List Date	Bdrm/Bath	Lot Size (approx. sqft per MLS)
Mulholland Corr.	479,950	1/15/2000	3/2.50	52704
Old Agoura	499,000	9/22/99	3/3	20000
Monte Nido	530,000	2/16/2000	3/2	42000
Mulholland Corr.	537,000	1/10/2000	3/2.5	117612
Wagon Rd. Ranchos	579,000	3/1/2000	3/2	43625
W. Triunfo Canyon	2,350,000	12/9/99	1/3	1001880
Calabasas	2,750,000	3/7/2000	6/6.5	441698
E. Triunfo Canyon	1,795,000	2/7/2000	5/6.5	113256

NEW ESCROWS PENDING

Area	Final List Price	Comments
W. Triunfo Canyon	\$274,000	Three terraced pads on 1.7 acres. Spectacular canyon views. Small 1 bedroom home and horse sheds on middle pad. Builder's potential.
Old Agoura	\$410,000	Picture perfect two story home on a half acre view lot. Beautiful decor, spacious sundecks, private location.
E. Triunfo Canyon	523,000	Sprawling one story view home with over 3000 sqft on .75 acre. Hardwood floors, two fireplaces, 3 car garage with room for horses, rv, pool, etc., etc.
Old Agoura	\$699,000	This 1 acre property has it all... 4 bedroom 2.75 bath main house plus studio or guest home. Pool/spa, sport court & horse corrals. Located close to public equestrian arena.
Monte Nido	\$1,525,000	Sold in 10 days. Rare usable 5 acre horse ranch. 2600 sqft foot pool home, 10 stall barn, 2 arenas and more. Beautiful mountain views. Minutes to Calabasas shopping and 101 freeway.

NEW CLOSED ESCROWS

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE	COE DATE	S PRICE
31155 LOBO VISTA RD	AGO	0587F2	LOBO HIGHLANDS	1 1.00	NON	800	\$274900	03/03/2000	\$276000
1515 LOOKOUT DR	AGO	0588A5	MALIBU LAKESID	2 2.00	NON	1400	\$385000	12/31/1999	\$365000
28403 FOOTHILL DR	AGO	0558C5	OLD AGOURA	3 3.00	NON	1872	\$410000	02/19/2000	\$408000
5634 COLODNY DR	AGO	0558D5		5 3.00	NON	3005	\$499000	12/30/1999	\$470000
5490 FAIRVIEW DR	AGO	0558C5	OLD AGOURA	4 2.00	NON	1770	\$519000	12/30/1999	\$435000
30035 TRIUNFO DR	AGO	0587J3		4 2.75	NON	3065	\$523000	03/31/2000	\$539000
25653 WILDWOOD ST	CLB	0629A1	MONTE NIDO	3 2.00	NON	1200	\$530000	04/18/2000	\$475000
28843 WAGON RD	AGO	0588B1	WAGON RANCHOS	3 2.00	NON	1776	\$579000	04/15/2000	\$560000
5077 SCHUMACHER RD	CLB	0559D4	HIDDEN HILLS W	3 1.00	PVT	1552	\$649000	02/23/2000	\$590000
29728 TRIUNFO DR	AGO	0587J3	CUSTOM	6 3.50	NON	4292	\$650000	12/14/1999	\$585000
886 CAMINO COLIBRI	CLB	0589A7	MONTE NIDO	4 4.00	NON	2251	\$679000	04/10/2000	\$660000
2401 STOKES CANYON RD	CLB	0588H4	24043	3 3.00	NON	2793	\$685950	04/15/2000	\$675950
5517 COLODNY DR	AGO	0558D5		5 3.50	PVT	3100	\$699000	03/24/2000	\$655000
4281 PARK VERDI	CLB	0559F6		4 4.00	PVT	3070	\$719000	12/15/1999	\$700000
5536 EASTERLY RD	AGO	0558D5	OLD AGOURA	5 5.00	PVT	3765	\$739000	01/10/2000	\$710000
551 LIVE OAK CIRCLE	CLB	0628H1	MONTE NIDO	3 3.50	NON	3497	\$773500	05/01/2000	\$750000
29018 SILVER CREEK	AGO	0588C1	MEDEA VALLEY	4 3.00	PVT	3754	\$798000	02/29/2000	\$750000
29389 LAKE VISTA DR	AGO	0587A4	MUL. CORRIDOR	4 4.00	PVT	3983	\$929000	12/10/1999	\$920000
25708 DARK CREEK RD	CLB	0588J7	MONTE NIDO	4 3.50	NON	3200	\$989000	01/23/2000	\$960000
2100 STUNT RD	CLB	0589D5	CUSTOM	4 2.50	PVT	2651	\$1175000	04/27/2000	\$1125000
832 WONDERVIEW DR	CLB	0589A7	MONTE NIDO	5 4.50	NON	6100	\$1235000	01/12/2000	\$1127500
2121 MCKAIN ST	CLB	0589D5	CUSTOM	3 2.00	PVT	2600	\$1525000	03/30/2000	\$1525000

Data obtained from DataQuick information reporting services and C.R.I.S. multiple listing service - it is not guaranteed.

NEW ZONE...[cont. from page 1]

resources, scenic areas, public land and mountain land.

- The raising of horses and other equine, cattle, sheep and goats has been limited to two, in any combination, per usable net acre. Usable net acre has been defined to exclude areas of over 25% slope, areas set aside for residential use and/or other similar areas. The limitation is an unprecedented standard in the Zoning Ordinance.

- The grazing of horses and other equine, cattle, sheep and goats would have a limitation of seven, in any combination, per usable net acre as defined above. Grazing of such animals previously had no limitation.

- Bed and Breakfast facilities have been added to the list of Conditional Use Permit (CUP) required uses, at the request of the Triunfo Canyon residents, with limitations and restrictions. This use is not now included in the R-R zone.

- Restaurant uses, subject to a CUP, will now exclude food take out and drive-throughs.

- Development standards relative to the design, noise, lighting, erosion control, and views from public areas have been added to protect surrounding resources as well as adjacent residents.

- Permits would be required for grading projects smaller than those not currently subject to review.

It is clear that numerous equestrian facilities in the Santa Monica Mountains could be given walking papers if the zoning on those lands is changed to R-R-L. For example, the commercial boarding stables located in the Triunfo Canyon area would have to cease in five years, or gain approval to remain through a public hearing on a conditional use permit. In addition, the proposed limitations on the number of horses that can be kept, for other than commercial purposes, could greatly affect properties in the area.

Wherever the proposed R-R-L zoning is eventually applied, charitable organizations such as Hearts and Horses and SERT (Special Equestrian Riding Therapy) might be either forced to close or relocate. The cost of obtaining a CUP could be prohibitive for these low budget facilities which provide riding therapy to the disabled.

A public hearing is set for May 17, 4:00 P.M. at the Las Virgenes Municipal Water District Headquarters in Calabasas (4232 Las Virgenes Road). Opinions/opposition may be faxed to: Regional Planning Commission - Attn: Lee Stark - 213-626-0434 or E-mailed to lstark@planning.co.la.us.



In Loving Memory
JD Thornbury 1939-2000

Featured New Listings

Not for Cowboys Only!

Stop and smell the roses, the jasmine, and the orange blossoms... Enchanting 4 bedroom, 3 bath hacienda is in desirable custom Agoura Hills on a private cul-de-sac, minutes to the public parks and equestrian facilities. All Las Virgenes school have "California Distinguished School" designations.

- 3/4 acre privately gated home features sparkling pool and room for up to six horses.
- Completely remodeled, sunny kitchen overlooks pool and gardens. Formal dining with bay window.
- Hardwood floors, french doors and windows throughout.
- Master bedroom is fit for a "king". High ceilings, fireplace, two balconies, huge walk-in closets.
- Three car garage, plus room for RV and trailers.



Asking \$633,900 >>>>>>

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