

**ERRATA SHEET
 AGOURA VILLAGE SPECIFIC PLAN
 APRIL 24, 2006**

The errata sheet reflects additional recommended revisions to the Agoura Village Specific Plan (AVSP).

Recommended Change	Page Number and Paragraph Identifier	Rationale
<u>While creating streets and blocks throughout the village is key, it is also important that Agoura Road develops as a “Main Street” for the area. Therefore, buildings located adjacent to Agoura Road should be oriented towards the street.</u>	Page 1-10 Site Layout End of 1 st paragraph	To further the vision of Agoura Road as a main street in the village.
Mandate <u>Strongly encourage</u> two-story development and massing along Agoura Road and within the Village to bring a comfortable scale to the street and to reduce the impact of the large street right-of-way.	Page 1-11 3 rd bullet	Make the statement consistent with language on 5-74 in the Design Guidelines
Construct roundabouts at Kanan and east of Kanan and Agoura Road at Cornell Road to provide a better traffic flow, calm traffic, and provide visual interest to the area.	Page 1-12 Circulation and Parking 2 nd bullet	Only one roundabout, which is located at the intersection of Kanan and Agoura Road, is planned in the AVSP.
Establish a trail system along Medea and Lindero <u>Canyon Creeks with a possible connection from</u> Agoura Village to the Agoura Road Equestrian <u>Zuma Ridge</u> Trail along Agoura Road and to residential areas north of Highway 101.	Page 1-12 Circulation and Parking 8 th bullet	Correct trail and creek name.
The vacant parcel <u>at the southwest corner adjacent to of</u> Kanan Road, on the south side of and Agoura Road, is particularly challenged with topographical and geological constraints.	Page 2-16 Topography Last sentence of paragraph	Clarify parcel under discussion.
Agoura Road serves as a regional bike route (Class III -II).	Page 2-24 Traffic Circulation Summary 5 th bullet	Correct classification of bike route.
Parallel parking may be placed on the west side of <u>Cornell Road, north of Agoura Road</u> and along the south side of Roadside Drive.	Page 3-27 On-street Diagonal Parking	Clarify location of allowed parallel parking.

A roundabout is proposed in two locations within the Specific Plan area including a large one at the Kanan/Agoura intersection. and a small one approximately half way between Kanan and Cornell Roads on Agoura Road.	Page 3-28 1 st paragraph after bullets in left hand column	Only one roundabout, which is located at the intersection of Kanan and Agoura Road, is planned in the AVSP.
Agoura Road at the heart of the Village (between Kanan and Cornell Roads) shall consist of one 12 ft. travel lane in each direction, an 8 ft. buffer/Class III II bike route, a 10 ft. landscaped median in the center, 16 ft. diagonal parking on either <u>one or both</u> sides of the street <u>depending upon available width.</u>	Street Improvements Agoura Road -1 st paragraph	Correct classification of bike route and clarify allowed location of diagonal parking.
A roundabout should be constructed at each end the Kanan and Agoura Road intersection to provide a better traffic flow, calm traffic, and provide visual.....	Street Improvements Agoura Road- 4 th bullet	Correct location of planned roundabout.
Due to safety concerns, a low decorative barrier fence and low shrubs should be placed within the median to deter pedestrian from crossing in unsafe areas. <u>However, pedestrian refuge areas shall be provided at key points in the median.</u>	Page 3-28 Street Improvements Add at the end of the 2 nd bullet.	Ensure consistency with Environmental Impact Report.
<u>Pedestrian cross-walks shall utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement.</u>	Page 3-28 Street Improvements Add new bullet	Ensure consistency with Environmental Impact Report.
Figure 3.2 – Change text from Class III to Class II	Page 3-29	Correct classification of bike route.
Agoura Road has diagonal parking buffered with a Class III II bicycle route.	Page 3-29 1 st paragraph	Correct classification of bike route.
Change Whizzen/Wizzen to Whizen	Page 3-31 Figure 3.7 and 2 nd paragraph	Correct spelling on shopping center
Agoura Road shall be signed as a Class III II bike route.	Page 3-32 Bike Travel – 2 nd bullet	Correct classification of bike route.
<u>Bus Stops. Applicants shall provide bus stops within the Specific Plan area. The number to be constructed will be determined in consultation with the City Traffic Engineer and the local transit agencies. Bus stops shall meet shall meet the requirements of the transit agency providing</u>	Page 3-32 Add new section after section on Bicycle Circulation.	Ensure consistency with Environmental Impact Report.

<u>service to the City and shall include street furniture that provides shelter for passengers.</u>		
The Plan also calls for enhancement of the existing equestrian Zuma Ridge trail along Agoura Road at Cornell and recommends	Page 3-32 Equestrian/Trail Access 1 st paragraph	Provide name of existing trail.
Change title of “Zoning Map” to “Land Use Zone Map”	Page 4-37	Provide correct terminology.
Place “G” zone on all properties currently zoned Open Space. This would include the top of the knoll located on the parcel at the southeast corner of Kanan and Agoura Roads and the Medea Creek drainage north of Agoura Road. (See Attachment A.)	Page 4-37 Figure 4.2 - Development Zone Map	Ensure current open space properties are properly identified.
Move the line for the “G” zone to the north side of Lindero Canyon Creek for the entire site located on the southwest corner of Agoura and Kanan Roads. (See Attachment A.)	Page 4-37 Figure 4.2 - Development Zone Map	Provide additional protection for an environmentally sensitive area identified for preservation in the EIR.
Add new section entitled <u>“Prohibited Uses - The following are prohibited in the AVSP zone: Adult book stores, adult entertainment, adult theater and similar adult uses, outdoor displays, mini storage facilities and yards, truck and equipment rentals, and the like, drive thru facilities such as restaurants and banks, and off sale liquor establishments except for wine tasting/sales.”</u>	Page 4-39	Removing the Freeway Corridor (FC) Overlay from the properties in the AVSP eliminated the list of existing uses prohibited in the FC. In addition, prohibiting drive thru facilities will ensure the Village is pedestrian oriented.
Add use <u>“Home Decorator Shop”</u> as a permitted use under Retail in Zones A, B, C, D and E	Page 4-40 Allowable Uses by Proposed Zones	Codify previous Planning Commission interpretation for Agoura Village.
FAR is obtained by dividing the gross floor area of a structure as measured from the outside of the exterior walls, which includes all living spaces and service areas, by the gross <u>net</u> area of the lot. <u>Net area shall be defined as the total area of the lot excluding areas in Zone G.</u>	Page 4-42 Floor Area Ratio 1 st paragraph	Change how FAR is determined.
In no instance case shall a building exceed <u>would more than 60,000 square feet be allowed.</u>	Page 4-42 Building Area – 2 nd bullet	Clarify maximum allowable building square footage.
Replace table with new table (See Attachment B) which provides “developable envelope” for each zone.	Page 4-43 Table 4.2 Build out Summary	Provides developable envelope and maximum allowable buildout.
Add <u>“A story is defined as that portion of a building</u>	Page 4-44	Provide definition to clarify maximum

<p><u>between the upper surface of any floor and the upper surface of the floor next above, or the roof of the unit. Within the context of dwelling units, the terms "story" and "floor" are synonymous."</u></p>	<p>Building Height Third paragraph "After No building shall exceed three (3) stories."</p>	<p>allowable height.</p>
<p>Delete "The Planning Commission, on recommendation by the Planning and Community Development Director may approve architectural features, such as tower elements, elevator service shafts, and roof access stairwells that extend above the height limit."</p>	<p>Page 4-44 Building Height 4th paragraph</p>	<p>Redundant since paragraph three allows the Planning Commission/City Council to approve buildings in excess of the allowed height.</p>
<p><u>Add "In addition, large parking lots should be avoided. Parking should be broken into smaller lots interspersed around a site. Subterranean parking or at grade parking garages that are "lined" with shops to conceal the parking from public view are highly encouraged. Above ground parking structures shall be designed to contribute positively to the aesthetic quality of the Village and shall be consistent with the architecture of the surrounding buildings."</u></p>	<p>Page 4-45 Off-Street Parking Location and Access 1st paragraph, 2nd sentence</p>	<p>Strengthen the concept of pedestrian oriented development.</p>
<p><u>New surface parking lots shall not be located immediately adjacent to public streets except in Zones C and D where parking shall be screened adjacent to the street edge. In Zone D, surface parking lots shall not be located immediately adjacent to Cornell Road or Agoura Road.</u></p>	<p>Page 4-45 Off-Street Parking Location and Access 3rd bullet</p>	<p>Cornell Road should be developed as a pedestrian friendly street both north and south of Agoura Road.</p>
<p><u>Properties in Zones A South, B, E and F shall minimize grading on existing slopes and knolls to the greatest extent possible. In addition, earthwork in the area of the knoll located in Zone A South shall be minimized to preserve the scenic quality of the knoll.</u></p>	<p>Page 4-46 Site Grading Add new bullet</p>	<p>Ensure consistency with Environmental Impact Report.</p>
<p><u>In the event that any proposed retaining walls are visible from designated scenic roadways, the City's Architectural Review Board shall determine whether they are consistent with the City's Design Guidelines. Additional design features such as the use of textured retaining walls with more nature features, such as those that simulate rocks or boulders and/or the planting of</u></p>	<p>Page 4-46 Site Grading Add new bullet</p>	<p>Ensure consistency with Environmental Impact Report.</p>

<u>landscape vegetation along the wall may be required.”</u>		
For projects adjacent to Medea <u>and</u> Lindero Canyon <u>and</u> Chesebro creeks, it is the developers.....	Page 4-46 Natural Resource Preservation 4 th bullet	Chesebro Creek in the project area exists as a concrete lined drainage channel. .
<u>For non-riparian areas, a minimum buffer zone of 50-100 feet of native vegetation shall be maintained between urban development and adjacent sensitive native habitats. The specific dimension will depend on the value of the habitat. Such vegetation should be sensitive, and similar in nature, to the natural environment surrounding the sensitive native habitats. Further, equestrian trails shall be located no less than 10-20 (preferred) feet from the edge of the exterior riparian canopy.</u>	Page 4-46 Natural Resource Preservation New bullet	Ensure consistency with Environmental Impact Report
<u>The landscape palette for each project shall prohibit the use of highly flammable species near areas of open space. Plants to be prohibited would be subject to the review and approval of the City’s Landscape Consultant.</u>	Page 4-46 Natural Resource Preservation New bullet	Ensure consistency with Environmental Impact Report.
<ul style="list-style-type: none"> • Private recreation facilities <u>provided as part of an town home, condominium or apartment project</u> 	Page 4-48 5 th bullet	Clarify
All new projects shall include design for <u>public open</u> space. Projects are required to provide a minimum of 15% of the <u>gross net</u> site area for public spaces.	Page 4-47 Public Space Requirement 1 st bullet	Change to ensure consistent terminology.
.....the applicant shall be required to pay an exaction fee to be used by the City to acquire land and develop open <u>public</u> space elsewhere within the Village.	Page 4-48 Last sentence before section entitled Park Land and Trails Requirements	Change to ensure consistent terminology.
A recreational greenbelt and trails system along Medea, Lindero <u>Canyon</u> and Chesebro Creeks shall be constructed to enhance the Village.	Page 4-48 – Park Land and Trails Requirements 2 nd bullet	Provide correct name of creek.
Revise consistent with the changes made to Figure 4.2.	Page 4-49 – Figure 4.8	See previous comments for Figure 4.2.
Change building area from 30,0000 to 30,000 s.f. maximum.	Pages 4-50 to 4-61 Zones A through F Building Area	Typographical error.
Modify section entitled “Building Height” as follows: “Agoura Road and Kanan Road frontage – 25’ (min) -35’	Pages 4-40 to 4-61 Zones A, B, E - Sheet 1 of 2	Clarify allowed height.

(max) 7 <i>Delete comma and insert period.</i> 2 stories maximum unless hotel or residential provided on 3 rd floor then 45 ‘ maximum”	and Zone F Building Height	
Add retail as a permitted use as follows: “Primary Uses – Non-Residential Commerical services, <u>retail</u> , restaurants, offices (all types)”	Page 55 Zone C Primary Uses	Make section consistent with “Allowable Uses by Proposed Zones” table.
No Off-street parking allowed between public streets and building. Tuck under, underground, or parking behind only shall be screened adjacent to street edge.	Page 4-55 Zone C and Zone F – Parking Location	Change text to be consistent with parking policies on Page 4-45.
No off-street parking allowed between public streets and building <u>on Cornell Road and Agoura Road.</u>	Page 4-57 Zone D - Parking Location	Change text to be consistent with parking policies on Page 4-45.
Agoura Road, <u>Cornell Road</u> and Kanan Road frontage – 25’ (min) – 35’ (max), stories max unless hotel or residential provided on 3 rd floor then 45’ max. <u>The height shall be a maximum of 35’ or 2 stories in all other places.</u>	Page 4-58 Zone E Building Height	Clarify allowed height.
<u>To ensure that the vision of Agoura Road as a main street is realized, buildings along Agoura Road should provide the main pedestrian entrance along the street.</u>	Page 5-65 Design Guidelines – Site Layout Add to “B”.	To further the vision of Agoura Road as a main street in the village.
<u>Shade trees shall be planted to shade onsite structures to the greatest extent possible in the summer to reduce indoor temperatures, and reduce energy demand.</u>	Page 5-68 Project Landscape / Hardscape – Insert at the end of first paragraph	Ensure consistency with Environmental Impact Report.
<u>Project design and architectural treatments shall incorporate additional techniques to reduce glare, such as use of low reflectivity glass, use of plant material along the perimeter of structures, brush-polishing metal surfaces, etc.</u>	Page 5-70 Lighting Add new bullet	Ensure consistency with Environmental Impact Report.
Signs should be placed in locations that do not conflict with street <u>or parking lot</u> trees.	Page 5-85 Building Signage L.	Change to make consistent with existing City policy.
Desired pedestrian light fixture for the Village (Sternberg Lighting Model: Prairie 0630) <u>#1230.</u>	Page 6-90 Sidewalk Lighting 2 nd photograph	Provide correct model number
<u>Due to the utility poles along Roadside Drive, not all of these species may be appropriate. Therefore, along</u>	Page 6-93 Street Trees	Provide site specific standards.

<u>Roadside Drive, selection of street trees shall be made in consultation with and after approval of the City's Landscape Consultant.</u>	8 th bullet	
10. Equestrian Center: A trail -feasibility study for a new Equestrian Center.....	Page 8-104	Provide correct type of required study.
<u>12. Establish in-lieu fee for public space to be used by the City to acquire land and develop public space in the Plan area.</u>	Page 8-104	Need to establish fee provided for in Chapter 4 under "Public Space Requirements".
Change "Responsible" to " <u>Reviewing</u> " agencies.	Page 8-105 Table 8.1	Provide correct terminology.
Delete roundabout shown on Agoura Road west of Cornell Road and change text in Note #3. Correct spelling of "Medea Creek" in Note 4 and "Village" in Note 7.	Page 8-106 Figure 8-2	Only one roundabout, which is located at the intersection of Kanan and Agoura Road, is planned in the AVSP. Correct typographical errors.
The fee applies to residential uses <u>subdivisions</u> and is based on the.....	Page 8-107 Quimby Fees 2 nd sentence	Provide correct terminology.
Federal funds, such as the <u>Safe, Accountable, Flexible, and Efficient Transportation Equity Act (SAFETEA-LU) and Surface Transportation Program-Local (STPL) or other grants</u>	Page 8-109 Federal Sources	Provide title of funds.
The Specific Plan was adopted by City Council <u>Ordinance Resolution</u> . Adoption of this Specific Plan involved City Council approval of a General Plan Amendment (text and Map), <u>Zoning Ordinance and Map Amendment and amendment to the Ladyface Mountain Specific Plan</u> .	Page 9-115 Specific Plan Adoption 1 st and 2 nd sentence	Correction and update to text.
<u>Open Space Zoning. Any property located in the AVSP that has a land use designation of Restricted Open Space (OS-R) or Restricted Open Space Deed Restricted OS-R/DR) at the time of adoption of the Specific Plan shall be subject to Ordinance No. 99-300. Ordinance No. 99-300 requires a 2/3 vote of residents to utilize the property for any use other than those uses listed in the Open Space zone n the Zoning Ordinance.</u>	Page 9-116 - Insert new section before the section entitled "Specific Plan Administration".	Ensure consistency with Ordinance 99-300.
Ordinance and map will be amended to delete the Freeway Corridor Overlay from all perperties <u>properties</u> in	Page 9-117 Top of page – left column	Correct typographical error.

Agoura Village.		
Add to end of 2 nd paragraph <u>“In no case would more than 60,000 square feet be allowed.”</u>	Page 9-118 Building Coverage and Building Size	Clarify maximum allowable building square footage.
Add new paragraph entitled: <u>“Parking Location”</u> The location of parking spaces may be modified if the Planning Commission finds as follows: <u>1. The proposed location of the parking does not interfere with pedestrian connectivity and/or the pedestrian character of the Specific Plan. 2. Adequate landscape buffers are provided to minimize the visual impact of the parking. 3. The parking does not eliminate opportunities for diagonal parking on Agoura or Cornell Roads. 4. The location of the parking will support other policies and standards of the Specific Plan and will result in a better overall project.</u>	Page 9-118 Insert after paragraph entitled “Mixed Use Parking”	Allow for alternative site design in unique circumstances.
<u>The intent of this provision is to encourage more residential units over commercial. An example of how the density bonus would be calculated is provided below. If a total of 95 units were allowed on the parcel, you would first determine the maximum number of allowed bonus units (95 x 25%=23 units). The allowed density bonus of 23 units would then be distributed as follows: 17 units (23 x .75) would be allowed over commercial and 6 units (23 x .25) would be allowed as stand alone units.</u>	Page 9-119 Density Bonus Insert after 2 nd bullet	Provide an example of the density bonus formula.
.....contribution to Transportation <u>Traffic</u> Impact Fee beyond.....	Page 9-119 Density Bonus	Provide correct name of fee.
Fee contribution: In addition to the minimum required City of Agoura Hills Transportation <u>Traffic</u> Impact Fee (TIF), applicant must pay an additional minimum 10 percent of the total (i.e. both residential and commercial) Transportation Impact Fee (TIF) to be eligible for the Residential Density Bonus program.	Page 9-119 Density Bonus	Provide correct name of fee.
2. Public space.....in lieu of a TIF fee contribution of <u>10%</u> . The applicant must.....the required <u>10% increase in</u> TIF contribution:	Page 9-120 2. 1 st paragraph	Clarify intent.
<ul style="list-style-type: none"> Properties that front onto Agoura Road.....subject 	Page 9-121	Clarify intent and correct text.

<p>to the design guidelines <u>and</u> development standards in the Specific Plan.....approval of an Agoura Village Development Permit. <u>Buildings shall have the mass and appearance of a two-story structure to screen any existing non-conforming uses.</u> This section further exempts compliance with Plan provisions regulating non-residential and mixed use FAR maximums.</p>	<p>Last bullet</p>	
<p><u>Mitigation Measures - All the mitigation measures (Table ES-1) identified in the Final Program Environmental Impact Report prepared for the Agoura Village Specific Plan are incorporated into the Plan by reference. All proposed projects must comply with the mitigation measures. Table ES-1 is included in Appendix A.</u></p>	<p>Page 9-121 Insert new section after the section entitled "Nonconforming Uses".</p>	<p>To have all requirements listed in one document.</p>