

Agoura Village Specific Plan (AVSP)

Responses to Questions from Workshop #1

In November 2019, the first workshop was hosted by the City to provide information and gather feedback, questions, and concerns regarding the Agoura Village Specific Plan approved in 2008. The following is a compilation of the questions asked, and responses to those questions. They are divided into four categories: (1) Administration of the Plan, (2) Natural Environment and Quality of Life, (3) Retail and Housing, and (4) Traffic.

For further questions regarding Workshop #1, or for early submittal of questions and/or comments for Workshop #2 to be held on February 26, 2020, please email avspinfo@ci.agoura-hills.ca.us or leave a message on the Agoura Village Specific Plan Hotline by calling 818-597-7349.

I. ADMINISTRATION OF THE PLAN

Q: Will all questions and answers be posted somewhere?

A: Yes. All responses to questions will be posted on the city's website. Visit www.agoura-hills.ca.us and click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: How can we access the plan online and in hard copy to make informed decisions?

A: A hard copy is available at the Public Counter at City Hall. It is also located on the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page.

Q: Is there a diagram of what the current plan is?

A: Diagrams are contained within the AVSP document which can be found online at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page.

Q: Can you post tonight's presentation online for all residents to see?

A: Yes. The presentation from Workshop #1 is uploaded to the AVSP website. Visit the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Which location is under discussion, exactly?

A: At this time, the City is seeking comments on the overall AVSP, not a specific development project. As a specific development project application is submitted to the City, there will be opportunities for the public to provide input on the project by way of the City-required Development Project Public Forums (held by the applicant for the public), the review of the project's environmental document (prepared per CEQA), and through City public hearings to consider the project.

Q: Is it on both sides of Agoura?

A: The AVSP includes land north and south of Agoura Road generally between Kanan Road and Cornell Road. Exhibits and further information can be found in the AVSP document. Visit the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Who owns the land?

A: The City does not own properties in the AVSP area. While the County owns parcels along the flood control channel for Medea Creek, the remainder of the land is privately owned.

Q: What was approved in 2008?

A: The AVSP was adopted, and the Revised and Recirculated Program Environmental Impact Report certified, by the City Council in 2008.

Q: How did this AV project get approved in the first place?

A: The AVSP is not a stand-alone “project.” It is a planning document used to guide and set forth standards for development project in order to achieve the vision of Agoura Village. The process of preparing the AVSP lasted about 9 years, and involved substantial public input, including workshops and outreach. See pages 1-1 through 1-6 of the AVSP, which is available online at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website. The City Council adopted the AVSP in 2008.

Q: What aspect of the plan was “pushed through” without public awareness?

A: The process of approving the plan was transparent and involved years of input and public engagement. Public input was key in the process of preparing and adopting the AVSP.

Q: Why did the City Council originally approve this plan?

A: The goal of the City was to create a mixed-use pedestrian village in the City as a focal point of the City. See pages 1-1 through 1-13 of the AVSP for background. The AVSP can be found by visiting the City’s website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: If the specific plan is changed, how long will the process to approve take?

A: Based on information from the public workshops, the City will determine the extent to which the AVSP shall be amended. At that time a realistic timetable can be determined in order to achieve any proposed changes.

Q: Will any plan changes apply to all projects?

A: Individual development projects within the AVSP that are “deemed complete” applications (e.g., all items required to be submitted as part of an application package to the City have been provided and are complete) prior to any amendments to the AVSP being adopted by the City will be reviewed and considered by the City under the current AVSP. Projects for which applications have not been “deemed complete” by the date the City adopts any amendments to the AVSP will be reviewed for consistency with the new AVSP document. Currently, there is only one application that has been “deemed complete,” which is Agoura Village East (AVE) located at the south east corner of Kanan Road and Agoura Road. Any amendments made to the current AVSP document will not apply to this development application.

Q: Does the city manager have a say in whether the plan goes forward?

A: Proposed amendments to the AVSP and the CEQA environmental document analyzing the amendments are considered by the Planning Commission during a public hearing. The Planning Commission makes a recommendation to the City Council. The City Council considers the AVSP amendments and environmental document at a public hearing, and determines whether to approve the AVSP amendments and certify the environmental document.

Q: How much change to the AVSP is on the table?

A: Based on information from the public workshops, the City will determine the extent to which the AVSP shall be amended.

Q: Are the developers asking for variances to the city specific plan?

A: For the development project applications currently being reviewed by the City, none are requesting a variance or amendment to the AVSP.

Q: What will the town look like or mimic once plans are completed?

A: The vision for the AVSP can be found on pages 1-7 through 1-13 of the Plan. The AVSP document can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Can we make the project smaller?

A: The assumption is that the word "project" as stated in the question is actually referring to the overall AVSP document, as opposed to one specific development project. Based on information from public workshops, the City will determine the extent to which the AVSP shall be amended.

Q: Are AVE and AVW included in these revisions?

A: This effort is to gain public input on the AVSP document, and whether parts of the overall plan should be amended or not. Individual development projects within the area covered by the AVSP that have submitted applications to the City are not part of the overall workshop to determine how the AVSP should be changed.

Q: What input do we have on AVE, West Village or Cornerstone?

A: Individual development projects within the area covered by the AVSP that have submitted applications to the City are not part of the overall workshop to determine how the AVSP should be changed.

For developments such as the AVE and West Village, there have been, or will be, opportunities for the public to provide input on the project by way of the City-required Development Project Public Forums (held by the applicant for the public), the review of the project's environmental document (prepared per CEQA), and through City public hearings to consider the project.

The Cornerstone development project is currently in litigation.

Q: Per Las Virgenes Municipal Water District, is there sufficient water available for projected added demand?

A: See the AVSP Program EIR (2008) for discussion of impacts to water supply. Each individual development project proposed will be reviewed per CEQA, and an environmental document prepared to address many issues, including water resources.

Q: What is the value back to the community?

A: The purpose of the AVSP is to provide a mixed-use pedestrian-oriented village to serve as a focal point of the City. Other benefits could be additional commercial businesses, including restaurants and select retail venues, as well as residential units to meet a wide range of housing demands. See AVSP pages 1-7 through 1-13. The AVSP document can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: How much additional revenue will be generated to the city?

A: In general, the City receives 1% of sales tax generated. With that said, the amount of revenue generated cannot be determined until the types of businesses are known. There has been ongoing discussion about a proposed hotel. Hotels generate transient occupancy tax (TOT), which cannot be determined until the size of the hotel is known. Additionally, property tax (5 cents per dollar) would come to the city.

Q: Does the city need the taxes from this project?

A: Any taxes generated by the projects go to providing important city services such as: sheriffs, parks maintenance, and community events (Concerts in the Park, etc).

Q: How do we stop it?

A: Although the City welcomes all public input on the AVSP, including thoughts on what should be changed and what should remain of the Plan, it should be noted that the vast majority of the parcels within the AVSP area are privately owned. With this in mind, private property owners have rights to development of their land, which is why it is important to establish standards by which any proposed development within the AVSP area must adhere to. The AVSP document establishes these development standards and land uses to ensure any developments are completed to achieve the overall vision of Agoura Village.

Q: Can we throw out ASP and start over? If not, why not?

A: Based on information from public workshops, the City will determine the extent to which the AVSP shall be amended.

II. NATURAL ENVIRONMENT AND QUALITY OF LIFE

Q: Is there a completed EIR from the city?

A: There is the City Council-certified Program EIR on the AVSP (2008) on the City's website. As a development project is proposed in the AVSP, additional environmental review (i.e., a CEQA document) will be prepared to assess project-specific environmental impacts. An EIR is being prepared for the AVE Project application within the AVSP, but a draft is not yet available for review.

Q: How many trees and how much of the natural landscape will be destroyed?

A: The AVSP includes lands in "Zone G" which are reserved as open space with no development allowed. Any proposed impacts to protected oak trees would need to comply with the City's Oak Tree Ordinance and Guidelines. The AVSP Program EIR addresses overall impacts to the natural landscape and trees from buildout of the AVSP, and incorporates measures to mitigate potential impacts. As a specific development project is proposed, that project will be reviewed by the City and an environmental document per CEQA would be prepared to assess, among other items, impacts to oak trees and natural habitat and resources. Please see page 1-13, and pages 4-46 through 4-48, of the AVSP for natural resource preservation policies. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: How will they protect the view?

A: The AVSP and the AVSP Program EIR contains measures to protect views. As a specific development project is proposed, that project will be reviewed by the City and an environmental document per CEQA would be prepared to assess, among other items, impacts to views. See AVSP pages 4-46 through 4-48. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the

banner at the top of the home page and you will be directed to the AVSP website.

Q: Will the plan cover the mountain (gateway) views?

A: The AVSP and the AVSP Program EIR contains measures to protect views. As a specific development project is proposed, that project will be reviewed by the City and an environmental document per CEQA would be prepared to assess, among other items, impacts to views. See AVSP pages 4-46 through 4-48. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Will there be a lot of green left?

A: Areas in "Zone G" of the AVSP will remain undeveloped open space. Individual development projects may also include undeveloped open space areas.

Q: Is there any plan for the ½ surviving river?

A: There are two creeks in the AVSP area – Medea Creek and Lindero Canyon Creek. The AVSP requires the creeks to be preserved. See AVSP pages 4-46 through 4-48. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: What consideration will be given to wildlife corridors?

A: There are no official wildlife corridors designated in the AVSP. Please refer to the Program EIR for discussion of wildlife corridors (2008). On page 4-46 through 4-48, the AVSP addresses protection of natural resources and habitat. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Will there be room for the community to gather in an "open space"?

A: The AVSP requires each individual development project to incorporate a community public space. Page 4-48 of the AVSP addresses public space requirements. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Will there be a park and children's playground?

A: The AVSP requires each individual development project to incorporate a community public space. Page 4-48 of the AVSP addresses public space requirements. Such recreation space is required for individual development projects in the AVSP. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Will there be trailheads and parking spaces for hikers?

A: The AVSP encourages, and, in some cases, requires trails and walking paths. Properties that border creeks are required to create pathways along the creeks. See pages 4-48 and 3.32 of the AVSP. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us.

Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Is walkability being considered?

A: Walkability and pedestrian amenities are key goals of the AVSP, and are addressed in the AVSP document. See AVSP pages 1-7, 1-10, 1-12, 3-26. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: How does the city envision making Agoura Rd. pedestrian friendly?

A: Walkability and pedestrian amenities are key goals of the AVSP, and are addressed in the AVSP document. The AVSP requires pedestrian connection throughout the Village, discourages large expanses of parking areas, and promotes walkability through locating retail and restaurants uses along the Agoura Road frontage to emulate a "Main Street."

III. RETAIL AND HOUSING

Q: What is the actual zoning?

A: Planned Development (PD)

Q: Is there any limit on density?

A: Density is limited by maximum number of residential units and maximum number of square feet of development for non-residential uses. It is also limited by Floor Area Ratio for non-residential uses. See AVSP page 4-43, Table 4.2. and page 4-42. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: What is blended use and how is it different from mixed use?

A: Response forthcoming on definition of “blended use.”

The AVSP advocates for mixed-use, which means mixed residential/commercial use. This can be either vertical mixed-use (i.e., residential units 2nd and 3rd levels, with commercial use on the ground floor), or horizontal mixed use (e.g., residential units “side by side” with non-residential units). See AVSP pages 4-36, 4-44 and 4-45. All documents related to the AVSP can be found by visiting the City’s website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Why mixed use in Agoura? Retail too much?

A: The term more appropriate to today’s market is “blended-use” instead of “mixed-use.” Land uses such as retail, hotel, office and residential are integrating and synergizing, therefore better to entitle blended use projects that are more sustainable.

Q: Has the demand and need for commercial decreased?

A: Yes.

Q: Why do we need more retail?

A: Retail that is service oriented, experiential, food and entertainment focused is what makes sense in today’s market.

Q: What specific retailers are they considering?

A: The properties in the AVSP are not owned by the City, and the City cannot dictate specific retailers. The particular tenants are determined by the project developer.

Q: Have businesses already committed to the retail spaces?

A: The particular tenants are determined by the project developer. The City does not have, nor control, this information.

Q: How will the plan affect existing businesses?

A: More blended use projects that provide opportunities for new residential, office and serve as destinations, should help existing businesses.

Q: How do we support the mom & pop businesses we already have in town?

A: Through marketing and social media. The City also encourages local businesses to become members of the Chamber of Commerce, which is a vital resource for any small business.

Q: Is the planned retail for local residents or to attract outside shoppers?

A: Realistically, retail will rely on both residents and visitors.

Q: Does it have to be that huge and can it be more special like the new Whole Foods area in Malibu?

A: Land and construction costs in today's market can make developments cost prohibitive without the right scale and density. The Agoura Village Specific Plan outlines a vision. Developments proposed within the plan area should be designed with architectural elements to achieve the vision.

Q: Do we have to have that much housing?

A: The housing units identified in the AVSP are reflected in the City's state-required Housing Element. The State Housing and Community Development Department mandates that the City meet its share of housing needs (Regional Housing Needs Assessment), and has identified Agoura

Village as the main location for the required future residential units. State law prohibits the City from reducing or eliminating these residential units in the AVSP.

Q: Is it possible to have zero housing?

A: The housing units identified in the AVSP are reflected in the City's state-required Housing Element. The State Housing and Community Development Department mandates that the City meet its share of housing needs (Regional Housing Needs Assessment), and has identified Agoura Village as the main location for the required future residential units. State law prohibits the City from reducing or eliminating these residential units in the AVSP.

Q: Condos?

A: All residential units in the AVSP must be multi-family. They may be rental or ownership units. Therefore, condominium (ownership units) are allowed.

Q: What is affordable housing?

A: The State Housing and Community Development Department mandates that the City meet its share of housing needs (Regional Housing Needs Assessment or RHNA). A portion of the City's share is required to be "affordable" as defined by the following:

- Very Low Income – households whose gross income is equal to 50% or less of the area median income (AMI) for Los Angeles County
- Low Income - households whose gross income is greater than 50% and less than 80% of the area median income (AMI) for Los Angeles County
- Moderate Income - households whose gross income is greater than 80% and less than 120% of the area median income (AMI) for Los Angeles County

Q: Any senior citizen development planned?

A: Of the projects currently proposed, none are senior citizen developments.

Q: Will all construction be LEED certified?

A: LEED certification is not required by the AVSP. The AVSP encourages and/or requires many aspects of LEED certification, and requires that all development projects incorporate, “sustainability practices provided by the U.S. Green Building Council” (AVSP page 4-47). All documents related to the AVSP can be found by visiting the City’s website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Will the developer lower the density and height of buildings?

A: The AVSP establishes the maximum height and density allowed. A developer can propose a project lower than these maximums.

Q: If Agoura Hills has a 2-story limit, how did they get a variance for 3 story?

A: The AVSP allows a maximum of two stories in most cases. A third story may be allowed if it is part of a vertical mixed-use building or is a hotel. See AVSP page 4-44 and pages 4-50 through 4-61. All documents related to the AVSP can be found by visiting the City’s website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Where will the parking be?

A: The AVSP addresses parking on pages 4-45 and 4-46, as well as on page 9-118. The AVSP encourages parking areas that are not highly visible from the street for aesthetic and pedestrian-orientation purposes. All documents related to the AVSP can be found by visiting the City’s website at

www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Is it possible to have no underground parking?

A: The AVSP addresses parking on pages 4-45 and 4-46, as well as on page 9-118. The AVSP encourages parking areas that are not highly visible from the street for aesthetic and pedestrian-orientation purposes. Underground parking is not a requirement of the AVSP. All documents related to the AVSP can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Can the plan be altered to occupancy limitation?

A: The AVSP establishes maximum amounts of development allowed. A developer can choose to meet those maximums or develop less than the maximum allowed.

Q: Community Center is unique in a pocket of land. How can we continue this?

A: Question is vague. Not sure how to answer this.

IV. TRAFFIC

Q: How will Kanan Road as an evacuation route be able to work/flow with 2 gigantic developments?

A: The adequacy of a roadway such as Kanan Road to be a viable route during an evacuation depends upon a specific evacuation plan put in place for each unique emergency situation. It is true that more traffic trips are expected onto the roadway network as a result of development, however, the ability to successfully conduct a mass evacuation is more a function of the plan that is put in place to handle the details of a specific situation, rather than an

inability of existing infrastructure to handle the added traffic volumes caused by new development.

To determine which roadways are evacuation routes depends on the type and location of the emergency. Roadways needed for evacuation due to fires could be totally different than those needed for a catastrophic earthquake as just one example. Response to an emergency is typically very dynamic in nature due to changes needed as a particular emergency situation evolves.

The City also works closely with first-responders (fire and law-enforcement) during an emergency to provide any assistance needed as evacuation plans are executed to handle specific details for each emergency. To that end, the City uses its Emergency Operations Center (EOC) to facilitate assistance and communicate vital information to the public regarding directions that steer away from danger, and areas or routes to avoid.

Q: How will Kanan Road handle an additional estimated 5,000 cars?

A: Each project located within the AVSP area must submit a project-specific traffic study in accordance with the City of Agoura Hills Traffic Impact Guidelines. If the traffic study concludes the project will result in a significant impact, the project will be required to improve Kanan Road and the impacted intersections.

Additionally, the project will be required to pay a traffic impact fee that goes towards intersection improvements identified in the AVSP Final EIR.

Q: Present plans call for 20,000 auto trips per day. What happens when additional plans are submitted? How will the city deal with gridlock?

A: Projects located within the AVSP boundaries should be consistent with the size and densities outlined in the AVSP Final EIR, since the size and density restrictions limit the number of vehicle trips generated by each project to an amount the specific plan infrastructure can handle, minimizing the potential for gridlock.

Additionally, it is important to design infrastructure that can handle the expected traffic trips generated when the AVSP is built out to handle the plan's projected traffic volumes. Compromising the necessary infrastructure will have a direct impact to the level of congestion that occurs in the Village.

Q: When was the last traffic study done? What were the results?

A: The AVSP Final EIR Traffic Study was completed in 2005. The AVSP Final EIR concluded the project would create traffic impacts at the locations listed below. The AVSP Final EIR Chapter 4 describes intersection improvements required to mitigate the Class II impacts to an acceptable Level of Service C. Most improvements are modifying intersection lane configurations through restriping or roadway widening.

- Class I (Unavoidable Adverse Impacts)
 - Agoura Road segment east of Kanan Road

- Class II (Significant Impacts that can be mitigated to less than significant levels)
 - 1. Reyes Adobe Rd/Canwood St Intersection
 - 2. Reyes Adobe Rd/U.S. 101 SB Ramps Intersection
 - 3. Reyes Adobe Rd/Agoura Rd Intersection
 - 4. Kanan Rd/Canwood St – U.S. 101 NB Intersection
 - 5. Kanan Rd/Roadside Dr – U.S. 101 SB Intersection
 - 6. Palo Comado Canyon Rd/U.S. 101 NB Intersection
 - 7. Dorothy Drive/U.S. 101 SB Ramp Intersection
 - 8. Cornell Rd/Agoura Rd Intersection

The complete AVSP FEIR can be found by visiting the City's website at www.agoura-hills.ca.us. Click on the link contained in the banner at the top of the home page and you will be directed to the AVSP website.

Q: Did they look at traffic in the summer?

A: Traffic analyses are done to account for the worst-case scenario. With this in mind, the PM weekday peak hour is actually the worst-case scenario in terms of intersection delay because of the high vehicle demand on all legs of the intersection. All other turning movement volumes at the intersection are higher during the PM weekday peak hour irrespective of season. This is the reason PM weekday peak hour was analyzed instead of summer beach traffic which only occurs seasonally.

Q: No roundabout?

A: In 2014, the City Council directed Staff to complete a feasibility analysis of a signalized intersection versus a roundabout at the intersection of Kanan Road and Agoura Road. The comparative analysis was presented to the City Council in September 2014. The analysis reviewed right-of-way impact, cost, tree impact, level of service, and aesthetics. The City Council voted in favor of a signalized intersection over a roundabout.

Q: Since there will be more traffic, can the speed limit be lowered?

A: Lowering speed limits arbitrarily is not allowed per state law. Speed limits are established based on the results of an Engineering and Traffic Survey (E&TS). The E&TS takes daily traffic volumes, radar speed surveys, and collision history. The latest E&TS was conducted in 2016 and updated in 2018 after the construction of Agoura Road was completed. E&TS are conducted once every 5, 7, or 10 years to comply with Section 40802(a) of the *California Vehicle Code* (CVC). After implementing any new roadway improvements on Kanan Road and Agoura Road, E&TS will be completed due to new traffic patterns and revised speed limits may be required.

Q: How many entrances are there into the development (a) Agoura Road (b) Kanan?

A: The AVSP Final EIR shows provisions for two new internal roadway connections to Kanan Road and Agoura Road. Agoura Road driveways would be on the south side of Agoura Road. Kanan Road driveways would be south of Agoura Road. Project driveway locations have not been finalized.

Driveway locations are determined during a project's EIR process. When an AVSP project submits a site plan, the driveway is reviewed by City Staff. Safety, impact on mainline road operations, and distance from existing intersections/driveways are some of the main factors considered when reviewing a driveway location.

Q: What are the options for the Agoura Rd./Kanan interchange?

A: Assuming this question is referring to the Agoura/Kanan "intersection" rather than the "interchange" at the 101-freeway overpass. With regard to the Agoura Road/Kanan interchange, the AVSP Final EIR proposes a roundabout at the intersection of Kanan Road and Agoura Road. A standard signalized intersection design is being considered at this time, to replace the roundabout per City Council direction.