

The West Village – Agoura Hills

Project Description

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The project site is located at the southwest corner of Agoura and Kanan Roads in the City of Agoura Hills. The Agoura Village Specific Plan identifies this location as one of the primary development sites intended to become Agoura’s core village center. The proposed Project, The West Village, envisions a vibrant, mixed-use pedestrian-oriented gathering place at the gateway of the City, contributing to the City’s overall identity.

Introducing a mixed-use commercial and residential project would be consistent with the City’s vision for the project site. The Project advances the City’s goal of developing affordable housing units, and the Specific Plan’s goal of transforming the main boulevards into active, commercial corridors and key development sites into pedestrian-oriented, mixed-use villages. The project site comprises 18.06 acres across three parcels. Two parcels (totaling 7.37 acres) are the development parcels and are located in Zone B of the Specific Plan area. The third parcel (10.87 acres) is partially located in Zone B and partially located in Zone G of the Specific Plan area, and will be preserved for open space. On the two development parcels, the Project proposes approximately 39,468 gross square feet of commercial space and 78 apartment units. The Project would also provide over 113,557 square feet of public open space. The Project would include approximately 329 parking spaces, with 172 spaces located on grade and 157 spaces located in a two-level semi-subterranean parking garage.

Project Summary

Total Site Area	18.24 Acres	794,609 SF
Developable Parcel Area (parcel 1 & 2)	7.37 Acres	321,062 SF
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Commercial		
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(Buildings 1-5 and A and D)		
<i>Gross Floor Area</i>		<i>39,468 SF</i>
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Residential (78 units)		
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(Buildings A, B, C, and D)		
<i>Gross Floor Area</i>		<i>83,757 SF</i>
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Total Building Area		
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<i>Commercial & Residential Gross Square Footage</i>		<i>123,225 SF 100%</i>
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Open Space (parcels 1, 2 & 8)		
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Landscaping, Walks, Plazas, Paseos & Courtyards		113,557 SF
Building Coverage		65,951 SF
Open Space Areas		540,743 SF
		(68% of site)
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Residential Unit Mix		
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Studio		25 Units
One Bedroom		33 Units
Two Bedroom		20 Units
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Total Apartments (11 affordable)		78 Units

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Affordable Housing Residential Units				
	Very Low	Low	Mod	
Total Affordable Units	5	3	3	11 Units
Total Parking Provided				
	<i>On Grade Parking Provided</i>			<i>172 Stalls</i>
	<i>Covered Parking Provided</i>			<i>157 Stalls</i>
Total Parking Provided				329 Stalls
Bike Parking				
Provided				74 Bike Stalls

Commercial/Retail

The Project would emulate a “town center” experience through its architectural features, landscaping, walkability, and activated sidewalks. The pedestrian promenade located at the intersection of Agoura Road and Kanan Road serves as a key focal point and view corridor for the Project. The commercial buildings fronting on Agoura Road and Kanan Road would be pedestrian-oriented, with a single story, easy access points, and a combination of indoor and outdoor dining experiences. The Project’s proposed plazas and pedestrian amenities work together to create a sense of place.

The commercial spaces would be distributed across the site to provide variation in uses and architectural design. As noted, the Project includes three single-story retail buildings (Buildings 1, 2/3, and 4) abutting the sidewalks on Agoura and Kanan Roads, providing direct pedestrian access to the site. The Project also includes a two-story retail building located in the middle of the site that breaks up the surface parking area (Building 5). The Project includes two mixed-use buildings with ground-floor retail space (Buildings A and D). The inclusion of commercial uses in the residential buildings located in the interior of the site will encourage pedestrian cross-traffic across the entire site.

Commercial uses would predominate the Project from the perspective of visitors, pedestrians, and passers-by. The entirety of the ground-level frontages along Agoura Road and Kanan Road would be developed with retail and restaurant uses. Additionally, 82% of the project site would be open to the general public in the form of outdoor dining areas, plazas, walkways, landscape areas, nature walk, and landscaped parking zones.

The residential component of the Project, as distributed throughout the Project and concentrated towards the rear of the site that would enhance the primary commercial uses by creating a complete, 24-hour community. The residential uses would extend the commercial activity into the early morning and evening hours.

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Residential

The Project would include two primarily residential buildings at the rear of the project site to take advantage of the unobstructed views of Ladyface Mountain while maintaining adequate privacy from the commercial plaza (Buildings B and D). Buildings B and D would each be three stories in height, and as noted Building D would include ground-floor commercial space. Residents would have gated, private access to 103 parking stalls in the semi-subterranean parking garage. The remaining 55 stalls in the parking garage would be publicly accessible for use by the commercial space.

One mixed-use building would front Agoura Road (Building A). Building A would include commercial space oriented towards the interior plazas and other commercial buildings. Building A would include nine residential units in the building, including three loft style apartments promoting a live /work use.

In total, the Project would include 78 residential units within approximately 83,757 square feet of gross residential floor area, with a mix of studio, one-bedroom, and two-bedroom units in addition to residential amenities, such as a pool and spa, barbeque area, and multi-purpose club house, providing views of Agoura Hills's natural surroundings.

Affordable Housing

Consistent with the Agoura Hills Municipal Code, 11 of the proposed 78 residential units in the Project (15%) would be deed-restricted affordable units. In particular, the Project would include five very-low income units, three low-income units, and three moderate-income units. Pursuant to California Government Code Section 65915, the level of affordable housing permits the applicant to request one incentive or concession as well as waivers of development standards. The Project utilizes an incentive to permit one additional level of residential uses in Buildings A, B, and D and a waiver from building height standards for Buildings A, B and D to provide for subterranean parking.

Community and Natural Surroundings

The Project proposes to provide a public nature trail along the western and southern portion of the site with public access point from Agoura Road. The trail would provide unobstructed views of Ladyface Mountain and Lindero Canyon Creek. Landscaping along the trail would be cognizant of the natural surroundings by using native plants and vegetation.

Accentuating the natural terrain and scenery also requires balancing site limitations and the Specific Plan guidelines to maintain natural topography while providing direct sidewalk access into the Project. The building elevations and access points have been balanced to maximize street frontage and direct accessibility from Kanan and Agoura Roads. The entrance at the corner of Kanan and Agoura Roads has two access points into the Project directly from the sidewalk. Additionally, along Agoura Road there are two pedestrian access points to both commercial buildings and one access point to the loft units in Building A. On Kanan Road, the Project proposes to combine the public sidewalk and walkway adjacent to Building 4 to create a larger walking paseo, offering direct sidewalk access into the commercial building. The Project maximizes the number of access points while balancing accessibility requirements and unique slope conditions on the site.

The vision for the Project is rooted in the design guidelines, values, and unique character of the City of Agoura Hills and the Agoura Village Specific Plan. By utilizing a dynamic mix of uses to activate Kanan and Agoura Roads, and prioritizing the project's overall pedestrian-oriented, commercial village experience, The West Village would create a lasting destination place for Agoura Hills residents and visitors.