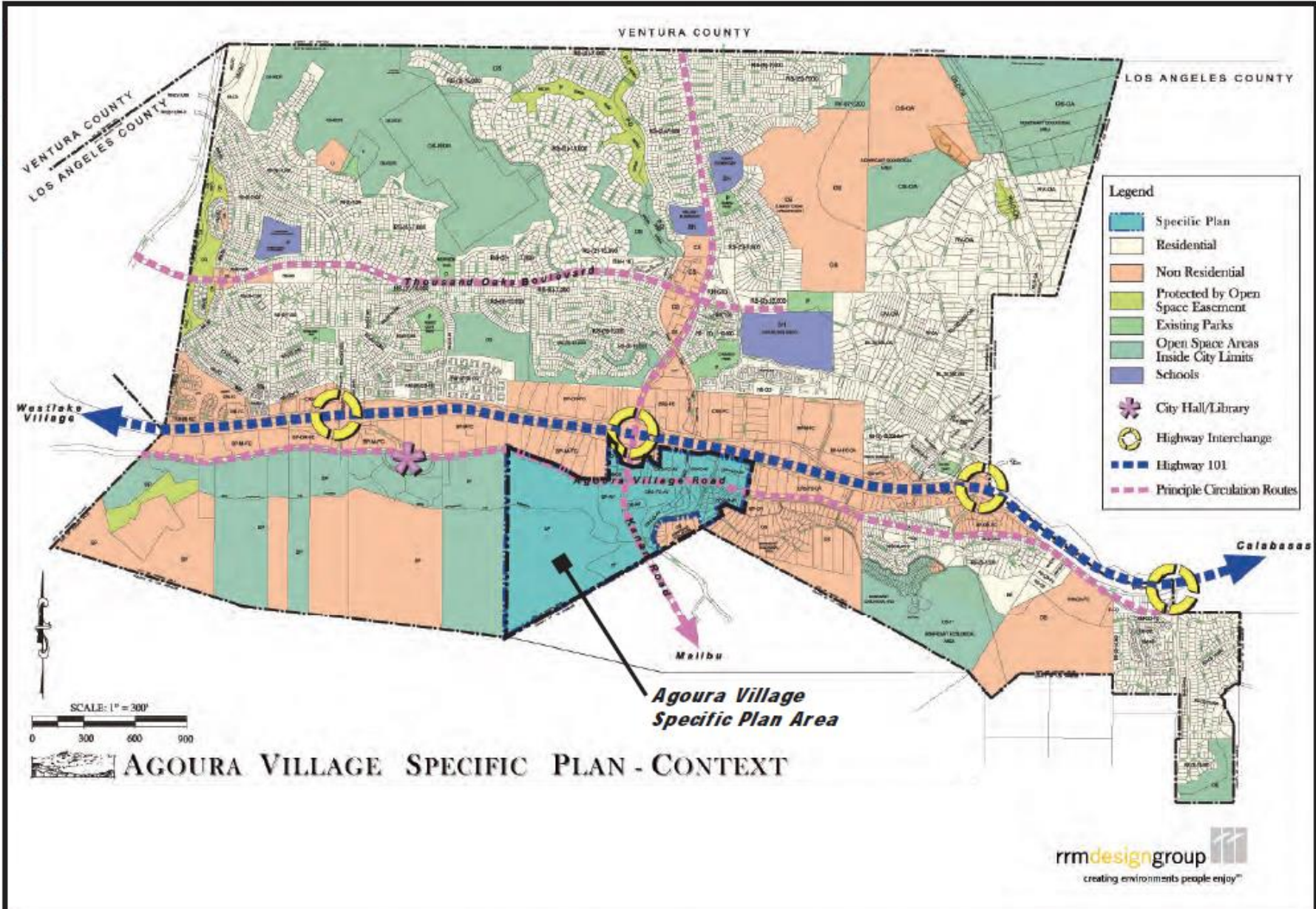


Public Forum – Agoura Village West

An architectural rendering of a modern village development. In the foreground, a paved walkway leads to a building with a sign that reads "BISTRO" in large, spaced-out letters. Below the sign, there's a stone wall with "THE WEST VILLAGE" inscribed on it. The building has a mix of brick and light-colored panels, with large windows and a covered outdoor seating area with yellow umbrellas. In the background, there are rolling hills under a blue sky with light clouds. The overall style is contemporary and community-oriented.

- **Project Owner - Agoura Kanan Village, LLC**
- **Project Managing Partner - Symphony Development**
- **Project Team -**
 - **Architectural - McKently Malak**
 - **Civil - Diamond West**
 - **Landscape- L. Newman Design Group**
 - **Traffic – Associated Transportation Engineers**
 - **Environmental - Envicom**
 - **Geotechnical - Geotechnologies**
 - **Acoustical – Pack Associates**

Agoura Village –Specific Plan Area



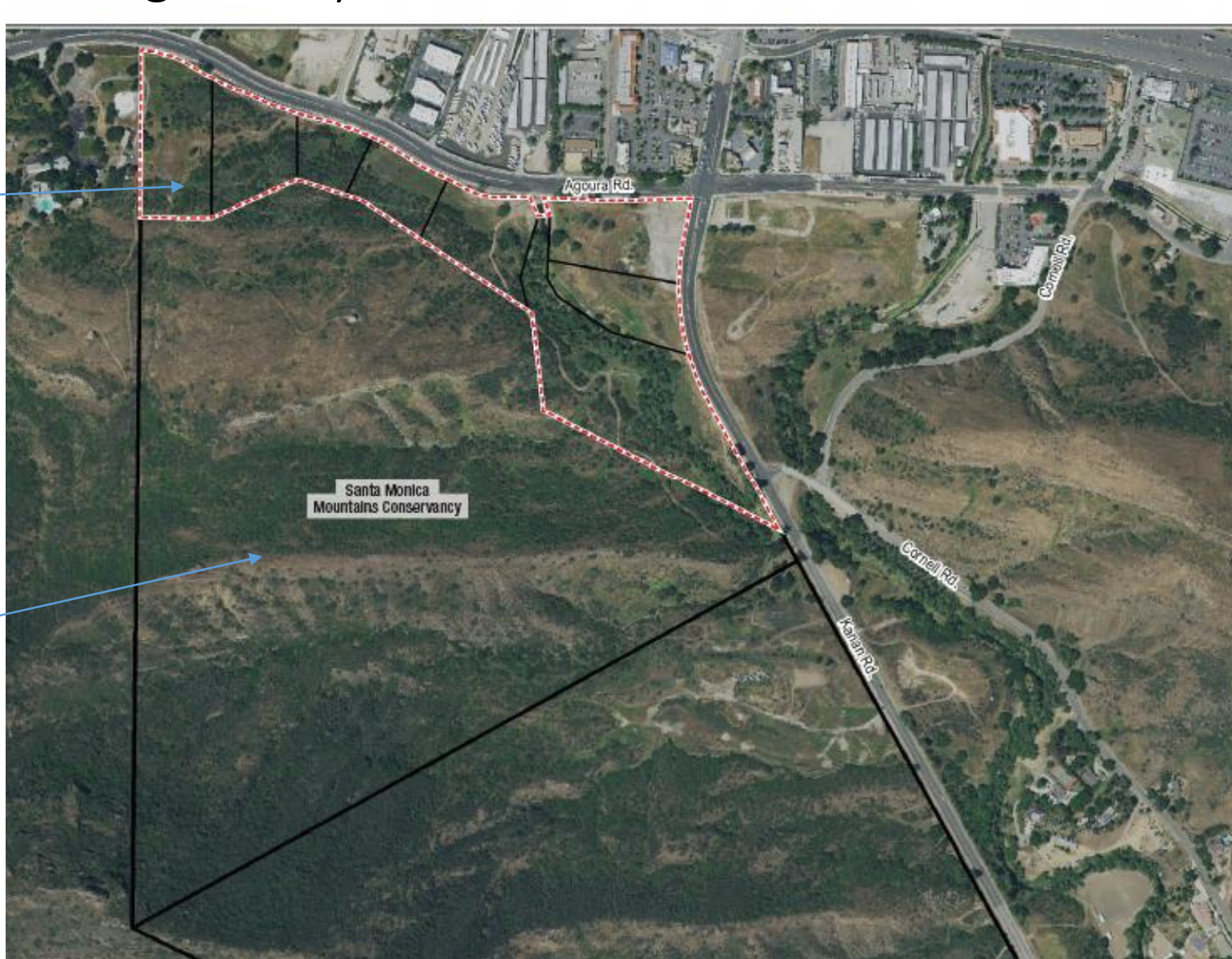


***Agoura Village
Specific Plan Area***

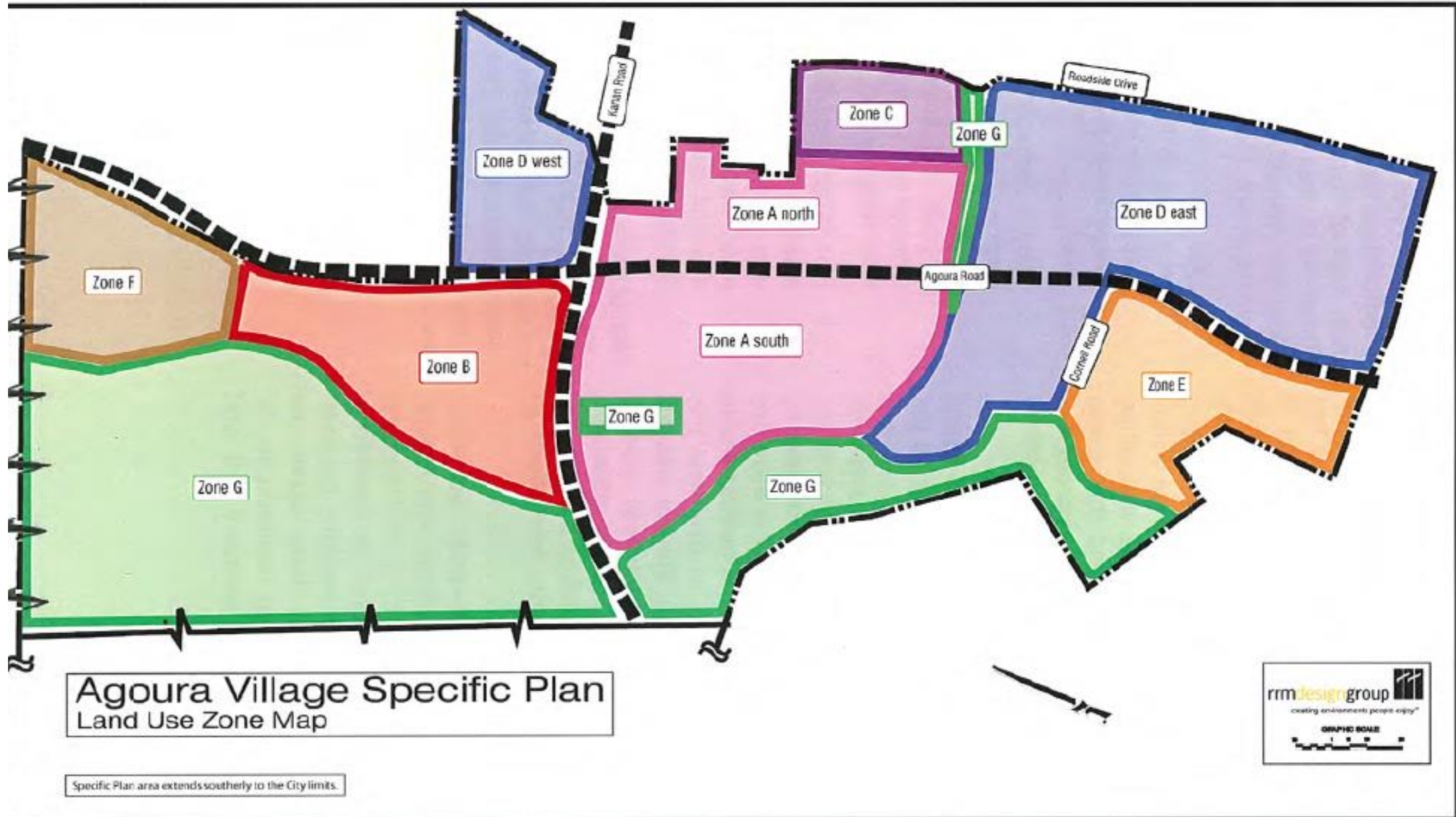
Land Holding History

34 Acres

125 Acres



Agoura Village Specific Plan – Zones



Specific Plan Allowed Uses and Density

Agoura Village Specific Plan (Zone B)

- Uses allowed – general retail, office, restaurant, hotel, residential
- Zone B Allowed Density
 - Commercial Uses – 122,500 SF
 - Hotel - 120 rooms (in lieu of 50 housing units)
 - Residential – 90 or up to 112 housing units with affordable density bonus

Proposed Project

- Proposed Uses – general retail, restaurant, office, residential
- Proposed Density (low density)
 - 39,468 SF of Commercial (32% of allowed Density)
 - (No Hotel)
 - 78 Residential Units (70% of allowed density)
 - 67 Market Rate Units
 - 11 Affordable Units

Note: with the pending Whizin donation of proposed phase II land the commercial use reduction from the Specific Plan is 150,320 SF. Residential plan reduction is 34 units

Project Site Plan



Plant Palette

Trees	Size	Quantity	Use	Water	Shrubs (all shrubs to be 5 gal.)	Water Use
Arbutus 'Marina'	24" Box	34	L	L	Agave spp. - Agave	L
Arbutus	24" Box	24	L	M	Berberis aquifolium 'Compacta' - Oregon Grape	L
Cercis occidentalis	24" Box	24	L	M	Buddleia davidii - Butterfly Bush	M
Western Redbud	24" Box	8	L	M	Buxus microphylla japonica - Japanese Boxwood	M
Geijera parviflora	24" Box	5	L	M	Callistemon viminalis 'Little John' - Bottlebrush	L
Australian Willow	24" Box	23	M	M	Carpenaea californica - Bush Aconite	L
Loganstroemia indica	24" Box	17	M	M	Geonophus species - Wild Lilac	L
Crape Myrtle	24" Box	17	M	M	Cornifolia maritima - Ground Warming Glory	M
Loganstroemia 'Natchez'	24" Box	17	M	M	Coprosma species - Coprosma	L
Crape Myrtle	24" Box	17	M	M	Cordyline australis 'Red Star' - Cordyline	L
Olea europaea 'Swan Hill'	24" Box	5	L	M	Decoretia species - Box Lily	L
Fruitless Olive	24" Box	5	L	M	Echeveria spp. - Echeveria	L
Pistacia chinensis	36" Box	4	M	M	Hebe species - Hebe	L
Chinese Pistache	24" Box	17	M	M	Hebe species - Hebe	L
Platanus acerifolia	24" Box	17	M	M	Hebe species - Hebe	L
London Plane Tree	24" Box	28	M	M	Hebe species - Hebe	L
Platanus racemosa	24" Box	28	M	M	Hebe species - Hebe	L
Callifornia Sycamore	24" Box	16	L	M	Hebe species - Hebe	L
Quercus agrifolia	24" Box	16	L	M	Hebe species - Hebe	L
Coast Live Oak	15 Gal	10	L	M	Hebe species - Hebe	L
Quercus lobata	24" Box	20	L	M	Hebe species - Hebe	L
(On-site mitigation trees)	36" Box	10	L	M	Hebe species - Hebe	L
	Total =	40				

Hardscape Materials

Pavers - Acker-Stone Combo Classic Random pattern with 20% 12x12	Concrete Paving Sand finish, saw cut
Stone Paving - "Malibu Sunrise"	Colored Concrete Band - Davis Color Flagstone Brown, Sand finish.
Exposed Aggregate Concrete	Natural gray concrete

Legend - Description

- (A) Monument signage w/ stone veneer to match streetcapes
- (B) Interlocking pavers (Ackerstone) in street & pedestrian areas where designated
- (C) Flagstone pavers ("Malibu Sunrise")
- (D) Crosswalk - Aggregate concrete paving w/ bands
- (E) Teak (Typical) - Metal to be simulated wood
- (F) Fountain w/ vertical spray jets
- (G) Recreation area - pool & spa terrace
- (H) Barbecue area w/ hills
- (I) Seating w/ planters and view of Ladyface Mountain
- (J) Decorative tree gate
- (K) Concrete steps (Typical)
- (L) Post security wall & fence
- (M) Loading zone
- (N) Raised planter over podium garage (Typical)
- (O) Colored concrete paving (w/ sand finish)
- (P) Bollard w/ lights
- (Q) Edison transformer
- (R) Retaining wall (Typical)
- (S) Geo-grid retaining wall
- (T) Trail



INDG # 3458-01
Revised: June 2, 2020
December 14, 2017

L. Newman Design Group, Inc.

- Landscape Architecture
- Planning
- Site Design
- Biological Conservation

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The West Village Agoura Hills, CA Preliminary Landscape Plan

Street Elevations Agoura and Kanan Roads



AGOURA ROAD STREET ELEVATION

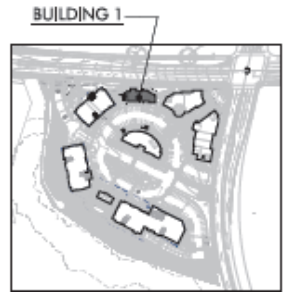
SCALE: 1/16" = 1'-0"



KANAN ROAD STREET ELEVATION

SCALE: 1/16" = 1'-0"

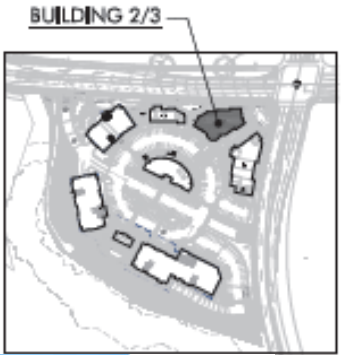
Building 1 Elevations



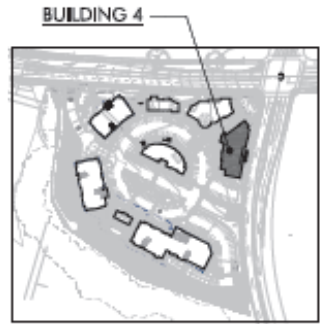
28.5'



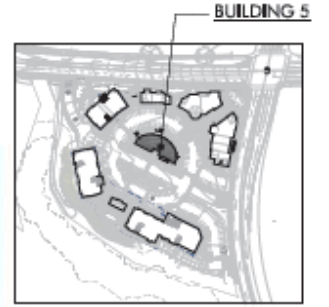
Building 2/3 Elevations



Building Elevation 4



Building 5 Elevation



35'



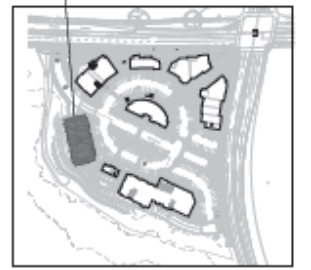
Building A Elevation



35'



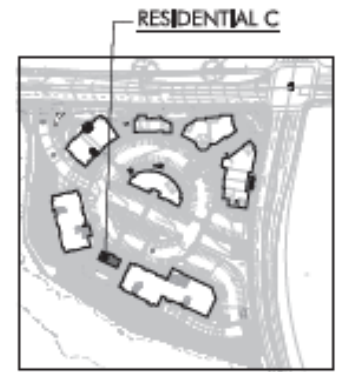
Building B Elevation



35-38'



Building C Elevation (residential community building)

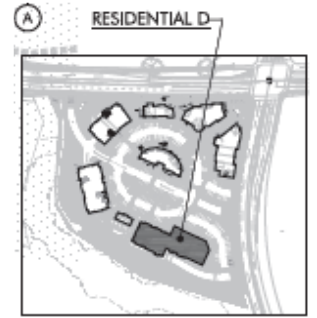


22'

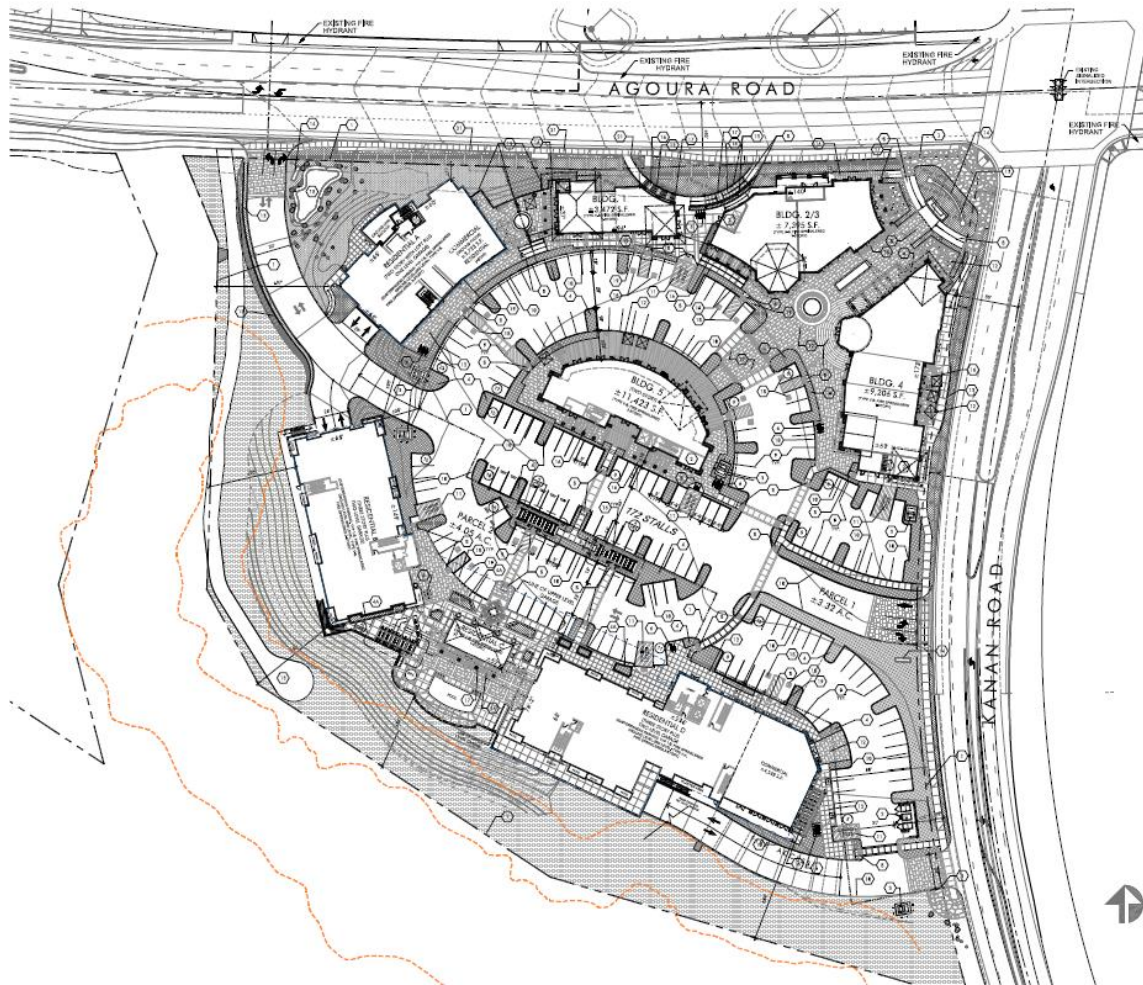
A vertical blue double-headed arrow indicating the height of the building, labeled '22'.



Building D Elevation



Parking 329 stalls
172 on grade, 157 subterranean
(98 assigned residential, 74 Bike Stalls)



Project Cross Sections



1 SITE SECTION A-A



2 SITE SECTION B-B



Color Board



A PAINT: DE1101 GEORGIA CLAY
BY: DUNN EDWARDS



B PAINT: DE6289 FALLON ROCK
BY: DUNN EDWARDS



C PAINT: DE6250 HESONBBGE
BY: DUNN EDWARDS



D PAINT: DE6258 CASHMERE
BY: DUNN EDWARDS



E PAINT: DE6257 PRINCE COVE
BY: DUNN EDWARDS



F PAINT: DE6131 TEDDY BEAR
BY: DUNN EDWARDS



G PAINT: DE6236 FLAUSSEB
BY: DUNN EDWARDS



H PAINT: DE6359 CROSSROADS
BY: DUNN EDWARDS



J PAINT: DE6276 POWDERED
BY: DUNN EDWARDS



K PAINT: DE6214 FERRA TUCK
BY: DUNN EDWARDS



L PAINT: DE6243 SONORA SHADE
BY: DUNN EDWARDS



M PAINT: DE6158 BUCKSKIN
BY: DUNN EDWARDS



1 STUCCO
FINISH: SMOOTH STEEL TROWEL
BY: LA HABRA STUCCO



5 METAL ROOFING
MODEL: STANDING SEAM
COLOR: DOVE GRAY
BY: AAS, INC.



N PAINT: DE6244 INSIDE PASSAGE
BY: DUNN EDWARDS



2 STOREFRONT W/ GLASS
COLOR: STANDARD DARK BRONZE
BY: AERIANA
GLASS: 1" CLEAR GLASS BY PPG



7A WALL SCONCE
MODEL: ECLIPSE MINI-LED-EG10-EG6W
COLOR: BRONZE
BY: LUMINIS



11 CONCRETE PAVING
FINISH: MEDIUM BROOM, SAW CUT
COLOR: NATURAL GRAY
BY: NEW CONSTRUCTION



3 STONE VENEER
COLOR: BRICKS COUNTY SOUTHERN LEDGE
BY: CULTURED STONE



7B WALL SCONCE
MODEL: SONOCED-LED-SR115
COLOR: BRONZE
BY: LUMINIS



12 WOOD TRELLIS
COLOR: DE-6131 TEDDY BEAR, DUNN EDWARDS
BY: NEW CONSTRUCTION



13 WOOD BARGE
COLOR: DE-6131 TEDDY BEAR, DUNN EDWARDS
BY: NEW CONSTRUCTION



4 METAL CANOPY
FINISH: PAINTED
BY: NEW CONSTRUCTION



7C WALL SCONCE
MODEL: ECLIPSE MAXI-LED-EC-051
COLOR: BRONZE
BY: LUMINIS



8 WALL SCONCE - SERVICE DOORS
MODEL: LASER, LASER-LED NF
COLOR: BRONZE
BY: US ARCHITECTURAL LIGHTING



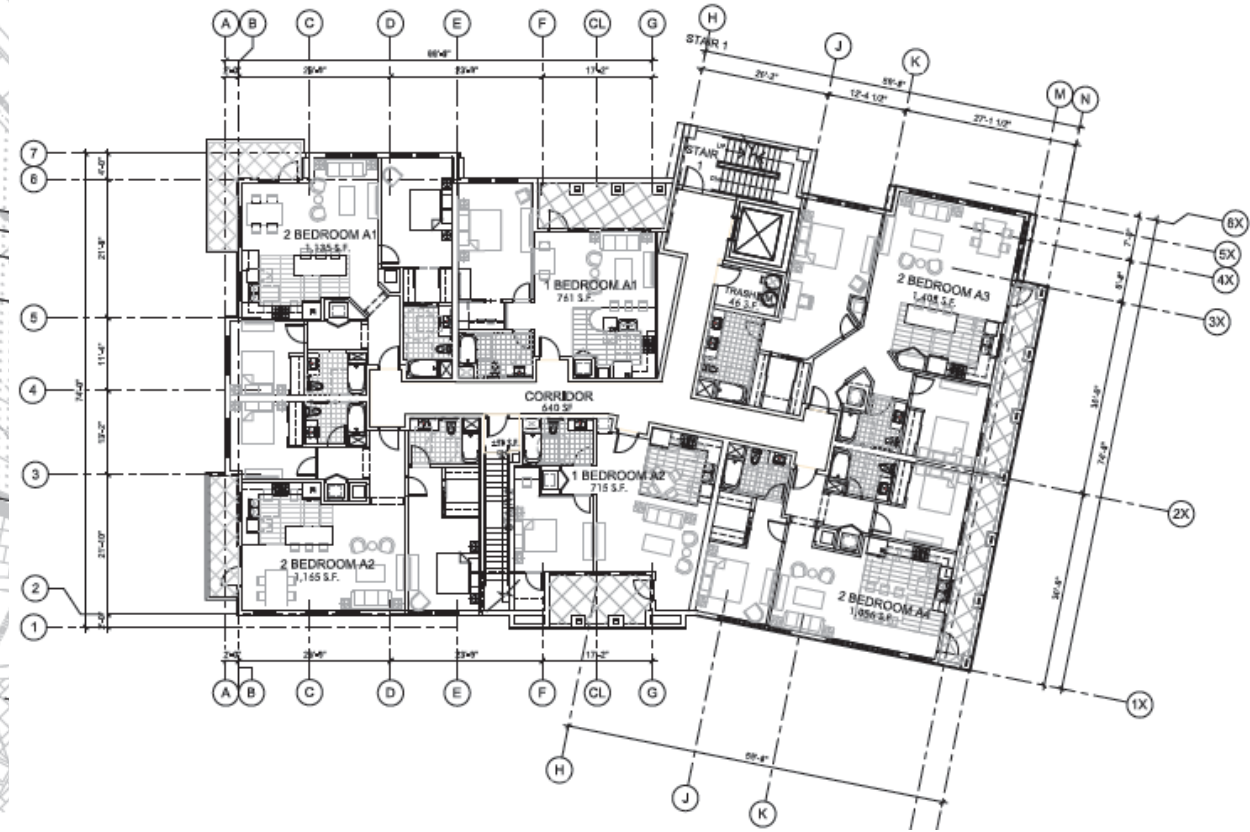
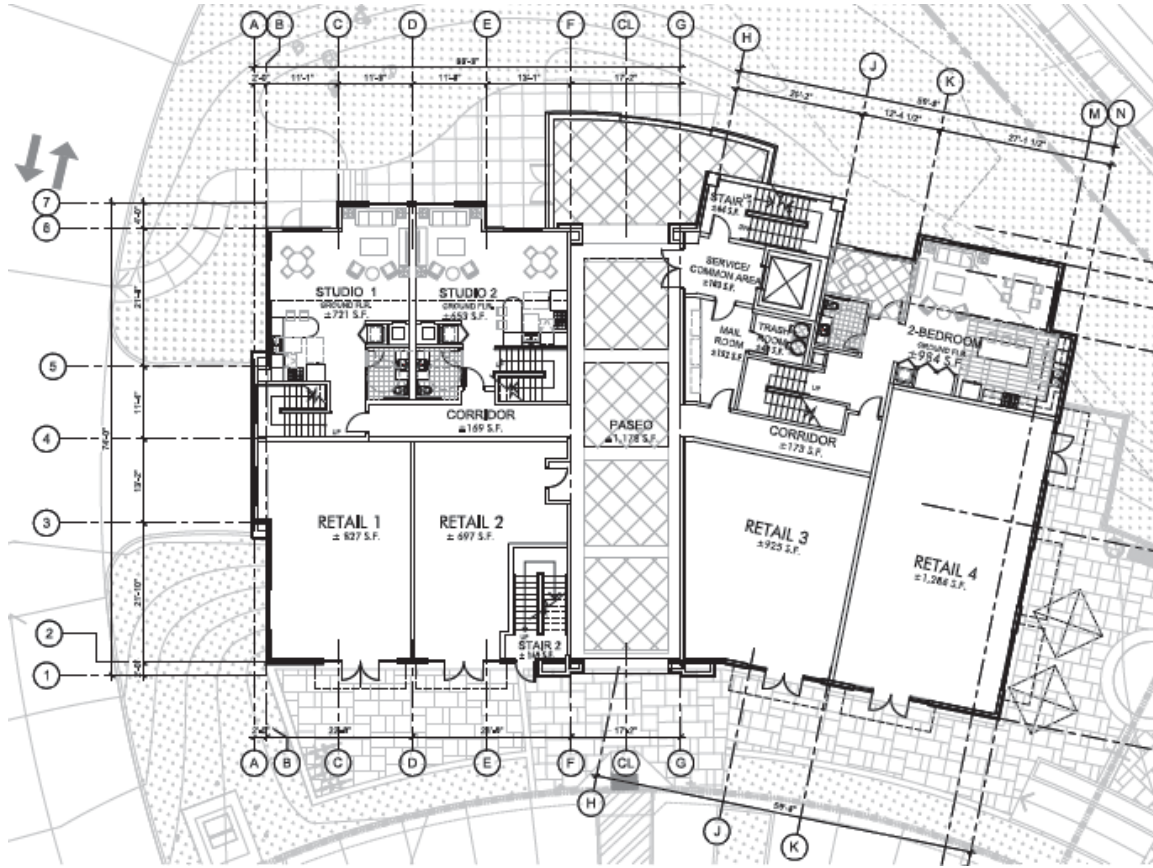
15 WALL TRELLIS
WALL MOUNTED, PAINTED
BY: GREEN SCREEN



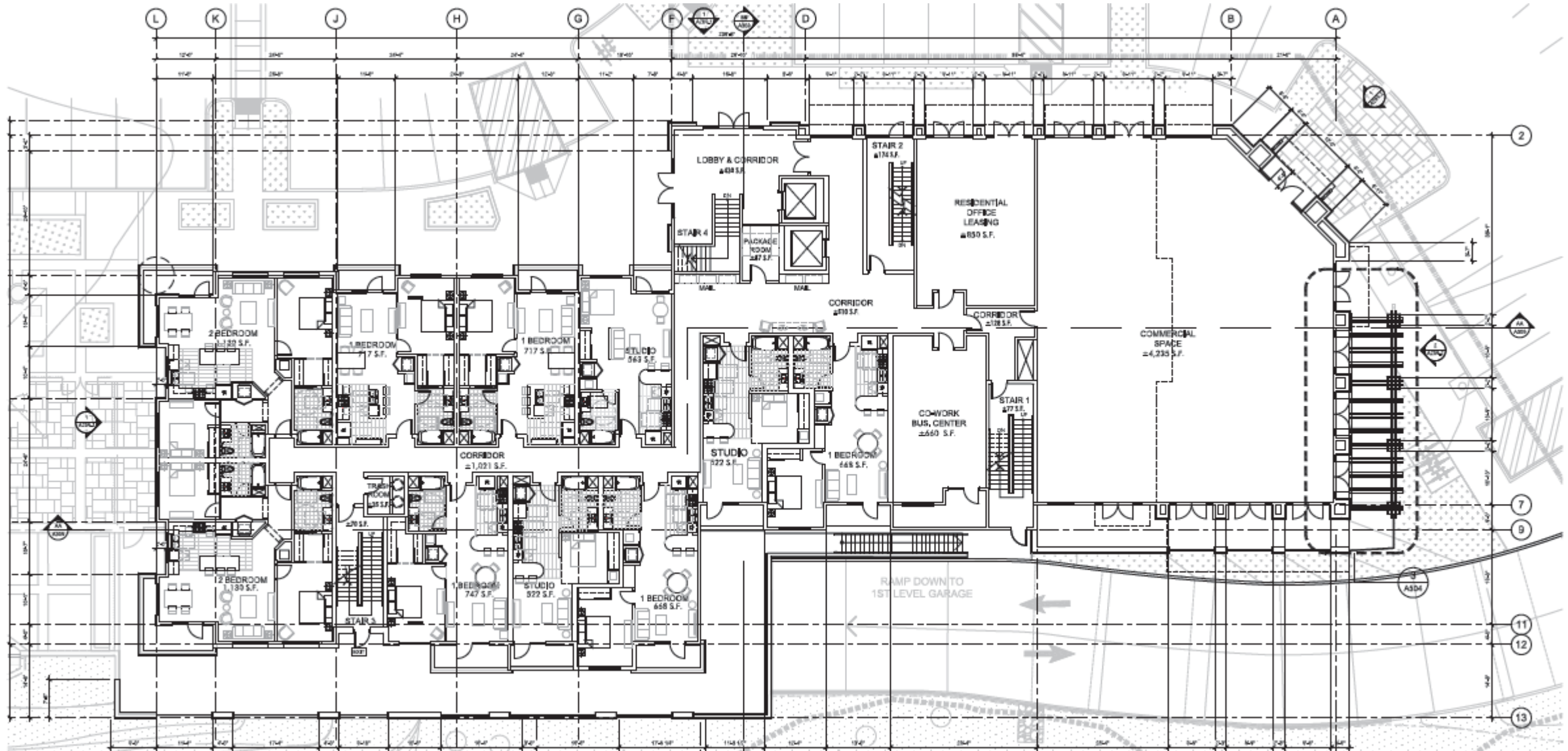
17 METAL AWNING
COLOR: TO MATCH METAL ROOF
BY: NEW CONSTRUCTION

NOTE: COLORS VARY BY LOCATION. SEE COLOR BUILDING ELEVATIONS FOR LOCATION.

Sample Floor Plans – Mixed Use Building A



Ground Floor Building D



Sample Renderings



Summary of Site & Project Characteristics

Site

- Utilize rear slopes to incorporate structured parking (48% of stalls in structures, avoids volcanic rock & blasting)
- Limited grading approximately 9,000 cubic yards which includes substantial foreign material
- Site graded down from front to rear by 6 feet which minimizes massing of the residential at rear of site.
- Address years of illegal dumping (possible environmental impact of water runoff into Lindro Creek)
- Stream bed restoration plan (remove non-native plants, i.e. palm trees)
- Average riparian edge setback 90 feet.

Project

- Lower profile commercial uses along Agoura and Kanan roads (one story buildings)
- Substantially reduced commercial density (68% under the allowed density per Specific Plan)
- Support Affordable Housing Goals
- Significant Public Space Allocation
 - Outdoor Dining, Paseos, Pedestrian Circulation, Nature Trail
- Architecture with four sided design and color palette consistent with AVSP objectives
- Utilizes inclusionary State Law provisions to allow three story residential structures at the rear and support the height associated subterranean parking structures.