

Planning Principles
Agoura Village Specific Plan Update
 November 10, 2020

	Planning Principle	Reason	Supporting Documents
1	<p>Revisit the existing vision of the AVSP to ensure it includes, among other things, primary goals of being pedestrian-friendly, bike-friendly, supportive of active transportation and alternate modes of transport, mindful of climate change impacts, COVID impacts, energy efficiency building standards, fire resiliency, and a village-concept that is connected with complimentary land uses.</p>	<p>Defining and/or clarifying the "vision" sets clear expectations for processing any and all proposed updates to the plan.</p>	
2	<p>Use the Vision and the updated market demand study for the Agoura Village Specific Plan to guide the AVSP update process.</p>	<p>Market Demand Studies show changes in market demand. The current AVSP land use mix is not aligned for current and/or anticipated future demands; however the AVSP vision and village character as a place where the community can/will gather are still viable with the appropriate mix of uses. Specifically, office-space demand should be analyzed to account for the effects of the COVID pandemic on the current and future need of that land use.</p>	
3	<p>AVSP vision identifies commercial as primary and residential as secondary. With new Market demand and Economic trends, consider adjusting the overall amount of commercial and residential allowed to create a viable mixed use plan.</p>	<p>New updated market demand studies and real estate development trends show that the current AVSP land use mix is no longer in alignment with the commercial and residential markets. The AVSP allocates too much development density to commercial uses (retail/office/light industrial) and does not allocate enough housing relative to current and future demand.</p>	
4	<p>Consider allowing mixed-use redevelopment of certain existing commercial properties, and/or relocating certain land uses and development density from the south side of Agoura Road to the north side to fulfill the vision of AVSP.</p>	<p>AVSP Zones between Agoura Road and Roadside allow commercial (retail/restaurant/office/miscellaneous services) and some residential uses. With changes in market demand, high vacancies and owner interest, and concerns surrounding potential environmental constraints on the south side of Agoura Road, redeveloping and/or relocating certain land uses and densities from some of these properties with a revised mix of residential and commercial could solve multiple challenges.</p>	

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5	Coordinate with the City's 6th Cycle Housing Element Update and ensure that AVSP provides the opportunity for the City to meet its Regional Housing Need Allocation established by the Department of HCD.	Per Kosmont analysis, multi-family apts/condos have the highest value and strongest market demand, which allows the City to meet its affordable housing goals with inclusionary requirements.	
6	Ensure that the AVSP is consistent with and enables implementation of the City/County Fire and Emergency Evacuation Plan.	Recent fires and concerns related to fire safety and evacuation plans.	
7	Clarify how building height is measured and amend the AVSP to follow the City zoning regulation regarding building height being measured from finished grade, instead of natural grade.	There has been continuous challenges with the way AVSP measures building heights. AVSP uses "natural grade" as the starting point whereas the City zoning code uses "finished grade". Clarifications are necessary to avoid confusion and disagreements, using the City zoning code definition would clarify matters greatly. Clarify and describe subterranean parking methodology in the AVSPU.	
8	Reconsider allowable building heights along Agoura Rd. and Kanan Rd. frontages to maximize and/or preserve viewsheds to the surrounding hills and open space.	Resolve concerns about building character of Agoura Village along Agoura Rd. and Kanan Rd. Prevent construction of monolithic buildings.	
9	Eliminate or provide clarification on the "bonus density" in the residential category in all zones.	Reconsider if the AVSP Density Bonus is still desired. If the density bonus is continued, then clarification is needed of what amount of public amenities would be considered to be above and beyond normal development and define how much would be necessary to meet the expected threshold.	
10	Consider allocating specific number of housing units per parcel, as opposed to per zone.	Ensure intended distribution of housing stock throughout the village, and to protect against "housing grabs" wherein developers that are "first-in" grab 100% of the housing unit allowance, leaving no stock available for other developments within the same zone.	

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11	Ensure that the AVSP supports Active Transportation and prioritizes appropriate circulation and connectivity consistent with the General Plan.	Lower density and constructing mixed-use development reduces the number of vehicle trips and vehicle trip length. The project should offer multiple access points to evenly distribute traffic on adjacent roadway facilities to maintain acceptable intersection and roadway operations, connectivity, and support the village vision in Agoura Hills.	City of Agoura Hills, General Plan (2010)
12	Collaborate with existing development applicants to accommodate these principles to the extent feasible. Consider incentive options to encourage developers to modify current plans to align with the updated AVSP.	Continue communicating with current applicants to coordinate/align proposed developments with the AVSP update.	
13	Incorporate clear and specific signage and lighting standards within the AVSP update.	Sections need updating. Consider how lighting standards on the private property dovetail with those in the public ROW. Revise signage/branding to be consistent with the vision for place-making, visitors and tourism.	
14	Consistency with Climate Action and Adaptation Plan (CAAP)	In order to achieve greenhouse gas emission reduction targets by the 2030 and 2045 compliance dates, construction for existing sites with potential for redevelopment, and all new development construction must conform to the City's current and future policies in line with the approved CAAP.	Climate Action and Adaptation Plan
15	Consider incorporating design standards that support a sustainable wildlife urban interface.	Sustainable wildland urban interface design reduces the impacts on local wildlife both during construction of the project and throughout the life of the development. Sustainable design standards could include, but are not limited to, such things as providing wildlife corridor access through walls and fences and restricting the use of rodenticides.	