



THE AGOURA YARD PUBLIC FORUM

Developer: Sympatheia, LLC
Contact: Rick Gutierrez
Phone: 805-217-2578
Email: rick@theagourayard.com

Location: Parcel #2061-006-008
29149 Agoura Rd.,
Agoura Hills, CA 91301
Lot Size 1.123 AC

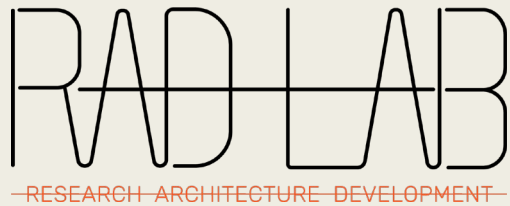
A public forum to gain community insight and feedback:

A review of the uses, concept and design aesthetic.

Download this presentation at:
www.theagourayard.com

Development Team Forum Panelists

Rick Gutierrez
Sympatheia LLC
Project Coordinator



Philip Auchettl
RAD Labs Architecture
Architect



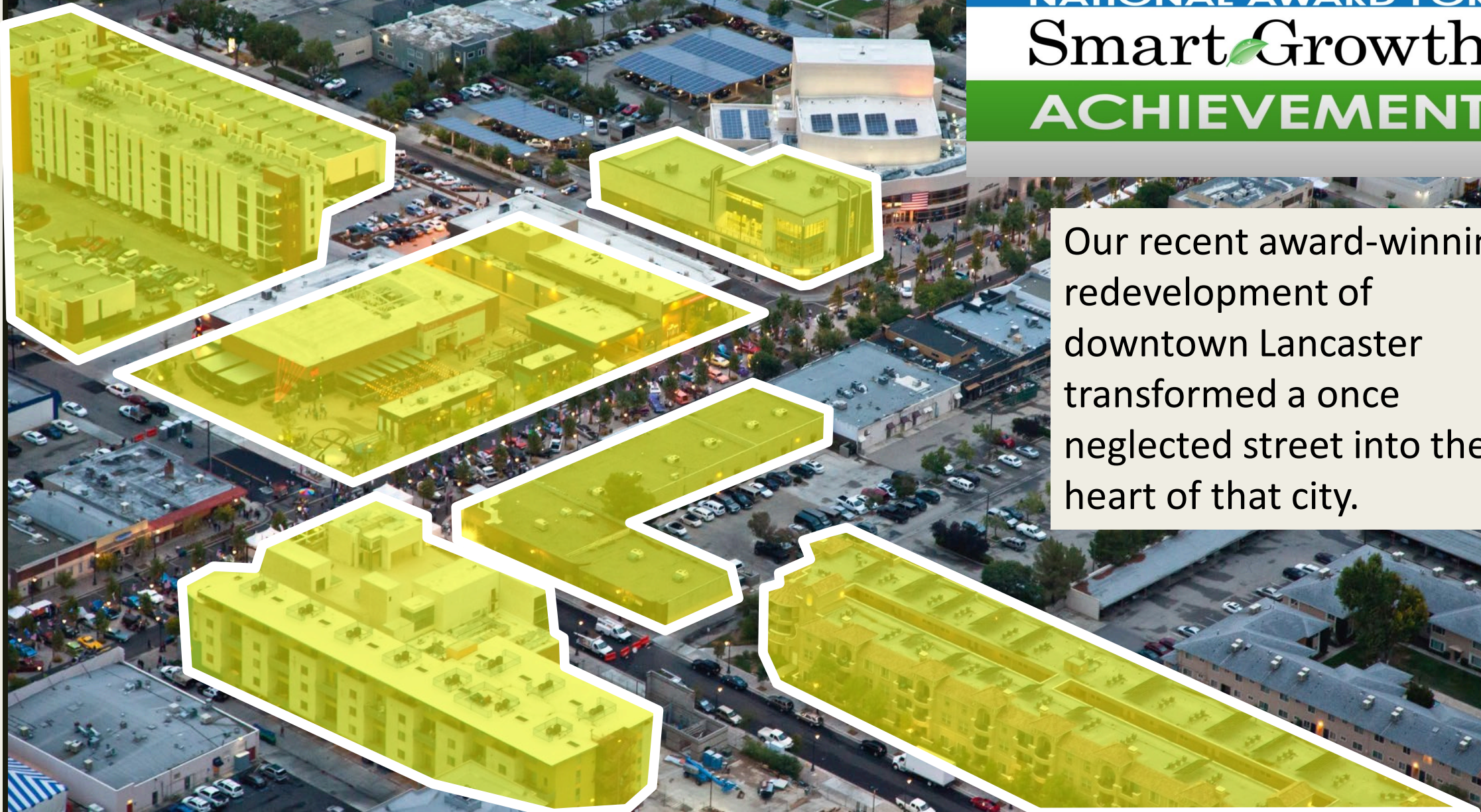
Lance Lortscher
New View Landscape
Landscape Architect

Development Background

- Partners have over 30 years in real estate and business development projects throughout Southern California.
- Transformative projects that enhanced and positively changed the fabric of the communities they are in.
- The experience and record of some of these landmark developments speak to our ability of working in close partnership with communities to create concepts that have a positive, lasting impact on neighborhoods.
- Intentional in bringing in a team of local professionals in different areas of the development.



Our recent award-winning redevelopment of downtown Lancaster transformed a once neglected street into the heart of that city.





It now serves as the center of all city social activities and creates a sense of community.





We strongly believe in creating architecturally significant projects that are beautiful and functional





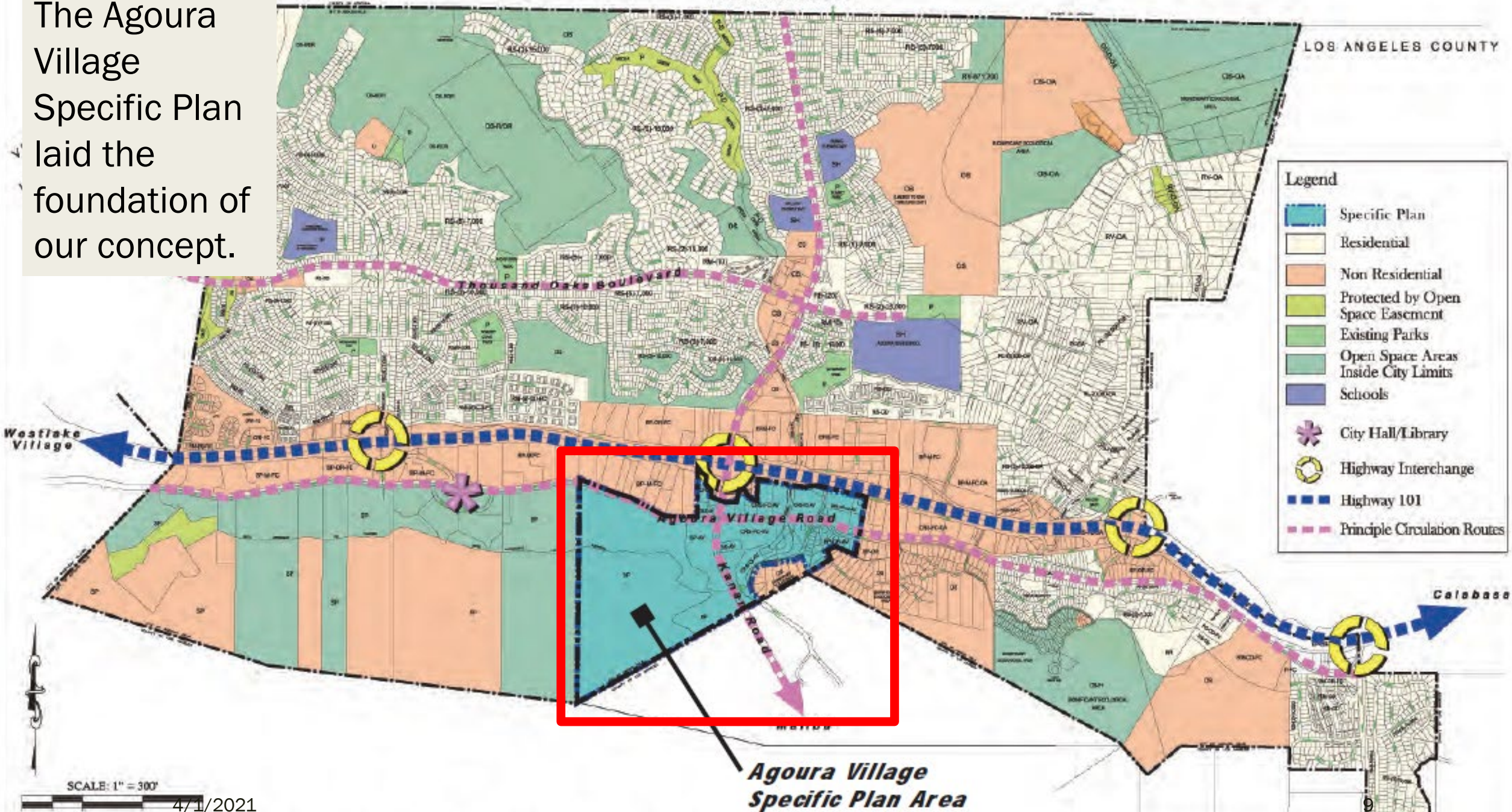
Public/Private Partnership Process

- Ingrained in our DNA to work closely with the communities in which we develop
- Fit the needs of the community to make a lasting impact
- Build meaningful relationships
- This project is in our own backyard!

The Agoura Village Specific Plan laid the foundation of our concept.

VENTURA COUNTY

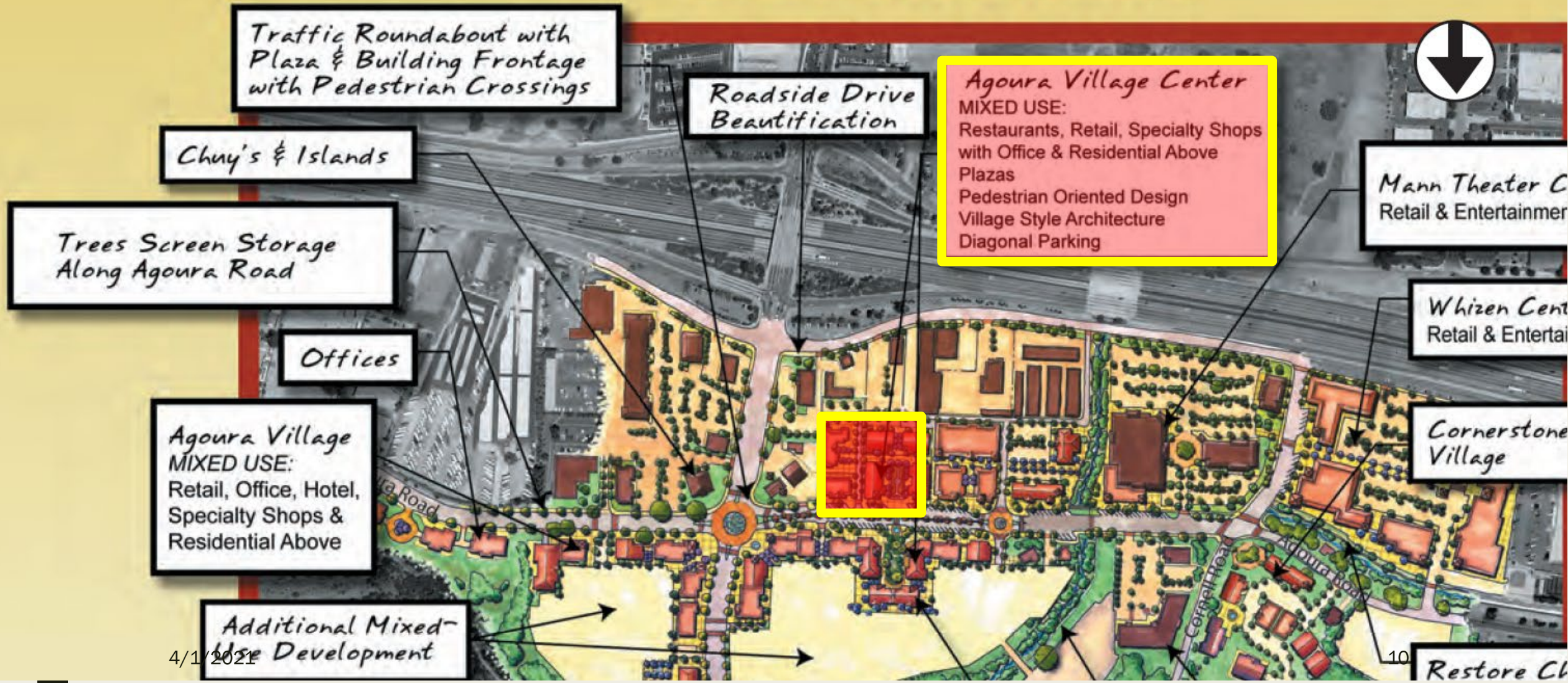
LOS ANGELES COUNTY



Proposed site located
in Agoura Village Center



AGOURA HILLS





Agoura Village Specific Plan

Land Use Zone Map

4/1/2021

We see the Agoura Village Specific Plan as a great instrument to engender a strategic plan for growth of a great center of energy for the city.

The Agoura Village Specific Plan Vision

“Agoura Village will transform Agoura Road into a pedestrian-oriented center with retail shops, restaurants, theatres, and entertainment uses. The natural setting offered by the surrounding oak covered hillsides, creeks, and views of Ladyface Mountain will enhance the shopping experience and will create a “Uniquely Agoura” sense of place.”



Carwood St

101

Ventura Fwy

Roadside Dr

N9

Kanan Rd & Agoura Rd

Cornell Rd

Agoura Rd

13

4/1/2021



The current location is the old equipment yard on the north side of Agoura Rd. near Kanan.



Parcel #2061-006-008
29149 Agoura Rd.,
Agoura Hills, CA 91301

Lot Size 1.123 AC

The Agoura Yard will be on a 1.12-acre site, as a mixed-use project of creative incubator office spaces, food service units and specialty retail stores.



The Concept

The Agoura Yard

- A 1.12-acre mixed-use project of incubator office spaces, food service and specialty retail shops.
- Fits the AVSP purposes perfectly creating a walking destination venue in the heart of the planed area.

Village Zoning Plate

Zone A Sheet 1 of 2

Primary Uses

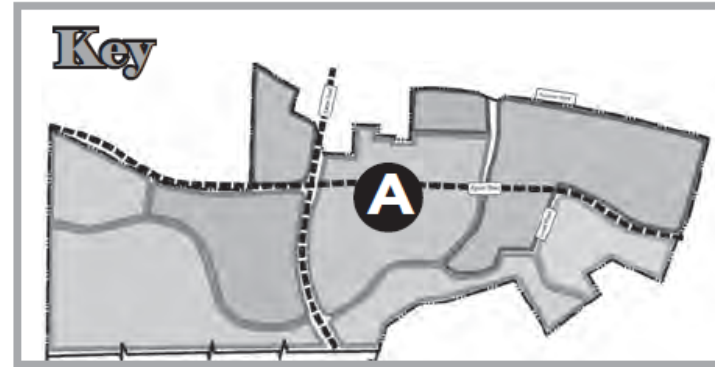
Non-Residential / Mixed-Use.....Max FAR = .35

Retail, specialty grocery, community center, offices (all types, second floor only), lodging, restaurants, cinema,

Mixed-use (residential/office over retail)

Zone A South = max 20 DU or 25 with Density Bonus,

Zone A North = max 15 DU or 19 with Density Bonus.



- **Zone A-Central Village:** Located in Zone A north and south of Agoura Road, this central village area will contain the largest amount of retail and entertainment and residential development serving to anchor the east and west village areas.
- Each of these village areas should contain a broad range of uses and activities targeted toward specialty retail, life-style entertainment, visitor-serving and limited residential housing in both vertical and horizontal formats. The mix of uses is key in creating a 24-hour pedestrian oriented destination.

Working closely within the Village guidelines as well as with the city staff.

Agoura Village Design Principles

- Establish the project area as a “destination” accommodating a range of uses that serve Agoura Hills’ residents and visitors.
- Design the Village to reflect the unique character of Agoura Hills and quality of life; do not replicate similar pedestrian-oriented centers in the region.
- Promote a diverse mix of uses that maintains activity throughout the entire week, not just weekend nights.
- Plan for entertainment and community-serving retail and related uses, such as specialty markets and bookstores.
- Provide new public and quasi-public uses, such as a new community center, playhouse/theater, or other family-oriented uses.
- Consider development concepts consisting of themed retail, local office support, hotel visitor base, recreation (family-oriented), and mixed-use housing.
- Emphasize the development of uses that enhance/attract pedestrian activity.

Specific Plan Guiding Concepts

■ Agoura Plan

- Make it a place where residents and visitors alike can gather and meet.
- Generate regional appeal - something unique that creates a "draw" or attraction.
- Create an entertainment/family-oriented area.
- Encourage mixed-use projects.
- Recognize appropriate density (a key element for increasing a pedestrian oriented environment with gathering places).

Specific Plan Guiding Concepts

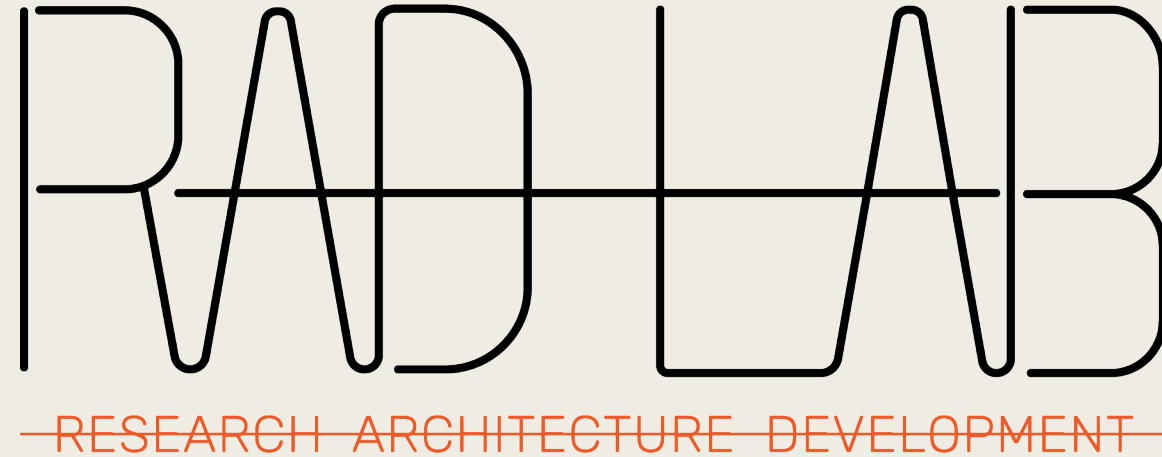
■ Land Uses

- ❑ Consider economic competition such as the Calabasas Commons and the Westlake Promenade.
- ❑ Incorporate successful existing businesses.
- ❑ Create a retail “veneer” along Agoura Road or otherwise camouflage the mini-storage facilities.

■ Architecture

- ❑ Develop a consistent urban design thread of something special that also allows the architecture to vary.
- ❑ Recognize historic buildings and significant places.

Architectural Partner



RAD LAB is a San Diego based licensed architecture firm founded by Philip Auchettl;AIA, David Loewenstein and Jason Grauten, three graduates of NewSchool of Architecture + Design. RAD LAB has emerged as a powerful leader in social design and is sought out nationally and internationally for exceptional tactical urban architecture design. Through an innovative and entrepreneurial approach to architecture, RAD LAB has established itself as an award-winning architecture firm.



FIELDWORKS BREWING

SAN MATEO | CA
PROJECT TYPE: COMMERCIAL
COMPLETION: 2018

This small vacant lot located in San Mateo in the middle of commercial buildings was overlooked for a number of years. RAD LAB was commissioned to activate the lot with the concept of a small urban park tasting room occupied by Field Works Brewery. Through the use of three repurposed shipping containers, RAD LAB designed each container into a different use; One bar/serving space, one cold box (keg room), and one restroom, leaving 80% of the lot left for open-air seating.



UPTOWN BIERGARTEN

MONTEREY | CA
PROJECT TYPE: COMMERCIAL
COMPLETION: 2018

Located in Monterey California, RAD LAB designs was commissioned to activate the lot with the concept of a small urban park tasting room occupied by Berkeley based company - Field Works Brewery. With the purchase of three used 20 foot shipping containers, RAD LAB managed to design and retrofit each container into a different use; One bar/serving space, one cold box (keg room), and one Male/Female restroom, leaving 80% of the lot left for open-air seating and socializing.



FIVEPOINT

IRVINE | CA
PROJECT TYPE: COMMERCIAL
COMPLETION: 2021

Central to a major new community development project in Irvine, CA, this entertainment project features retail, restaurant and bar space in an open-air setting. Designed around courtyard space for shade and gathering, the upper level deck looks out over athletic fields so patrons can watch a variety of games and matches being played below.

RAD LAB designed modular container units with state of the art finishes and managed the project from schematic design through construction. These moments of discovery offer a playful and memorable experience in the tourist-driven area.

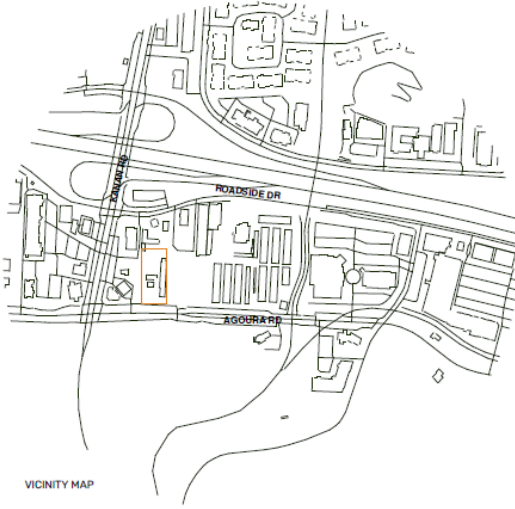


ANCIENT OWL

ATASCADERO | CA
PROJECT TYPE: COMMERCIAL
COMPLETION DATE: 2021

The Ancient Owl Beer Garden will provide a dynamic community hangout in the heart of Atascadero's downtown area. A 2,000 square foot courtyard with shade trees and a fire pit will be enclosed by commercial tenants that include an artisan hat-maker, craft ice cream shop, and a tap room/bottle shop.

Shipping containers painted bright white will be contrasted by custom interior designs to enhance each space. Construction is set to begin in 2020.



VICINITY MAP

ARCHITECTURE

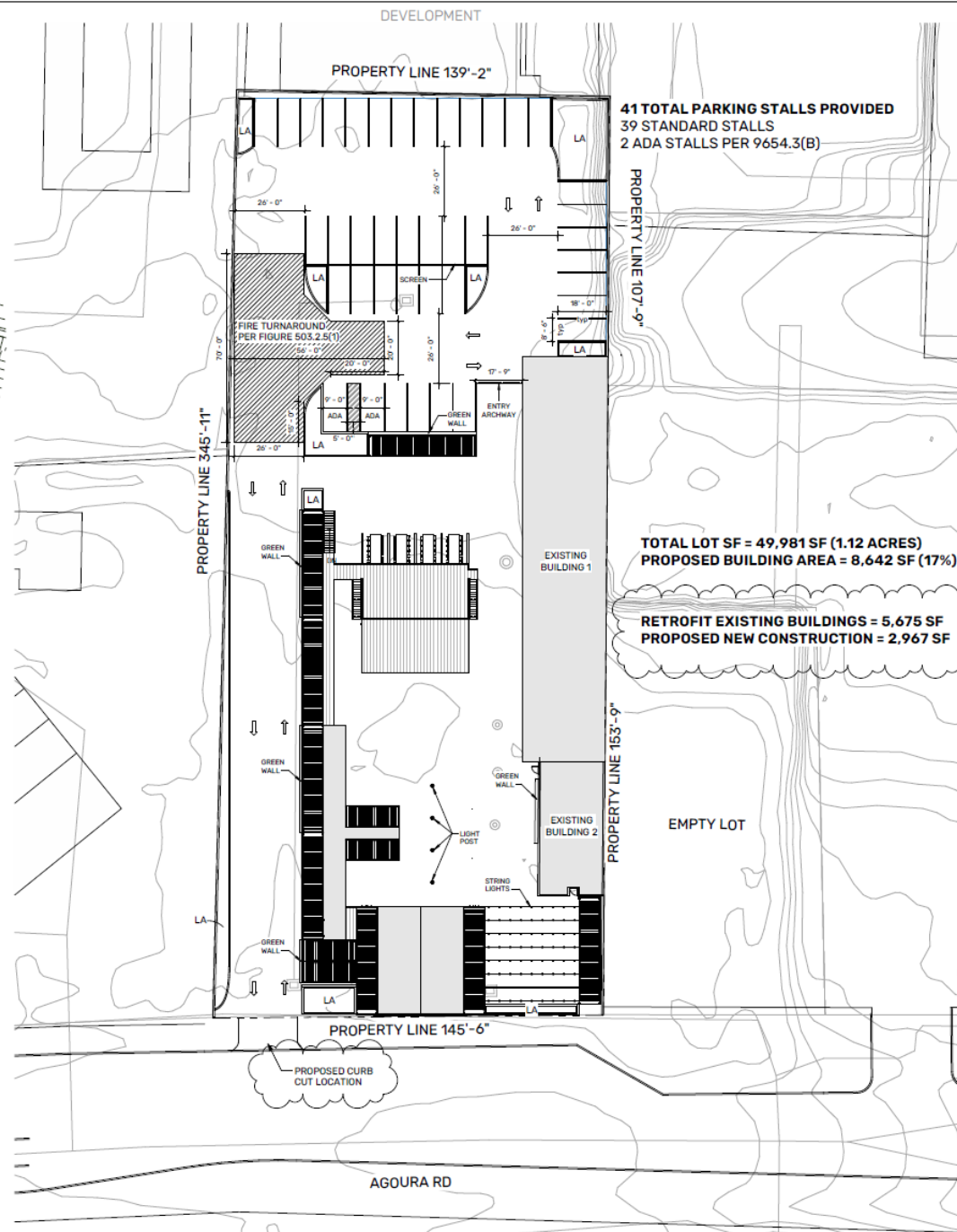
PROJECT INFORMATION

PROJECT ADDRESS:
29479 AGOURA RD.
AGOURA HILLS, CA 91310

PREPARED BY:
RAD LAB
731 9TH AVE, SUITE E
SAN DIEGO, CA 91201

OWNER:
SYMPATHEIA, LLC - EIN: 84-4825 167
6330 VAREL AVENUE #201
WOODLAND HILLS, CA 91367

RICK GUTIERREZ (PROJECT LEAD)
805-217-2578



DEVELOPMENT

41 TOTAL PARKING STALLS PROVIDED
39 STANDARD STALLS
2 ADA STALLS PER 9654.3(B)

PARKING NOTES:

1. FIRE TURNAROUND IS SUFFICIENT. THIS WILL BE FINALIZED THROUGH THE CD PHASE.
2. WE HAVE CONSIDERED THE ADEQUACY OF PARKING IN LIGHT OF THE AVSP PROVISIONS FOR "SHARED PARKING" ON P. 9-116 OF THE AVSP.
3. PARKING CIRCULATION IS SUFFICIENT. THIS WILL BE FINALIZED THROUGH THE CD PHASE.

LA LANDSCAPING AREA

TOTAL LOT SF = 49,981 SF (1.12 ACRES)
PROPOSED BUILDING AREA = 8,642 SF (17%)

RETROFIT EXISTING BUILDINGS = 5,675 SF
PROPOSED NEW CONSTRUCTION = 2,967 SF

1 SITE PLAN
1" = 20'-0"

RESEARCH



AGOURA HILLS

SITE PLAN

A1.1

NO. 100	DATE	1/11/24	REVISED	
NO. 200	DATE			
NO. 300	DATE			
NO. 400	DATE			
NO. 500	DATE			
NO. 600	DATE			
NO. 700	DATE			
NO. 800	DATE			
NO. 900	DATE			
NO. 1000	DATE			
PROJECT NAME	2/20/2024	DATE		
DRAWN BY	AS	DESIGNER		
CHECKED BY	AS	OWNER		

ROOM SCHEDULE			
LEVEL	#	NAME	AREA
LEVEL 1	101	COFFEE SHOP	271 SF
LEVEL 1	102	RETAIL	55 SF
LEVEL 1	103	RETAIL	49 SF
LEVEL 1	104	RETAIL	52 SF
LEVEL 1	105	RETAIL	52 SF
LEVEL 1	106	RETAIL	52 SF
LEVEL 1	107	RETAIL	52 SF
LEVEL 1	108	RETAIL	52 SF
LEVEL 1	109	RETAIL	52 SF
LEVEL 1	110	RETAIL	52 SF
LEVEL 1	111	RETAIL	284 SF
LEVEL 1	112	OFFICE	132 SF
LEVEL 1	113	RETAIL	132 SF
LEVEL 1	114	RETAIL	132 SF
LEVEL 1	115	OFFICE	582 SF
LEVEL 1	116	OFFICE	271 SF
LEVEL 1	117	OFFICE	271 SF
LEVEL 1	118	BAR	583 SF
LEVEL 1	119	WALK UP RESTAURANT	273 SF
LEVEL 1	120	WALK UP RESTAURANT	584 SF
LEVEL 1	121	WALK UP RESTAURANT	584 SF
LEVEL 1	122	WALK UP RESTAURANT	584 SF
LEVEL 1	123	RESTROOM	573 SF
LEVEL 1	124	RETAIL	573 SF
LEVEL 1	125	BAKERY	640 SF
LEVEL 2	200	OFFICE	273 SF
LEVEL 2	201	OFFICE	283 SF
LEVEL 2	202	OFFICE	272 SF
LEVEL 2	203	OFFICE	272 SF
LEVEL 2	204	OFFICE	272 SF

ROOM SCHEDULE			
LEVEL	#	NAME	AREA
LEVEL 2	205	OFFICE	272 SF
LEVEL 2	206	OFFICE	132 SF
LEVEL 2	207	OFFICE	132 SF

TOTAL AREA PER PROGRAM		
WALK-UP RESTAURANT:	2,025 SF	[RESTAURANT - TAKE OUT]
BAR:	583 SF	[RESTAURANT]
BAKERY:	640 SF	[SNACKS]
COFFEE SHOP:	271 SF	[SNACKS]
OFFICE:	3,614 SF	[OFFICE]
RETAIL:	1,589 SF	[RETAIL]
RESTROOM:	573 SF	
	583 SF	TOTAL RESTAURANT
	2,856 SF	TOTAL SNACKS/TAKE OUT
	3,614 SF	TOTAL OFFICE
	1,589 SF	TOTAL RETAIL
TOTAL:	8,642 SF	

ROOM LEGEND

OFFICE

2 LEVEL 2 PLAN
1/16" = 1'-0"

ROOM LEGEND

- BAKERY
- BAR
- COFFEE SHOP
- OFFICE
- RESTROOM
- RETAIL
- WALK UP RESTAURANT

1 LEVEL 1 PLAN
1/16" = 1'-0"



AGOURA HILLS

OWNER

PROGRAM

MA1.3

Details

- The Agoura Yard is located in the vacant site between the intersection of Agoura road & Kanaan road
- The current lot has two existing brick buildings, which we incorporated into the design by turning the vacant lot into a vibrant community space for people to gather for entertainment, for food & retail
- RAD LAB team was tasked to create an urban park concept inspired by the style of Agoura Hills incorporating a modern approach
- Total lot is 49,981 sq.ft & proposed building area is 8,642 sq.ft (17%)
- The existing buildings to retrofit is 5,675 sq.ft & new construction is 2,967 sq.ft
- Two entry access points: 1. The main street, 2. The parking lot
- 39 standard vehicle stalls w/ two ADA stalls
- The parking lot allows for sufficient fire turn around
- If the need arises it has been planned to have valet parking to simplify the experience...



- Street side entry of The Agoura Yard
- Inspired by the style of Agoura Hills
- Highlighting key components of design: wood barn style with steel accents
- Wood gabled roof with truss
- Main entrance barn door supported by steel truss frame
- Comply with design guidelines on the village plan design requirements



THE YARD

- View into the yard from the street
- Main materials used are wood, and steel
- Economically and environmentally efficient
- Front signage to be incorporated within the facade.
- The main gate is open during working hours and can be shut when the venue is closed to ensure security



Happy Hour 11:00
Special appetizers and beer only
Monday - Thursday 5:00 - 7:00 pm

Local	01.00
Domestic Beer Flight	03.00
Domestic Cheese Board	12.95
Domestic Beer Flight	03.00
Domestic Cheese Board	03.00
Domestic Beer Flight & Cheese Board	05.00
Domestic Beer Flight & Cheese Board	05.00
Domestic Beer Flight & Cheese Board	05.00

- View into the retail spaces, office spaces on the second level
- Place for local shops, and vendors to rent
- Bifold door create welcoming environment during open hours
- Wood canopy to allow shading
- Overhead planters, and greenery with inside the barn
- Middle pass-through point into the coffee shop



- View into the office spaces from the courtyard
- Place for local artists and businesses to rent out
- Large openings within the spaces to allow maximum lighting
- Allow community to engage with the local businesses and shops



- View into the bar from the courtyard
- Outdoor bar with wood deck, provide seating areas
- Patio seating above
- Utilizing the existing building (to the left) as a shell for more restaurant and seating areas



To-G
restaura

- View into the take out restaurants from the courtyard
- Retrofitted existing building turned into take out restaurants
- Maximum patio seating



To-Go
restaurant

- View into the take-out restaurants
- Retrofitted existing building turned into take out restaurants
- Maximum patio seating
- Easy access for those coming in from the parking lot to pick up pre-ordered food



- View into the retrofitted building from the courtyard
- Existing building used as retail space and bakery
- Maximum outdoor seating
- Coffee shop to the right



1932

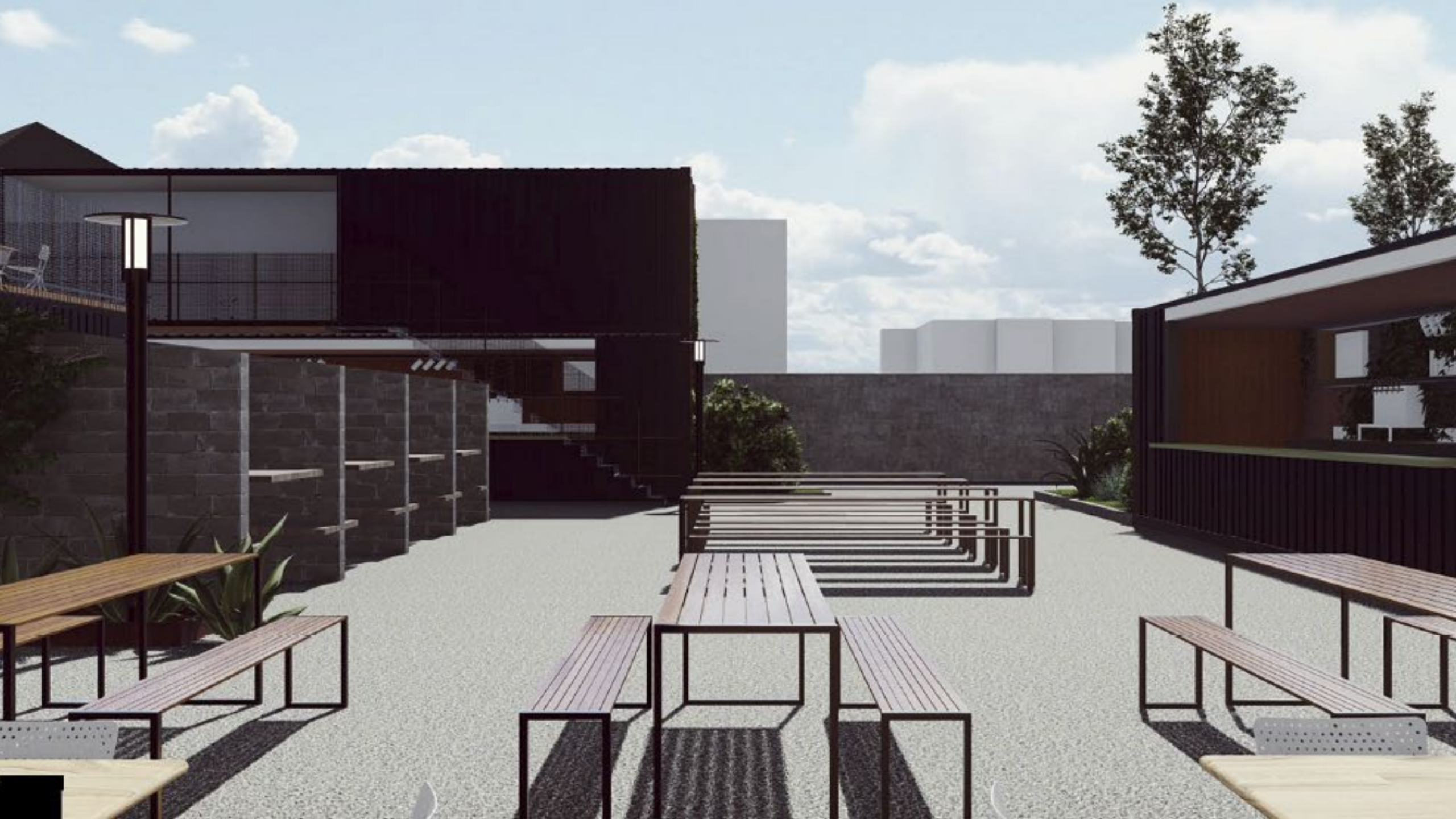
BAKERY
SHOP

Premium quality

- View into the retrofitted building from the courtyard
- Existing building used as retail space and bakery
- Planters, and greenery
- Featuring wall art



- View into the coffee shop from the courtyard
- Easy access for those on the go - access from the street side through pass through
- Pleasant lounge area for those who are dining in



- View into the bar from the courtyard
- Maximum seating areas
- Existing structure (to the left) used as seating for large parties
- Stair access (to the back) to second level for offices and businesses



- View into the parking lot from roof deck seating
- Use of green walls, and vegetation to allow shading for parking
- Great method of creating sound barriers



- View into the venue from the parking lot
- Use of green walls, planters and vegetation



- View into the main entrance of the venue from the roof deck seating
- Office spaces to the right and existing buildings to the left



- View into the roof deck seating
- Office spaces to the right, bar on the bottom level, take out restaurants to the left, parking lot in the back









The Agoura Yard is a placemaking venue designed for the community to gather & enjoy local eateries, shops with a place to work & relax.

A person wearing a red jacket is working on a wooden table. The table has various tools and objects on it, including a wooden block, a metal tool, and some small items. The background is dark and out of focus.

THANK YOU

Rick Gutierrez

805.217.2578

rick@theagourayard.com