



**DATE: MAY 20, 2021**

**TO: PLANNING COMMISSION**

**FROM: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR  
ALLISON COOK, ASSISTANT PLANNING DIRECTOR**

**SUBJECT: SIXTH CYCLE HOUSING ELEMENT 2021-2029 – IDENTIFICATION OF  
POTENTIAL HOUSING SITES AND ACTIONS TO MEET RHNA**

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## **I. PURPOSE**

The purpose of this item is to present to the Planning Commission potential housing sites, a re-zoning program, and other regulatory measures to be identified in the Sixth (6<sup>th</sup>) Cycle Housing Element (2021-2029) to meet the Regional Housing Needs Assessment (RHNA) assigned to the City. This is a discussion item, and the comments of the Planning Commission will be forwarded to the City Council for further direction.

## **II. BACKGROUND**

On March 18, 2021, the City Attorney's Office presented a State Housing Laws Workshop to the Planning Commission, which included information on the RHNA and Housing Elements. On March 30, 2021, the City's Housing Element Consultant, Karen Warner Associates, along with staff of the State Housing and Community Development Department (HCD), presented further information on the RHNA and Housing Element at a joint City Council/Planning Commission meeting.

The next section of this report provides a brief recap of the material presented at these meetings, followed by a discussion of potential sites in the City where housing can be located, and lastly, proposed actions for meeting the RHNA.

## **III. RHNA AND HOUSING ELEMENT**

State Housing Element law requires cities to plan adequately to meet existing and projected housing needs of all economic segments of the community. The RHNA is the minimum number of housing units for which cities are required to provide adequate sites through zoning. The Housing Element, which is prepared by the City every eight years, identifies how the City plans to meet the RHNA allocation with sufficient land, zoning, and regulatory procedures to accommodate these units. The Southern California Association of Governments (SCAG) allocates the RHNA for each city and county in its region,

including the City of Agoura Hills, based on housing needs provided by the state. The City’s RHNA for the 6<sup>th</sup> Housing Element cycle is listed below.

Table 1: RHNA Requirement – 6<sup>th</sup> Cycle

Income Level	2021 Income <sup>1</sup> (3 persons per household)	Units
Very Low (<50% AMI)	\$53,200	127 units
Low (51-80% AMI)	\$85,150	72 units
Moderate (81–120% AMI)	\$86,400	55 units
Above Moderate (>120% AMI)	> \$86,400	64 units
Total		318 units

AMI: Area Median Income

<sup>1</sup> Based on HCD tables for Los Angeles County (April 2021)

The RHNA represents a planning target, not a building quota. However, sites identified to accommodate the RHNA should have a high likelihood of being developed in the next eight years.

Where the City cannot demonstrate adequate sites based on existing zoning regulations to meet the RHNA and in some cases where a site already has been identified in prior update cycles, sites will have to be re-zoned, either from a non-residential zone to a residential zone, or from a lower density residential zone to a higher density residential zone. Development on sites included in such a re-zoning program must be allowed “by right” without City discretion or CEQA review at the project level if they include 20 percent of the units in the Very Low and Low income categories, noted above, and if they meet other specific requirements provided in state law. “By right” means without any discretionary review by the City, but ministerial review, such as a Building Permit or Grading Permit, and not a Site Plan Review or Conditional Use Permit.

For the past Housing Element cycles, the City has been able to meet its share of the Above Moderate income level dwelling units, which are primarily single-family residences, and staff expects this trend to continue in the 6<sup>th</sup> Cycle with vacant infill parcels. The main focus of identifying adequate housing sites is to accommodate the more challenging Very Low and Low categories, and, to a lesser extent, the Moderate category.

The City’s Inclusionary Housing Ordinance (IHO) requires all housing development projects of ten or more units to provide seven percent of the total units for Very Low income category households and four percent each for Low and Moderate income category households. However, the IHO allows a developer to pay a fee in lieu of building

the affordable units on-site. The City must use this money to create affordable units elsewhere in the City.

State law (SB 166) requires “no net loss” of dwelling units. The City must have adequate housing sites available at all times through the 6<sup>th</sup> Cycle Housing Element (2021-2029). If sites are developed with fewer units, or are developed for a higher income or affordability level, than assumed in the Housing Element, the sites must be replenished by identifying and making available additional adequate sites to accommodate the City’s RHNA. Since developers have the option to not construct all affordable units on the site, per the IHO, and given that projects in the City are often built at lower densities than permitted by zoning, it is helpful to create extra room in the housing site inventory beyond the minimum needed to meet the RHNA so that a shortfall is avoided. This generally is referred to as creating a “buffer” by including sites for slightly more units than the City’s RHNA allocation.

The State HCD Department recommends that the housing sites not be less than 0.5 acre nor greater than 10 acres. The reasoning is that parcels that are too small may not support the number of units to be competitive and financially feasible, while parcels being too large may lead to an over concentration of affordable housing in one location. If the City plans to use such sites to accommodate a portion of its lower income RHNA allocation, the City must provide additional analysis to demonstrate that those sites can be developed as lower income housing.

**IV. POTENTIAL HOUSING SITES**

There are two existing zones in the City that accommodate higher density multi-family housing, such as apartments and townhouses, which are the housing types most often associated with Very Low, Low, and Moderate income housing categories. They are the Residential Medium Density zone (RM), with a density range of 6-15 dwelling units per acre (DU/AC), and the Residential High Density zone (RH), with a density range of 15-25 DU/AC. Currently, there are no vacant parcels zoned for RM or RH in the City. However, the Agoura Village Specific Plan (AVSP) area, zoned Planned Development (PD), is the only area that currently contains vacant sites for multi-family mixed-use housing development. Because the AVSP allows for a density comparable to 20 DU/AC, it is the only area of the City that can currently accommodate the Very Low, Low and Moderate (affordable) categories.

Under state law, the City technically may rely on a specific density regulation to demonstrate capacity for lower income units - referred to as the “default density.” In practice, however, a site that is zoned at the default density likely will be developed with market rate housing and only include a small number of deed-restricted affordable units in compliance with the City’s IHO. For example, a project with 30 dwelling units likely would render only 2-Very Low (7%), 1-Low (4%) and 1-Moderate (4%) unit under the City’s IHO. As such, the affordable units that are actually built become a fraction of the total units developed on-site, even though the City identified the site as available for lower income housing in its Site Inventory (because of the default density). When this occurs,

the City must then comply with the state's No Net Loss requirement to ensure that the remaining unmet RHNA allocation for lower income households can be accommodated either on other sites already identified within the Site Inventory or on new sites that may need to be identified and added to the Site Inventory. The No Net Loss process may even require that the City identify and upzone other sites in the City to ensure that the City still can accommodate its full lower income RHNA allocation. Again, the combination of the state's Housing Element requirements and No Net Loss provision means that the City should create a "buffer" in its Site Inventory.

Attachment A shows the potential housing sites being considered by staff. Further information about the sites is provided below.

#### A. Agoura Village Specific Plan Area

In the last two Housing Element cycles, the Agoura Village Specific Plan (AVSP) area was identified as the primary location for the Very Low, Low, and Moderate income housing necessary to meet the RHNA requirements. Since housing was not constructed in the AVSP area during that time, the properties are being considered again as housing sites for the 6<sup>th</sup> Cycle Housing Element. Sites in the AVSP are preferred since many are vacant and the area has already been identified for multi-family housing.

There are three mixed-use residential and commercial development formal applications currently filed with the City in the AVSP area. Please refer to Attachment B, Site Information, Sites 1, 2, and 3. The site exhibits include a map of the site and a brief description of the project and site. The three sites were previously identified for housing in the 4<sup>th</sup> and 5<sup>th</sup> Housing Element cycles.

There are three vacant sites in the AVSP where mixed-use residential and commercial are allowed. These include Site 5, for which a mixed-use residential development has been submitted to the City for a concept review (not yet a formal application). Sites 9 and 11 were the locations of previously proposed residential-commercial mixed-use projects; currently there are no pending applications. These three sites were identified for housing in the 4<sup>th</sup> and 5<sup>th</sup> cycles.

There are three commercial sites that are currently developed in Agoura Village that may be considered under-utilized and have the potential to be developed with housing during the 6<sup>th</sup> Housing Element cycle, Sites 7, 12, and 13. None of these were identified for housing in past cycles.

All of the AVSP properties noted above could contribute to meeting the RHNA, but alone would not be sufficient, as shown in Table 2 below. The total 589 dwelling units shown in Table 2 is higher than the maximum 293 units currently allowed in the AVSP, as the parcels reflected in the table include sites where residential use is not currently allowed, and include a higher density residential development than that assumed with the maximum 293 units. The higher density assumed is 20 DU/AC, which is the minimum often associated with multi-family projects that are likely to provide affordable units.

For the sites that have active applications (Sites 1-3 have a formal application, and Site 5 has a concept application), the applicants' proposed units were utilized. For vacant sites where the AVSP currently allows residential mixed-use development, the number of units were estimated by considering such on-site constraints to development as general steepness of slopes and other environmental resources like oak trees, and reviewing past formal applications for development on these sites as a reference. The assumption for existing developed commercial sites was that they would be developed solely for multi-family units at the typical multi-family unit density of 20 DU/AC. For Site 13, the existing commercial use was assumed to remain, with the housing added in undeveloped portions of the site at the 20 DU/AC density.

Because Sites 1, 2, 3, 5, 9 and 11 were identified as housing sits in the 4<sup>th</sup> and 5<sup>th</sup> cycles, they are now subject to a mandatory re-zoning to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower and moderate income households (Very Low and Low).

Table 2: AVSP Parcels Contributing to RHNA

	AVSP	RHNA	Difference
Total Units	589	---	---
Very Low	30	127	(97)
Low	19	72	(53)
Moderate	19	55	(36)

Accessory Dwelling Units (ADUs) can also be counted toward the RHNA, and estimates for the expected ADUs between 2021-2029 that can be applied to the Very Low, Low, and Moderate categories are shown below, along with the AVSP numbers. Still, the City would fall short of meeting its RHNA obligation without seeking other housing sites.

Table 3: AVSP Parcels & ADUs Contributing to RHNA

	AVSP	ADUs	Total	RHNA	Difference
Total Units	589	---		---	
Very Low	30	14	44	127	(83)
Low	19	34	53	72	(19)
Moderate	19	5	24	55	(31)

B. Other Areas of the City

The first priority in considering properties outside of the AVSP area was vacant sites. Sites that contain dense vegetation, often scrub oaks, were avoided in favor of sites that might have no oaks or fewer and scattered oaks. Most of the available vacant sites are commercially zoned with the Business Park-Office Retail (BP-OR) or Business Park-Manufacturing (BP-M) districts. Refer to Attachment B, Sites 4, 8, and 10. One site is zoned Low Density Residential (RL)(Attachment B, Site 6).

Staff also considered under-utilized properties that have the potential to be redeveloped with housing in the 6<sup>th</sup> Housing Element cycle. Exhibit B, Site 14, is one such site, which is zoned Commercial Retail Service (CRS). There are few other under-utilized parcels that staff believes are ripe for turnover in the coming eight years, given the types of existing uses on and adjacent to the sites.

None of the sites outside of the AVSP have been identified for housing in prior Housing Element cycles.

**V. APPROACH**

Staff offers the following set of inter-related actions to meet the City’s RHNA obligations in the Housing Element, to be accomplished together.

A. Apply an Affordable Housing Overlay (AH Overlay) Zone to All Sites.

The State HCD Department encourages the use of an Affordable Housing (AH) Overlay. An AH Overlay is a common zoning tool, which allows another set of regulations beyond the base zoning district that may be desired for only a select set of parcels. The City’s Zoning Ordinance has numerous overlays, including the Freeway Corridor and Old Agoura. The AH Overlay would allow a density increase and a by-right approval process in exchange for providing an increased percent of affordable units beyond the IHO. The AH Overlay would provide for a 30 DU/AC density, with 25 percent of the units designated for affordable categories – 12 percent for Very Low, eight percent for Low, and five percent for Moderate. The IHO would not apply and there would not be an option for an in-lieu fee to be paid. The key to the successful application of an AH Overlay is providing enough incentive to make a development feasible and more profitable than the underlying zoning.

The Overlay would include a special set of required objective design and development standards so that the identified density can be achieved and the developers have incentives to build per the AH Overlay, giving the City the needed affordable units. Objective standards are often quantifiable and precise, and not open-ended, or leaving room for interpretation. For example, a maximum allowed building height of 35 feet is an objective standard, while a requirement for a building’s colors and materials to “blend in” or “be consistent” with the natural setting is not an objective standard. Standards for consideration include building height, building coverage, building setbacks, parking, location of buildings on a hillside, and oak tree preservation, among others. The project using the AH Overlay and providing the required lower affordable units would be approved “by right;” the objective standards would establish clear parameters to which the development must adhere, and therefore provide some assurance that the project would reflect the City’s values.

One Overlay can apply to all the sites Citywide, or the City can create multiple different Overlay zones. For example, a separate Overlay can be created for the AVSP sites, with objective design and development standards, reflecting the special characteristics of that part of the City.

B. Re-zone the Sites Outside of the AVSP to RH

Sites outside of the AVSP would need to be re-zoned. The base zone of RH would allow a density up to 25 DU/AC, and the IHO would apply. As noted earlier in this report, the City can achieve more affordable units when the overall density and therefore number of market rate units is larger, since the affordable units are provided in proportion to the overall units. Objective standards would be created for the RH district to assist in achieving the 25 DU/AC density, similar to those for the AH Overlay, but relatively more restrictive. The goal is to incentivize the use of the AH Overlay, with a 30 DU/AC density, which provides the City with the most effective way per site to meet the RHNA's affordable categories (25% of the units for affordable income levels). However, a developer may opt to not build per the Overlay, in which case the base zone density of 25 DU/AC would apply. This measure would apply to all sites in Attachment B. As noted above, creating objective standards is critical, since the development would need to be approved "by right" in most cases.

C. Re-zone the AVSP Sites

This task involves re-zoning sites in the AVSP to a residential density similar to RH (25 DU/AC) to provide a larger number of residential units than the AVSP currently allows. The AVSP's Citizens' Advisory Group (CAG) has been considering changes to allowed development in Agoura Village this past year. Because of the statutory requirements for the state and City of Agoura Hills to approve the Housing Element relatively quickly, a program for meeting the RHNA units needs to be considered now before the schedule for AVSP changes resulting from the CAG's work.

The base density of Sites 7, 12 and 13 in Agoura Village would be changed from commercial only to residential only use, with a density similar to RH. For the currently mixed-use residential Sites 1, 2, 3, 5, 9, and 11, apply a mixed-use density similar to RH for the housing and a commercial density that is less than the residential to achieve the desired increase in dwelling units. As noted above, the base density similar to RH would apply if the developer decides not to build per the AH Overlay, and the IHO would apply in connection with the RH standards. Because Sites 1, 2, 3, 5, 9 and 11 were identified in the last two cycles for housing, projects would need to be approved by-right. Housing development on Sites 7, 12 and 13 would also be by-right because the sites would be re-zoned to meet the RHNA obligation. Objective standards would be created for the sites in the AVSP

with the RH-like density, reflective of AVSP’s unique character, regardless of whether the applicant utilizes the base density or the AH overlay.

To demonstrate the efficacy of applying an AH Overlay with the requirement for 25 percent affordable units to a site to meet the RHNA versus applying the base zone density with the IHO, consider the following example for Site 8.

Table 4: Example of Overlay vs. RH to Achieve Affordable Units

SITE 8	AH Overlay (30 DU/AC)	RH (25 DU/AC) with IHO
Total Units	119	99
Very Low	14	7
Low	10	4

With actions A., B., and C., listed above, applied together, the City could meet the RHNA obligation with additional contingency (a “buffer”) to account for land use decisions or development that produce less than the expected number of units, as follows:

Table 5: Contributions to RHNA from Proposed Approach

	DUs from Sites 1-14	ADUs	Total Affordable Dwelling Units Provided	RHNA Needed	Difference (Surplus)
Total DUs	1,374	---	---	---	---
Very Low	162	14	176	127	49
Low	108	34	142	72	70
Moderate	68	5	73	55	18

The following table displays each site, whether it was previously counted in the 4<sup>th</sup> and/or 5<sup>th</sup> Housing Element cycle, the total number of dwelling units to be expected, the expected breakdown of the number of units in each affordable housing category, and whether the site is in the AVSP area.



Table 6: Summary of Housing Sites with Proposed Approach

Site #	4 <sup>th</sup> Cycle	5 <sup>th</sup> Cycle	6 <sup>th</sup> Cycle	Total DUs	VL Units	L Units	M Units	AVSP
1	X	X	X	249	30	20	12	X
2	X	X	X	148	18	12	7	X
3	X	X	X	17	2	1	1	X
4			X	167	20	13	8	
5	X	X	X	18	2	1	1	X
6			X	35	4	3	2	
7			X	192	23	15	10	X
8			X	119	12	8	5	
9	X	X	X	32	4	3	2	X
10			X	69	8	6	3	
11	X	X	X	24	3	2	1	X
12			X	53	6	4	3	X
13			X	200	24	16	10	X
14			X	51	6	4	3	
Total				1,374	162	108	68	

## **VI. RECOMMENDATION**

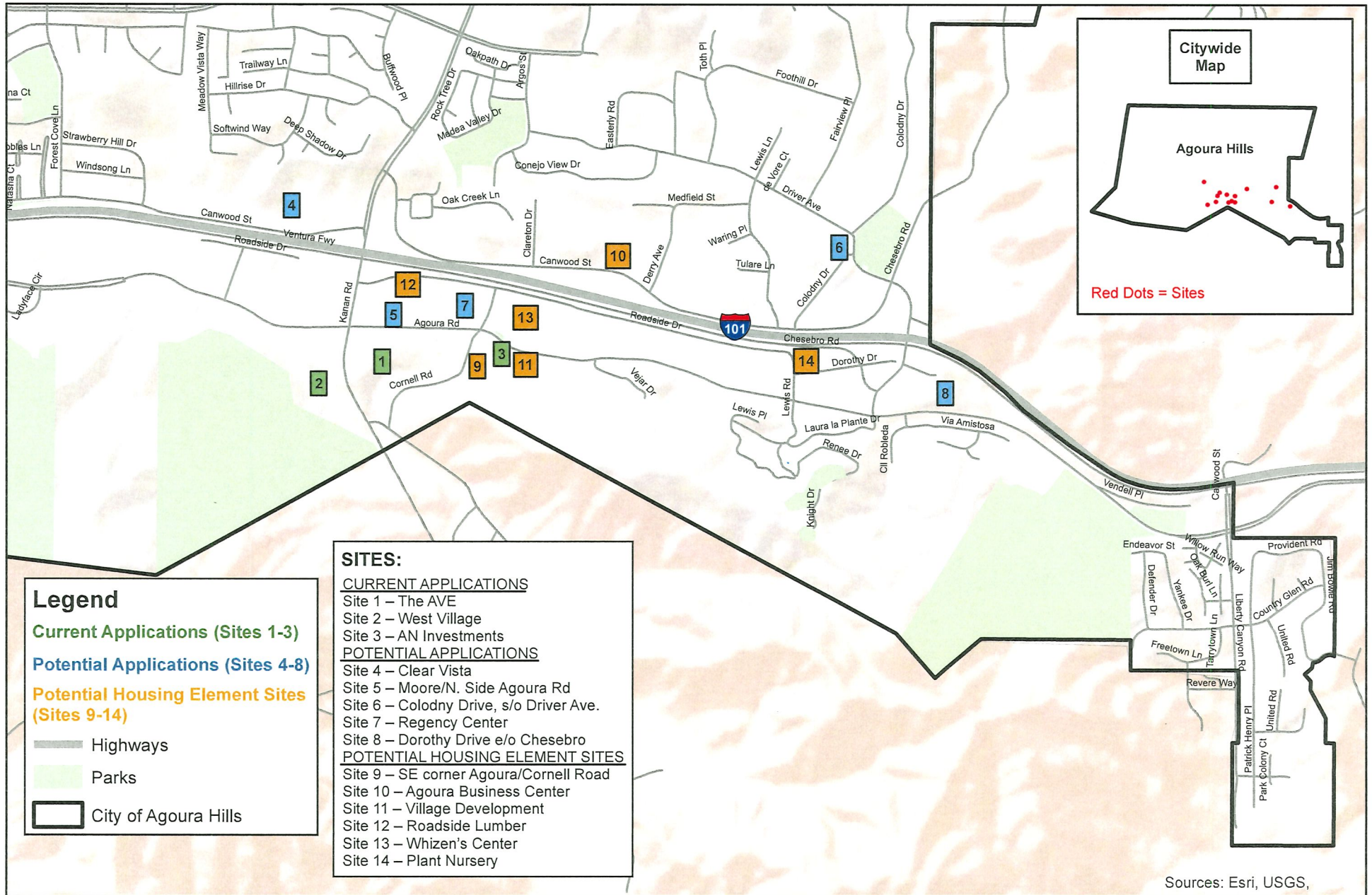
Staff recommends that the Planning Commission provide comments on the potential housing sites, rezoning program, and other regulatory methods to meet the City's RHNA and Housing Element requirements. No decision or action is required of the Planning Commission at this time.

Attachments:

- A. Potential Housing Element Sites
- B. Site Information

EXHIBIT A  
Potential Housing Element Sites

# City of Agoura Hills Potential Housing Element Sites



0 0.25 0.5 1 Miles

Sources: City of Agoura Hills,  
& US Census Bureau.



EXHIBIT B  
Site Information



**CURRENT APPLICATION  
SITE 1: THE AVE PROJECT**

Location:	SE Corner of Agoura/Kanan Roads	AIN:	2061-031-020
Acres:	12.37	Res. Units Proposed:	118
Zoning:	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	0 (in lieu fee)
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	9.5
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Development application submitted for mixed-use project with rental residential townhomes and apartments, retail, restaurant, office and hotel in Zone A South of AVSP. Application complete, and CEQA EIR being prepared.*

Opportunities	Constraints
NA	NA

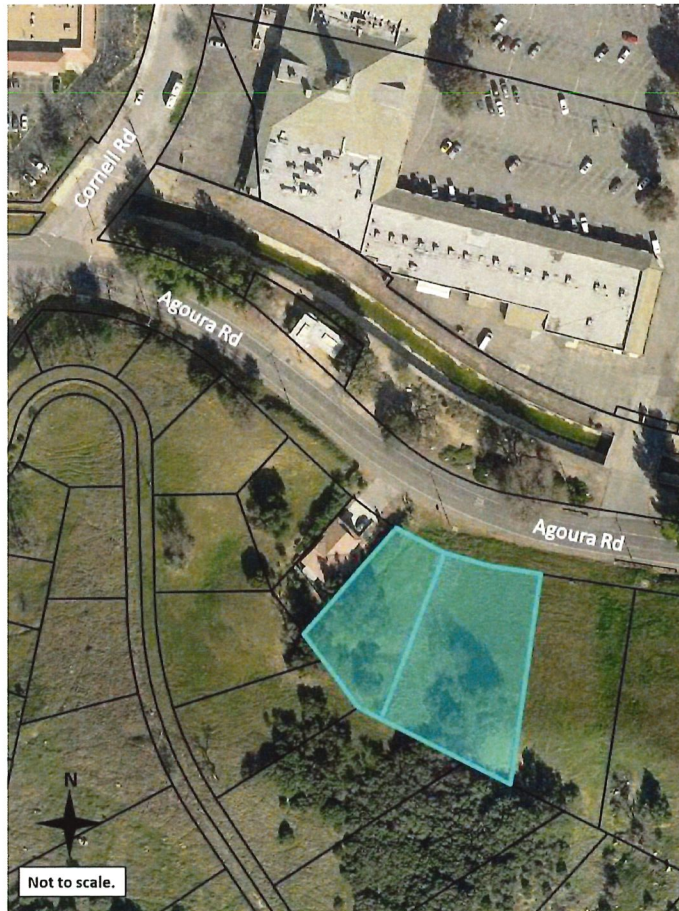


**CURRENT APPLICATION  
SITE 2: THE WEST VILLAGE PROJECT**

Location:	SW Corner of Agoura/Kanan Rds.	AINs:	2061-032-21, -022 & -028
Acres:	7.37	Res. Units Proposed:	78
Zoning:	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	11
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	10.5 DU/AC
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Development application submitted for mixed-use project with residential apartments, retail, restaurant, and office in Zone B of AVSP. Application incomplete – waiting for applicant's resubmittal.*

Opportunities	Constraints
NA	NA



**CURRENT APPLICATION  
SITE 3: AN INVESTMENTS**

Location:	28902 Agoura Road	AINs:	2061-029-005 & -006
Acres:	0.87	Res. Units Proposed:	17
Zoning	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	3
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	19
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Development application submitted for mixed-use project with residential apartments, and minor retail and restaurant in Zone E of AVSP. Application incomplete – waiting for applicant to resubmit.*

Opportunities	Constraints
Applicant may increase # of units	NA



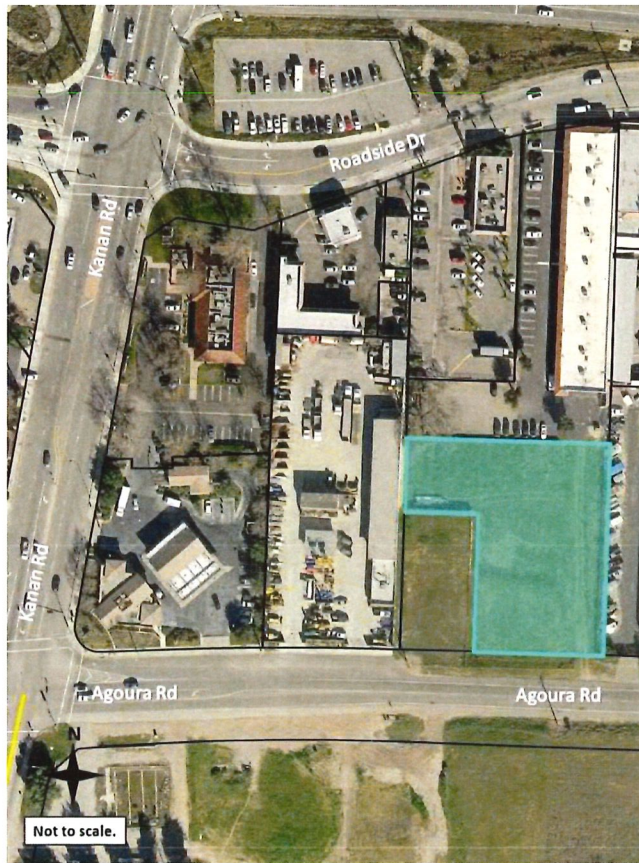


**POTENTIAL APPLICATION  
SITE 4: CLEAR VISTA PROJECT**

Location:	Canwood St., west of Kanan Rd.	AIN:	2053-001-004
Acres:	8.37	Res. Units Proposed:	214
Zoning:	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Afford. Units Proposed:	TBD
General Plan:	BP-OR	Density (Units per Acre):	26
Current Use:	Vacant	Counted in Prior Cycle:	No

*Pre-Screen Review completed on 4-28-21 for City Council comments on proposed legislative changes for mixed-use project with residential apartments, and minor resident-supporting retail and restaurant. Formal application pending.*

Opportunities	Constraints
Vacant land Provision of substantial units and density to help meet RHNA	Hillside parcel and oak trees Adjacent to Canwood St., frontage road to freeway (air quality, noise) General Plan Amendment and Zone Change required to allow residential Applicant proposing affordable unit in-lieu fee Variance from Hillside Ordinance may be required (for density and minimum open space)



**POTENTIAL APPLICATION  
SITE 5: MOORE/NORTH SIDE OF AGOURA ROAD**

Location:	Agoura Road in Zone A North	AIN:	2061-006-038
Acres:	0.9	Res. Units Proposed:	15
Zoning:	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	15
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Initial discussions with owner/developer for a mixed-use project with residential apartments, and minor retail and restaurant with underground parking. "Concept application" per Agoura Village Development Permit process submitted to City and being reviewed. Formal application to follow.*

Opportunities	Constraints
Vacant land	Applicant may meet affordable unit requirement by in-lieu fee
Minimal environmental constraints	

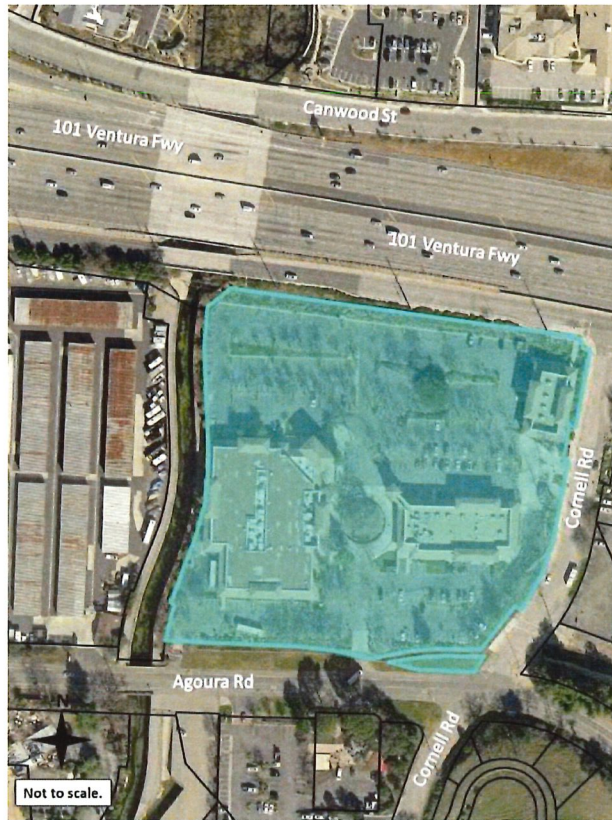


**POTENTIAL APPLICATION  
SITE 6: COLODNY DRIVE**

Location:	SW corner of Colodny Dr./Driver Ave.	AINs:	2055-005-904, -903, & -902
Acres:	1.76	Res. Units Proposed:	36
Zoning:	Residential Low Density-Old Agoura-Equestrian (RL-OA-EQ)	Afford. Units Proposed:	5
General Plan:	RL	Density (Units per Acre):	20
Current Use:	Vacant	Counted in Prior Cycle:	No

*City proposed multi-family residential project. Application not yet submitted.*

Opportunities	Constraints
Vacant land Provision of substantial units and density to help meet RHNA Adjacent to multi-family and single-family residential sites	Oak trees Variance from Hillside Ordinance may be required (for density and minimum open space) Requires General Plan Amendment and Zone Change to increase allowed density from single-family residences to multi-family units Hillside parcels



**POTENTIAL APPLICATION  
SITE 7: REGENCY THEATER CENTER**

Location:	29045 Agoura Road	AIN:	2061-006-044
Acres:	6.24	Res. Units Proposed:	200
Zoning:	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	32
Current Use:	Developed with theater, retail, restaurant	Counted in Prior Cycle:	No

*Initial discussions with owner to demolish existing uses and construct up to 200 apartments. Application not yet submitted.*

Opportunities	Constraints
Provision of substantial units and density to help meet RHNA Minimal environmental constraints  Flat parcel Adjacent to residential sites	Adjacent to Roadside Drive, frontage to freeway (air quality and noise) Requires AVSP amendment to allow residential use on this site, and to increase total residential units allowed in the AVSP Oak trees

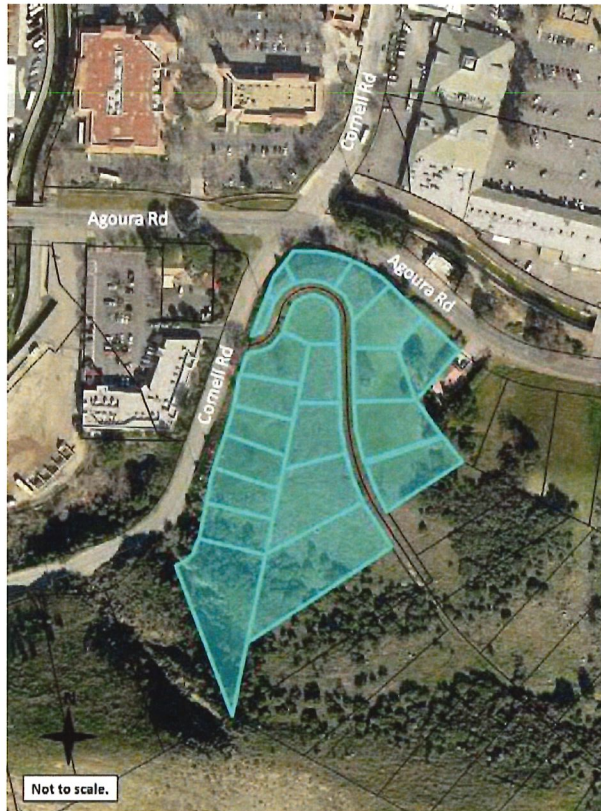


**POTENTIAL APPLICATION  
SITE 8: DOROTHY DRIVE**

Location:	Agoura Rd., east of Chesebro Rd.	AINs:	2061-013-024, -025, -005, -004, -003, -002, -001, -049, -039, -036
Acres:	7.92	Res. Units Proposed:	82
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Afford. Units Proposed:	TBD
General Plan:	BP-OR	Density (Units per Acre):	10
Current Use:	Vacant	Counted Prior Cycle:	No

*Initial discussions with owner for residential. Developer to submit Pre-Screen Review request for City Council comments on legislative changes required. Formal development application not yet submitted.*

Opportunities	Constraints
Provision of substantial units to help meet RHNA Adjacent to residential sites	Oak trees and hillside parcels Requires General Plan Amendment and Zone Change to allow residential use on this site Variance from Hillside Ordinance may be required (for density and minimum open space) Freeway adjacent (air quality, noise)

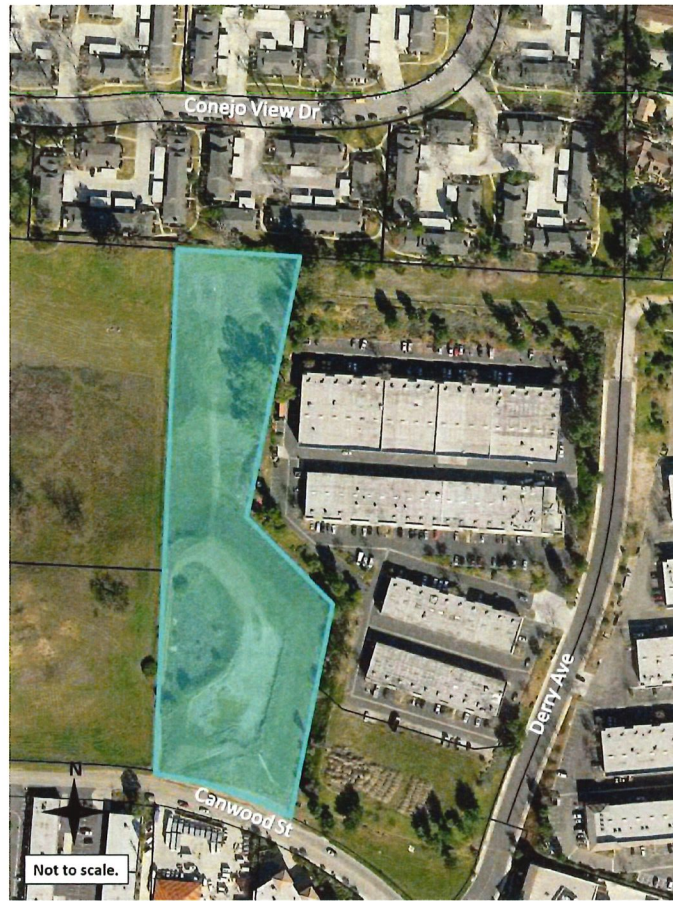


**POTENTIAL SITE  
SITE 9: SE CORNER OF CORNELL/AGOURA**

Location:	SE corner of Cornell/Agoura Rds.	AINs:	2061-029-008, -009, -010, -011, -012, -013, -014, -015, -016; 2061-030-001, -002 & -003
Acres:	5.31	Res. Units Proposed:	TBD
Zoning	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	TBD
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Former mixed-use project. No application on file with City. No discussions with owner.*

Opportunities	Constraints
Provision of substantial units to help meet RHNA Zoned for housing and mixed-use	Oak trees Environmental sensitivity (habitat, plants, cultural)



**POTENTIAL SITE**  
**SITE 10: AGOURA BUSINESS CENTER ON CANWOOD**

Location:	28661 Canwood Street	AINs:	2048-012-034
Acres:	4.65	Res. Units Proposed:	TBD
Zoning	Business Park-Manufacturing-Freeway Corridor (BP-M-OR)	Afford. Units Proposed:	TBD
General Plan:	BP-M	Density (Units per Acre):	TBD
Current Use:	Vacant	Counted in Prior Cycle:	No

*No discussions with owner.*

Opportunities	Constraints
Provision of substantial units to help meet RHNA	Oak trees and hillside parcels
Vacant site	Drainage feature
Adjacent to residential site	Requires General Plan Amendment and Zone Change to allow residential
	Variance from Hillside Ordinance may be required (for density and minimum open space)



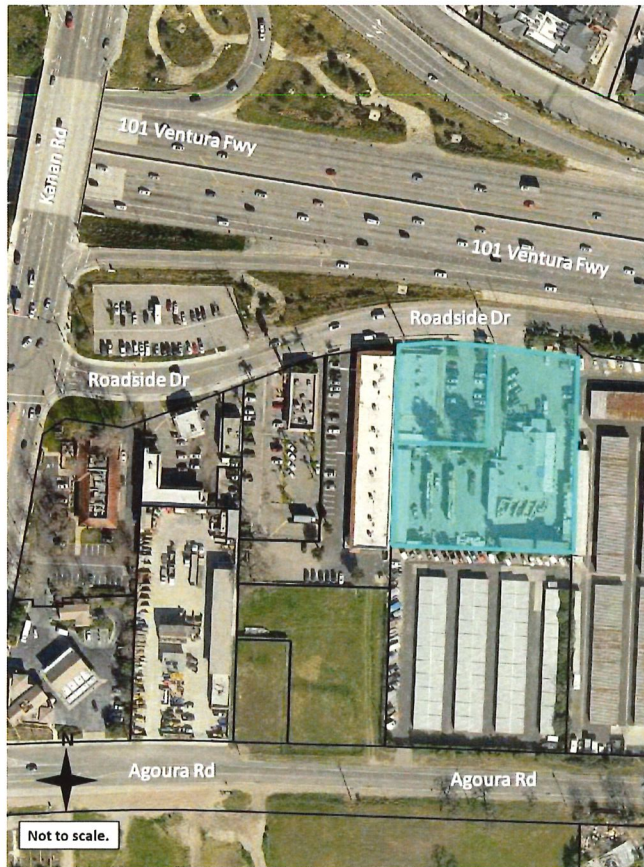
**POTENTIAL SITE  
SITE 11: VILLAGE DEVELOPMENT**

Location:	South on Agoura Road, east of Cornell Road	AINs:	2061-029-003 & -004
Acres:	1.2	Res. Units Proposed:	TBD
Zoning	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	TBD
Current Use:	Vacant	Counted in Prior Cycle:	4 <sup>th</sup> & 5 <sup>th</sup>

*Application submitted for mixed-use residential with minor retail/restaurant in Zone E of AVSP several years ago, but application has since been closed. No recent discussions with owner.*

Opportunities	Constraints
Vacant site Zoned for residential and mixed use Provision of some units to help meet RHNA, especially with solely residential use	Oak trees Hillside parcels If other parcels in AVSP Zone E are also developed with residential, may require AVSP amendment to increase the number of residential units allowed in Zone E and in the AVSP overall. If solely residential development is proposed, AVSP amendment needed to remove mixed-use requirement.





**POTENTIAL SITE**  
**SITE 12: ROADSIDE LUMBER**

Location:	29112 & 29130 Roadside Dr.	AINs:	2061-006-042 & -048
Acres:	1.76	Res. Units Proposed:	TBD
Zoning:	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	TBD
Current Use:	Developed with structures that house building materials for on-site sale	Counted in Prior Cycle:	No

*No discussions with owner. In Zone C of AVSP.*

Opportunities	Constraints
Provision of some units to help meet RHNA – especially with solely residential use	Requires AVSP amendment to allow residential, to increase the number of residential units in Zone A North of the AVSP, and overall in the AVSP.
Flat parcels	Adjacent to Roadside Drive, frontage road to freeway (air quality, noise)
Underutilized parcels	
Existing non-conforming use (cannot be expanded)	



**POTENTIAL SITE  
SITE 13: WHIZIN'S CENTER**

Location:	28912 Agoura Road	AINs:	2061-007-041, -052, -054, -051, -055 & -031
Acres:	10	Res. Units Proposed:	TBD
Zoning:	PD (Agoura Village Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Agoura Village Specific Plan)	Density (Units per Acre):	TBD
Current Use:	Developed with retail, restaurant, entertainment uses	Counted in Prior Cycle:	No

*No recent discussions with owner. In Zone D East of AVSP.*

Opportunities	Constraints
Provision of substantial density and units to help meet RHNA	Requires AVSP amendment to allow residential, and to increase the number of residential units overall in the AVSP
Flat parcels	Adjacent to Roadside Drive, frontage road to freeway (air quality, noise)
Underutilized parcels	



**POTENTIAL SITE**  
**SITE 14: PLANT NURSERY AND ADJACENT PARCELS**

Location:	28263 Dorothy Drive	AINs:	2061-010-017, -015, -006, -016,-008 & 007
Acres:	2.58	Res. Units Proposed:	TBD
Zoning	Commercial Retail Service-Old Agoura-Freeway Corridor (BP-OR-FC) & Old Agoura Commercial area	Afford. Units Proposed:	TBD
General Plan:	CRS	Density (Units/Acre):	TBD
Current Use:	Developed with plant nursery buildings and outdoor plant storage, vacant land	Counted in Prior Cycle:	No

*Recent discussions with owner to redevelop.*

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow residential and to remove the parcels from the Old Agoura Commercial area (where residential is not allowed)
Flat parcels	Adjacent to freeway (air quality, noise)
Underutilized parcels	Oak trees