



DATE: JUNE 9, 2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

**BY: 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 REGIONAL
HOUSING NEEDS ASSESSMENT**

The purpose of this item is to present to the City Council potential housing sites, a rezoning program, and other regulatory measures to be identified in the Sixth (6th) Cycle Housing Element (2021-2029) to meet the Regional Housing Needs Assessment (RHNA) allocation assigned to the City. Upon receiving City Council's direction, staff will proceed with preparing the Draft Housing Element 2021-2029 for review by the State Department of Housing and Community Development (HCD).

On March 30, 2021, the City's Housing Element Consultant, Karen Warner Associates, along with HCD staff, presented information on the RHNA and Housing Element at a joint City Council/Planning Commission meeting. The following paragraphs are a brief recap of the material presented at this meeting, followed by a discussion of potential sites in the City where housing can be located, and lastly, proposed actions for meeting the RHNA.

On May 20, 2021, staff presented this item for discussion to the Planning Commission. The purpose was to gather comments and forward them to the City Council. The last part of this report is a summary of the Planning Commission's comments.

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 allocation 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 allocation for the 6th Housing Element cycle is listed below.

Table 1: RHNA Requirement – 6th Cycle

Income Level	2021 Income ¹ (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

¹ Based on HCD tables for Los Angeles County (April 2021)

The RHNA allocation represents a planning target, not a building quota. However, sites identified to accommodate the RHNA allocation 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 allocation, 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 California Environmental Quality Act (CEQA) review at the project level if it includes 20 percent of the units in the Very Low and Low income categories, noted above, and if it meets 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 6th Cycle with vacant infill parcels. The 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 6th 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 allocation. 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 allocation 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.

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), 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 with vacant sites that can currently accommodate the Very Low, Low and Moderate income 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. Additional sites suggested by the Planning Commission are addressed in the latter portion of this report.

Agoura Village Specific Plan Area

In the last two Housing Element cycles, the 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 6th 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, including whether the site is in the Very High Fire Hazard Severity Zone (VHFHSZ) or is a hillside parcel. The three sites were previously identified for housing in the 4th and 5th 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 4th and 5th cycles.

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

All of the AVSP properties noted above could contribute to meeting the RHNA allocation, but alone would not be sufficient, as shown in Table 2 below.

Table 2: AVSP Dwelling Units Contributing to RHNA¹

	AVSP	RHNA	Difference
Total Units	293 ²	---	---
Very Low	21	127	(106)
Low	12	72	(60)
Moderate	12	55	(43)

¹ Assuming IHO (7% Very Low, 4% Low and 4% Moderate)

² Based on the maximum allowed units in the AVSP as adopted in 2008

Accessory Dwelling Units (ADUs) can also be counted toward the RHNA allocation, 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 RHNA¹

	AVSP	ADUs	Total	RHNA	Difference
Total Units	293 ²	---		---	
Very Low	21	14	35	127	(92)
Low	12	34	46	72	(26)
Moderate	12	5	17	55	(38)

¹ Assuming IHO (7% Very Low, 4% Low and 4% Moderate)

² Based on the maximum allowed units in the AVSP as adopted in 2008

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 6th 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 has been identified for housing in prior Housing Element cycles.

APPROACH

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

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 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 cannot be mandated, so a property owner would have the option to utilize the AH Overlay or not.

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 must establish a range of densities, with the minimum density 20 DU/AC as dictated by Housing Element law for sites being rezoned to accommodate a lower income RHNA shortfall (Govt. Code §65583.2(h)). Staff proposes that the AH Overlay provide for a 20-30 DU/AC density, with 20 percent of the units designated for affordable categories – 10 percent Very Low and 10 percent Low. For property owners choosing to develop under the AH Overlay, the IHO would not apply and there would not be an option for an in-lieu fee to be paid.

The AH 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. Projects 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. 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.

Re-zone Sites Outside of the AVSP to a Residential or Higher Density Residential Zone

Sites outside of the AVSP would need to be re-zoned to a base zoning district that allows high enough residential density, but less than that of the Overlay, to incentivize use of the AH Overlay. Staff suggests a base zone of RM with a density of 6-15 DU/AC. The IHO would apply to projects developing under this base zone. Objective standards would be created for the RM district to assist in achieving the maximum 15 DU/AC density. Nonetheless, the goal is to have applicants use the AH Overlay, with a maximum 30 DU/AC density, which provides the City with the most effective way per site to meet the RHNA allocation affordable categories (20% of the units for affordable income levels versus 15% with the IHO). However, a developer may opt to not build per the AH Overlay, in which case, the base zone density of up to 15 DU/AC and the City's IHO requirements would apply. This measure would apply to Sites 4, 6, 8, 10 and 14 in Attachment B.

Re-zone AVSP Sites to Achieve More Housing

This task involves re-zoning sites in the AVSP to increase the amount of residential units. For sites where only commercial uses are currently allowed, the zone would change to something consistent with RM (6-15 DU/AC) and solely residential (Sites 7 and 12). For Site 13, which is developed with commercial uses that would remain, an allowance of 15 DU/AC would be added.

For sites that are presently identified in the AVSP for residential-commercial mixed-use, the assumption in the current Housing Element (Cycle 5) of 20 DU/AC would be retained (Sites 1, 2, 3, 5, 9, and 11). For these sites, the commercial density would be shifted to be less than the residential on each site to achieve the desired increase in dwelling units, as opposed to the current policy of the AVSP to have residential use be ancillary to commercial use.

The AVSP Citizens Advisory Group (CAG) has been considering changes to allowed development in the AVSP 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 allocation needs to be considered now before the schedule for an AVSP amendment resulting from the CAG's work.

Objective standards would be created for the sites in the AVSP, reflective of the AVSP's unique character. The AVSP CAG would assist in creating objective standards for the AVSP area.

To demonstrate the efficacy of applying an AH Overlay with the requirement for 20 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. RM to Achieve Affordable Units

SITE 8	AH Overlay (30 DU/AC) 20% Affordable	RM (15 DU/AC) with IHO
Total Units	119	59
Very Low	12	4
Low	12	2

With the three-part program described above, the City could meet the RHNA obligation with additional contingency (a “buffer”) to account for land use decisions or developments that produce less than the expected number of units, as shown in Table 5. This approach results in the City not meeting the Moderate category for the RHNA allocation; however, the extra Very Low and Low category units could be used to satisfy the Moderate category RHNA allocation.

Table 5:

Contributions to RHNA from Proposed Approach – 20%¹ Required Affordable in Overlay

	DUs from Sites 1-14	ADUs	Total Affordable Dwelling Units Provided	RHNA Needed	Difference
Total DUs	1,410	---	---	---	---
Very Low	141	14	155	127	28
Low	141	34	175	72	103
Moderate	0	5	5	55	(50)

¹ 10% VL, 10% L

As a summary, the following table displays each site, whether it was previously counted in the 4th and/or 5th 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 7: Summary of Housing Sites with Proposed Approach – 20% Affordable Units with an AH Overlay

Site #	4 th Cycle	5 th Cycle	6 th Cycle	Total DUs	VL Units	L Units	M Units	AVSP
1	X	X	X	249	25	25	0	X
2	X	X	X	148	15	15	0	X
3	X	X	X	17	2	2	0	X
4			X	167	17	17	0	
5	X	X	X	18	2	2	0	X
6			X	40	4	4	0	
7			X	188	19	19	0	X
8			X	119	12	12	0	
9	X	X	X	32	3	3	0	X
10			X	90	9	9	0	
11	X	X	X	30	3	3	0	X
12			X	53	5	5	0	X
13			X	200	20	20	0	X
14			X	60	6	6	0	
Total				1,411	142	142	0	

PLANNING COMMISSION

At its meeting on May 20, 2021, the Planning Commissioners offered the following comments:

- Additional sites for consideration were suggested, and include: the small shopping centers at the intersection of Thousand Oaks Boulevard and Lake Lindero Drive; the three large shopping centers on Kanan Road, in the area of Thousand Oaks Boulevard; and the vacant lot at the eastern terminus of Thousand Oaks Boulevard, just north of the high school.

Of the shopping centers at Thousand Oaks Boulevard and Lake Lindero Drive, which are zoned Neighborhood Commercial (CN), only the site at the northeast quadrant is of sufficient size, at 0.87 acre, while the others are less than one-half acre; it is unknown whether the current use would turn over in the next eight years so that it could be used for housing.

The shopping centers along Agoura Road around Thousand Oaks Boulevard are currently zoned Commercial Shopping Center-Mixed Use (CS-MU), with some limited multi-family residential use allowed provided the centers are substantially renovated. Since the addition of the MU portion to the zoning district about ten years ago, none of the property owners has expressed interest in adding multi-family units. Staff does not anticipate that these shopping centers will turn over in eight years to become fully residential projects. In the future the City always may consider whether to increase the allowed density for residential use as part of a substantial renovation of the commercial centers, so that more units could be accommodated should such a use become desirable in the next several years.

The vacant parcel at the east end of Thousand Oaks Boulevard, and adjacent to the single-family residential neighborhood off Carell Avenue, is zoned Residential-Single Family (RS). Of the 2.13 acres, the majority is steep slopes; the useable area is estimated at about one-third acre, which is less than the 0.5 minimum recommended for housing sites. There is a larger parcel beyond this, however it is a designated open space parcel.

Staff seeks the City Council's direction on whether to study adding any of these sites to the proposed Housing Site Inventory. If so, staff could provide this information at the next City Council meeting.

- One suggestion was a financial incentive to developers to provide the affordable units, such as a decrease in taxes or tax credits, especially considering the recent increase in construction costs. Tax credits are most commonly associated with a completely affordable housing project, not a primarily market rate project with some affordable units.

- The Commissioners expressed the desire to find a balance between the City's need for housing and the City's sensitive ecosystem. They also stressed the importance of creating objective standards that reflect the community's values and address environmental concerns, especially considering the possibility of by right project approval.

The following concerns were raised by the Planning Commission:

- Concern was raised about the use of Site #8 (on Agoura Road and at the east end of the Dorothy Drive cul-de-sac), as the site is near the wildlife corridor at Liberty Canyon Road (about one mile to the west).
- Concern was also raised regarding Site #9 in the AVSP, specifically, that the environmental issues identified with a prior proposed project be addressed.
- Concern about traffic impacts from the increased higher density housing was mentioned. Environmental impacts from implementation of the Housing Element, as well as the other General Plan elements to be updated concurrently, would be analyzed in a programmatic Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

One letter was submitted to the Planning Commission by the representative of the owner of Site 10. (Attachment C). The site is on Canwood Street, east of Kanan Road. The letter suggested that, in addition to Site 10, the City consider the contiguous parcel to the west, under the same ownership. This parcel was approved for a business park use several years ago, and the front part of the site bordering Canwood Street is currently developed with two businesses (Lot 2 of the parcel); the remainder of the project has not been built (Lot 1 of the parcel). If the City were to include the back portion of the parcel as part of Site 10, it would need to be split off from the front, and either merged with Site 10 or it could be created as a separate parcel. Exhibit D contains an updated summary of Site 10, with the parcel immediately to the west, labelled "Site 10a."

If Site 10a replaces Site 10, is added to the Housing Site Inventory, and the Overlay applied, Table 5, presented earlier in this report, is revised as Table 8 below.

Table 8:
Contributions to RHNA with Proposed Approach – 20%² Required Affordable in Overlay¹

	DUs from Sites 1-14	ADUs	Total Affordable Dwelling Units Provided	RHNA Needed	Difference (Surplus)
Total DUs	1,567	---	---	---	---
Very Low	157	14	171	127	44
Low	157	34	191	72	119
Moderate	0	5	5	55	(50)

¹ Includes Site #10a instead of Site 10. ² 10% VL, 10% L

PUBLIC OUTREACH

Starting in April 2021, staff promoted the Housing Element Update on social media and in City e-mailed newsletters with a link to the City's Housing Element Update webpage for more information and an opportunity to sign up for a mailing list about the Housing Element. Beginning in April 2021, and still ongoing, staff advertised the availability of a Senior Housing Needs Survey through social media and City e-newsletters, with a link to the survey. This information will help staff plan for the senior community, which is a disadvantaged community, in the Housing Element.

Prior to the May 20, 2021 Planning Commission meeting, staff mailed letters to all site property owners regarding the meeting and its purpose. Prior to this City Council hearing, staff distributed the public hearing notice to the site property owners and to interested parties on the Housing Element mailing list, which includes the general public and housing advocacy groups. A public hearing notice was also published in the paper and posted on the City's website in the City Council section and on the City's Housing Element webpage.

SCHEDULE

Upon receiving direction from the City Council on the three-part approach for meeting the RHNA allocation, described in this staff report, including which sites to use in the Housing Site Inventory, Karen Warner Associates and City staff will prepare the Draft Housing Element. The Draft Housing Element will be submitted to HCD in August 2021, for its 60-day review period and a public comment period. An Environmental Impact Report (EIR) will be prepared for the Housing Element, and the updated General Plan Land Use, Circulation and Safety Elements, and distributed for public review fall 2021. Public hearings to consider adoption of the Housing Element will be held with the Planning Commission and City Council in January 2022 and February 2022, respectively.

RECOMMENDATION

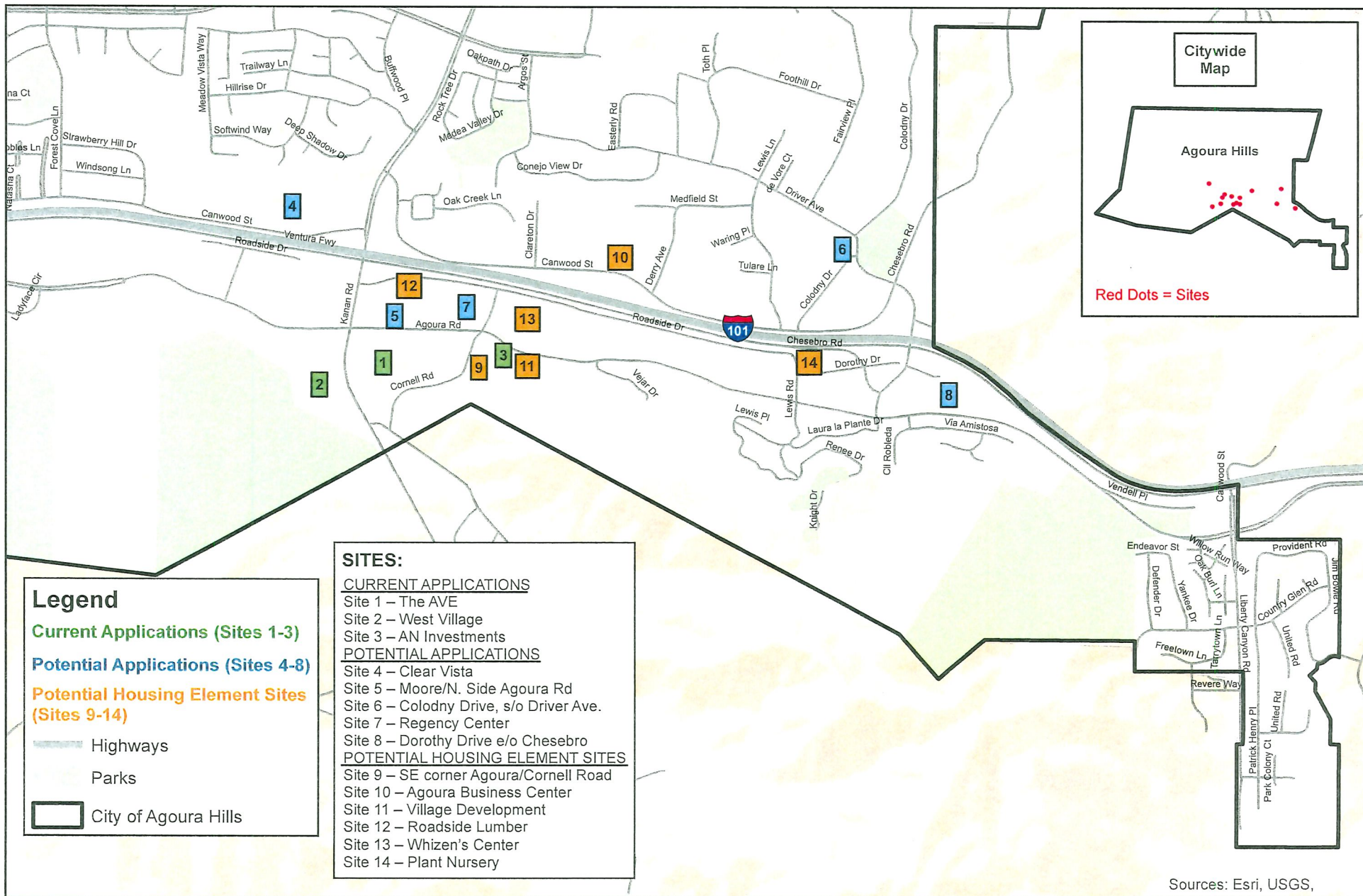
Staff respectfully requests that the City Council conduct a public hearing and provide direction to staff on the proposed Housing Site Inventory, rezoning program, and other regulatory methods to meet the City's RHNA and Housing Element requirements. In particular, please consider whether the Housing Site Inventory should include Sites 1-14; or Sites 1-9, #10a, and 11-14; or some other combination of sites.

Attachments:

- A. Potential Housing Element Sites Map
- B. Site Information Exhibits
- C. Letter to Planning Commission from David Brody regarding the ABC site (Site #10) on Canwood Street, dated 5-20-21
- D. Additional Site Information Exhibit – Site #10a

Attachment A
Potential Housing Element Sites Map

City of Agoura Hills Potential Housing Element Sites



0 0.25 0.5 1 Miles

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



Attachment B
Site Information Exhibits



**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 th & 5 th

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		In VHFHSZ

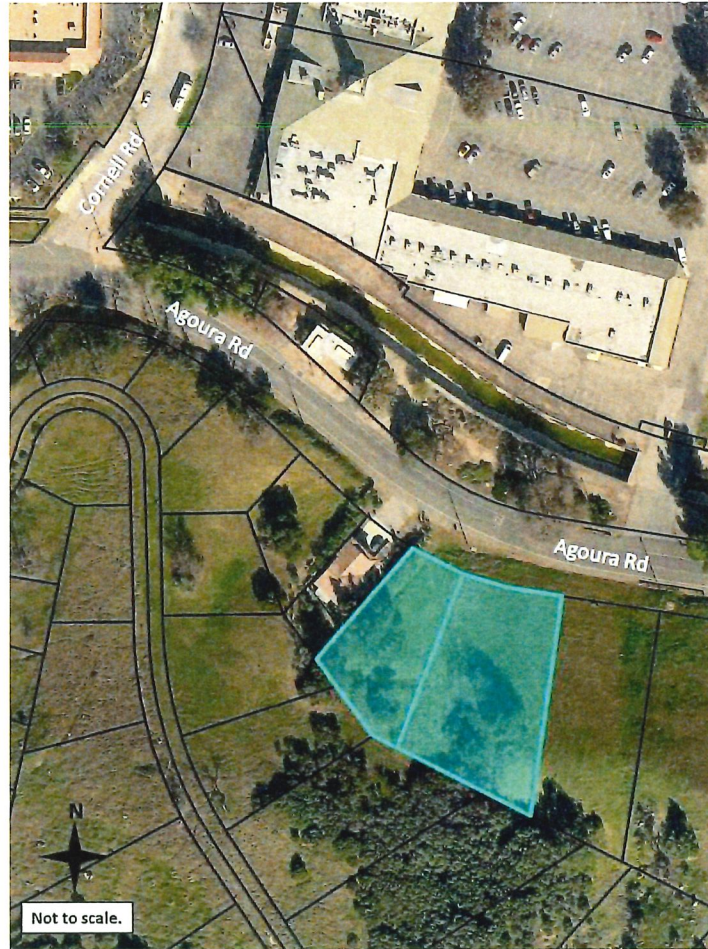


**CURRENT APPLICATION
SITE 2: THE WEST VILLAGE PROJECT**

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 th & 5 th

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		In VHFHSZ	

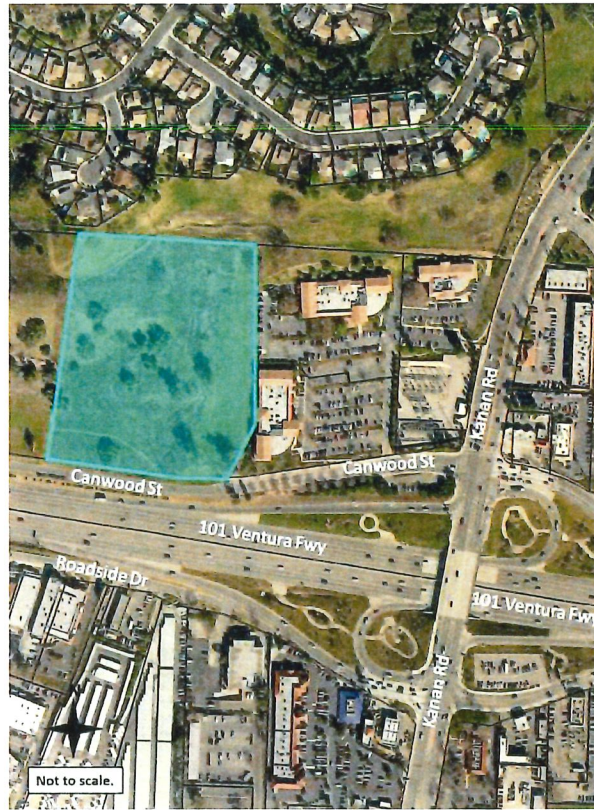


**CURRENT APPLICATION
SITE 3: AN INVESTMENTS**

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 th & 5 th

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		In VHFHSZ

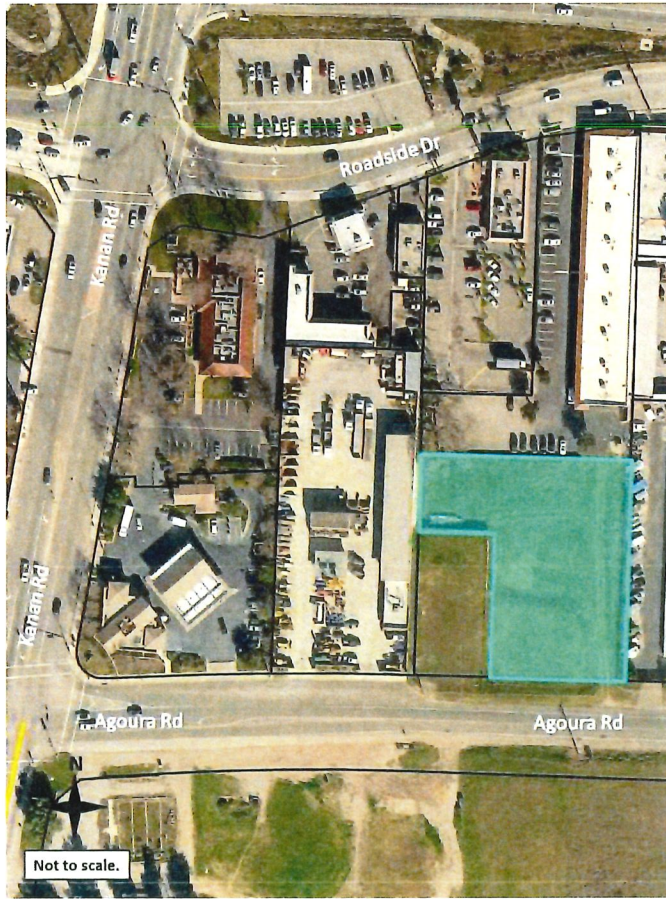


**POTENTIAL APPLICATION
SITE 4: CLEAR VISTA PROJECT**

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	Hillside parcel and oak trees
Provision of substantial units and density to help meet RHNA	Adjacent to Canwood St., frontage road to freeway (air quality, noise)
Not in VHFHSZ	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 th & 5 th

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	In VHFHSZ

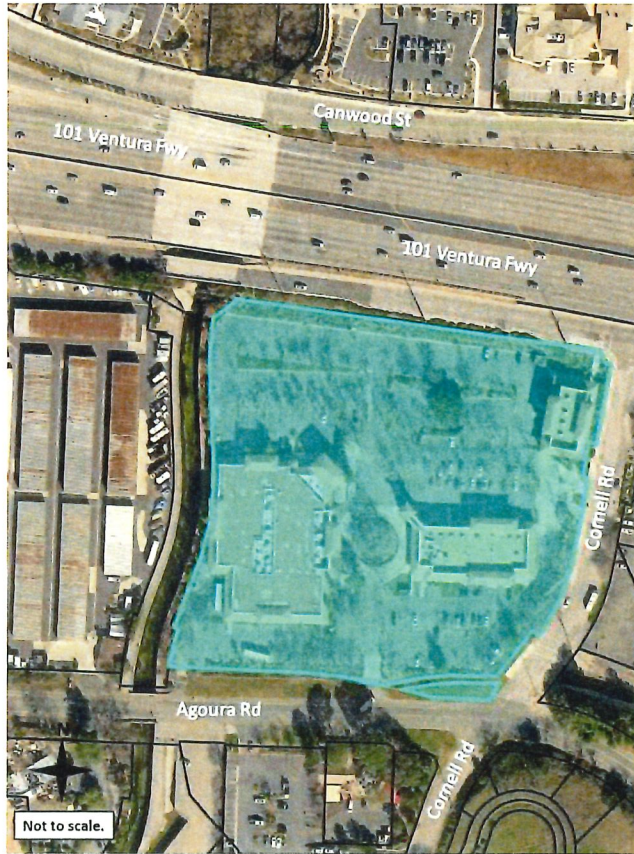


**POTENTIAL APPLICATION
SITE 6: COLODNY DRIVE**

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 and hillside parcels 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 In VHFHSZ

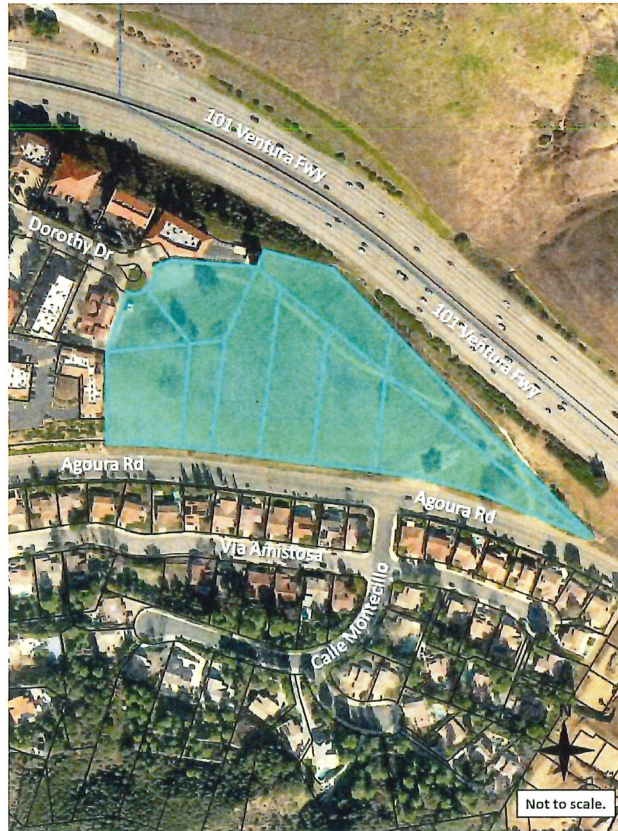


**POTENTIAL APPLICATION
SITE 7: REGENCY THEATER CENTER**

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	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
Flat parcel Adjacent to residential sites	Oak trees In VHFHSZ

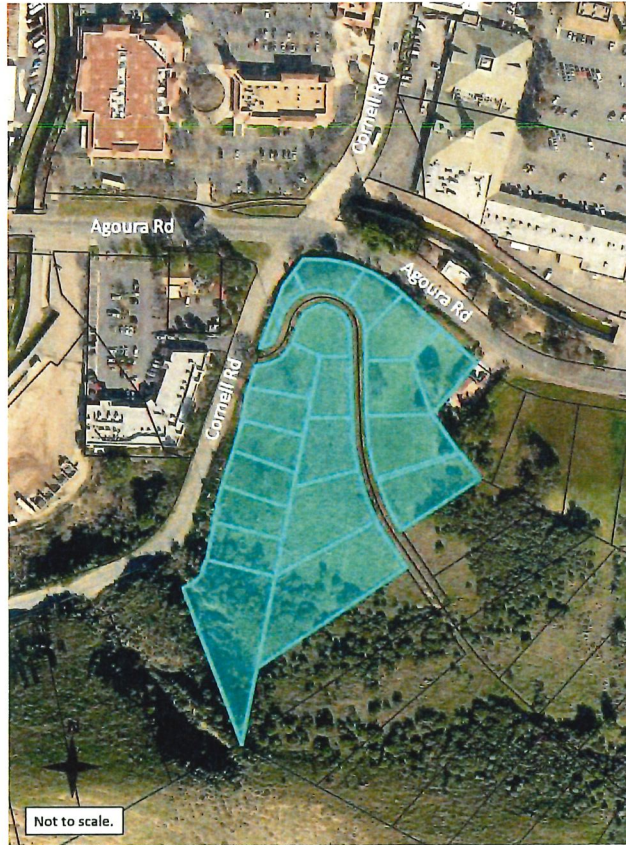


**POTENTIAL APPLICATION
SITE 8: DOROTHY DRIVE**

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, in VHFHSZ 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 th & 5 th

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) In VHFHSZ



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 Vacant site Adjacent to residential site	Oak trees and hillside parcels Drainage feature Requires General Plan Amendment and Zone Change to allow residential Variance from Hillside Ordinance may be required (for density and minimum open space)

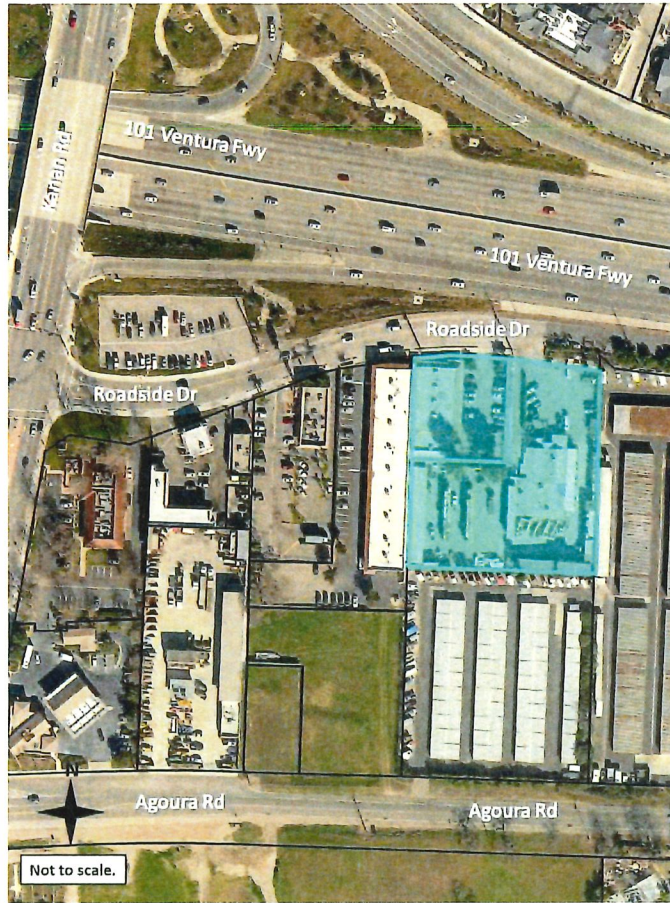


POTENTIAL SITE
SITE 11: VILLAGE DEVELOPMENT

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 th & 5 th

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 and hillside parcels In VHFHSZ 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.



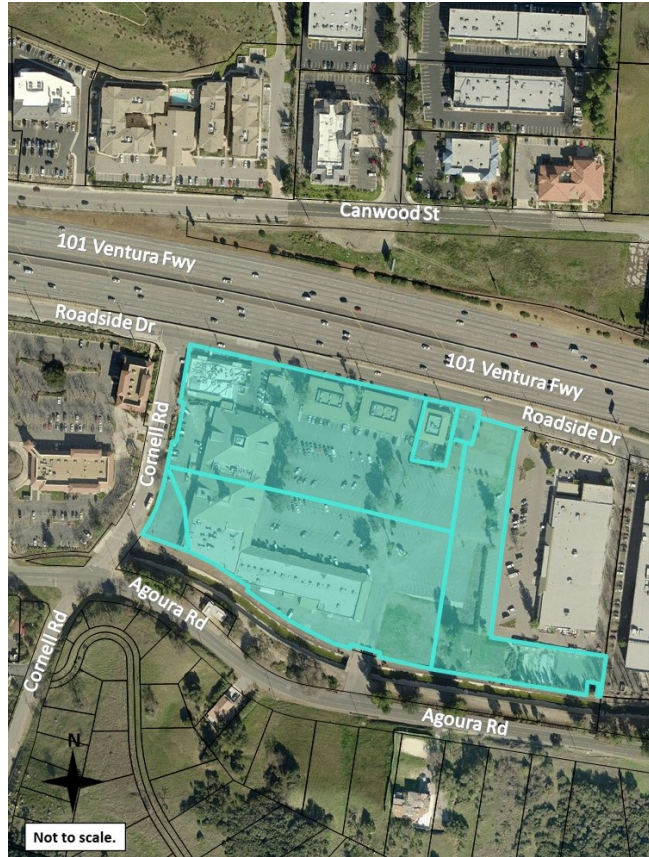
POTENTIAL SITE
SITE 12: ROADSIDE LUMBER

Location: 29112 & 29130 Roadside Dr.
 Acres: 1.76
 Zoning: PD (Agoura Village Specific Plan)
 General Plan: PD (Agoura Village Specific Plan)
 Current Use: Developed with structures that house building materials for on-site sale

AINs: 2061-006-042 & -048
 Res. Units Proposed: TBD
 Afford. Units Proposed: TBD
 Density (Units per Acre): TBD
 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	In VHFHSZ
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	In VHFHSZ



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 and in VHFHSZ

Attachment C
Property Owner Comment Letter

AGOURA BUSINESS CENTER, LLC
5304 DERRY AVENUE, SUITE A
AGOURA HILLS, CALIFORNIA 91301
TELEPHONE (818) 889-2822 • FAX (818) 889-8750

May 20, 2021

City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

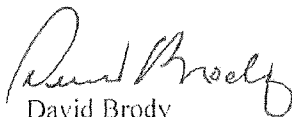
Re: 28661 Canwood Street – APN 2048-012-034

Dear Planning Commission:

For consideration at tonight's Planning Commission meeting to discuss potential housing sites in the City of Agoura Hills (discussion item #2), please know that Agoura Business Center, LLC is open to utilization of the above-referenced site for such purposes. Additionally, we are open to your consideration of the remaining vacant land adjacent to the above-referenced site (APN 2048-012-035). A map identifying these two sites is attached for your reference.

We look forward to the discussion at tonight's meeting.

Sincerely,


David Brody
President

Attachment



Los Angeles County GIS Viewer



Legend

- Parcels

Notes

0.1 0 0.07 0.1 Miles

County of Los Angeles

This map is for reference only and should not be used for legal decisions. While the County of Los Angeles makes its best effort to ensure data is accurate, the County makes no representation or warranty of any kind.

Attachment D

Additional Site Information Exhibit – Site 10a



POTENTIAL SITE
SITE 10a: AGOURA BUSINESS CENTER ON CANWOOD

Location:	28661 Canwood Street	AINs:	2048-012-034, -035
Acres:	9.89	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. Assumes use of Lot 1 of AIN 2048-012-034 only, and AIN 2048-012-035.

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
Not in VHFHSZ	Variance from Hillside Ordinance may be required (for density and minimum open space)