

Attachment A – Draft Interim AVSP Objective Standards Matrix

	Reference	Subjective Design Standard	Objective Design Standard
1	Agoura Hills General Plan, Page 5-22	Agoura Village Specific Plan Page 4-48, A6:A20	Interior noise levels within residential dwelling units shall be constructed to not exceed 45 Community Noise Equivalent Level (CNEL). Prior to approval of development within the AVSP, the applicant shall submit a noise study which, with the use of noise attenuation best management practices if necessary, demonstrates this objective standard is met.
2	Agoura Hills General Plan, Page 5-22	Noise and Land Use Compatibility N-1.1 Require noise mitigation for all development where the projected noise levels exceed those shown in Table N-2, to the extent feasible. (Imp N-1)	Exterior noise levels within residential and mixed use developments shall be developed not to exceed 55 CNEL. Prior to approval of development within the AVSP, the applicant shall submit a noise study which, with the use of noise attenuation best management practices if necessary, demonstrates this objective standard has been met.
3	Agoura Village Specific Plan Page 4-48	To increase the usable open space within the Village, the following will be required: <ul style="list-style-type: none"> •All new projects shall include design for public space. Projects are required to provide a minimum of 15% of the net site area for public spaces. Public space may assume a variety of different forms of site design solutions. Public spaces shall be designed to be integrated into the overall design of new developments, surrounding buildings, and existing open spaces. •The following areas may be considered as part of the required public space, both individually and in combination: <ul style="list-style-type: none"> o Plazas, paseos, and courtyards o View portals and view terraces o Required front setbacks o Outdoor dining within any of the above o Private recreation facilities – provided as part of a town home, condominium, or apartment project o Landscaped buffer areas o Trails and pedestrian paths o Designated landscaped medians and areas created by the developer 	New residential and/or mixed use development projects shall provide a minimum of 15% of the net site area for public spaces.
4	Agoura Village Specific Plan Page 4-48,	A recreational greenbelt and trails system along Medea, Lindero Canyon and Chesebro Creeks shall be constructed to enhance the Village.	Residential and/or mixed use development projects abutting Medea, Lindero Canyon, and Chesebro Creeks shall dedicate and construct the segment of the recreational greenbelt and trail that traverses their property and shall provide connections for adjacent property owners to construct their segments. Trail shall be constructed as a Neighborhood Trail and Pathway per the Agoura Hills Citywide Trails and Pathways Master Plan, as amended.
	Page 8-102, 3.c.	Pedestrian trails along Lindero Canyon and Medea Creeks. Pedestrian trails and associated creek buffering and re-vegetation along these two creeks shall be undertaken by private development and constructed concurrent with adjacent private development in Zones A and B. (Refer to Chapter 3, Mobility.)	

5	Agoura Hills General Plan Pg 3-15	<p>M-1.3 Level of Service Standards. Establish flexible criteria for the minimum acceptable level of service (LOS) based on the roadway characteristics. Maintain an LOS C standard on most roadways within the City. A reduced LOS standard of D, E, or F is considered acceptable on the following roadways, as shown in Figure M-4 (Year 2035 Peak Hour Segment Level of Service) and described below: Kanan Road, due to heavy existing and projected volumes and desire to maintain the existing 4-lane cross-section with sidewalks, bicycle lanes, and landscaped median islands</p>	At the time of application submission, the applicant shall submit a traffic impact analysis that demonstrates additional traffic generated by the proposed development does not cause a reduction in the level of service on the roadway or at intersections within the AVSP.
		<p>Agoura Road east of Kanan Road, due to heavy projected volumes and desire to maintain 2-lane cross-section with bicycle lanes and in order to minimize grading, encourage a semi-rural road appearance and to complement Agoura Village goals</p>	
		<p>M-1.5 Roadway Character. Implement street beautification programs to improve roadway character and create City gateways. (Imp LU-18, LU-24, M-6)</p>	
	<p>M-2.1 Complete Streets. Ensure that the existing and future transportation system serves multiple modes of travel, such as driving, walking, biking, and transit. (Imp M-4, M-10, M-19, M-20, M-25, M-26, M-34)</p>		
AVSP EIR MNRP	Refer to policies in the MNRP Transportation Policies		
6	Agoura Village Specific Plan Page 4-42	Maximum building coverage for both non- residential and residential development allowed under the Specific Plan is sixty (60) percent unless greater coverage is approved through the AVDP process.	Residential and/or mixed use development building coverage shall not exceed 60 percent.
7	Agoura Village Specific Plan Page 4-42	Individual buildings shall not exceed thirty thousand (30,000) square feet of gross floor area, so as to promote buildings in a scale appropriate for the Village.	Residential and/or mixed use building area for individual buildings shall not exceed 30,000 square feet of gross floor area.

8	Agoura Village Specific Plan Page 4-44	<p>Building height is measured using the maximum vertical height of a building or structure at all points measured from natural grade. Architectural elements that do not add floor area to a building, such as chimneys, are not considered a part of the height of a building, but all portions of the roof are included in the building height.</p> <p>The maximum height of all buildings shall be two (2) stories, or 35 feet, unless at least one floor is dedicated to residential use over a commercial use or the building is a hotel; then, the maximum building height shall be 45' or three (3) stories.</p>	Residential and/or mixed use building height shall not exceed three stories or 45 feet, as measured from the natural grade to the highest point of the parapet or peak of roof, whichever is greater.
9	Agoura Village Specific Plan Refer to Zoning Plates, Page 4-50 - 4-53		Residential and/or mixed use development shall comply with the setbacks adopted in the AVSP.
10	Agoura Village Specific Plan Page 4-46	All projects shall comply with the City's Grading Ordinance and the Hillside and Significant Ecological Area provisions in the Zoning Ordinance, except for Sections 9652.13 A and B.	Residential and/or mixed use development shall comply with the City of Agoura Hills Grading and Hillside Ordinances, as amended.
11	Agoura Village Specific Plan Page 4-47	For projects adjacent to Medea Creek and Lindero Canyon Creek, it is the developer's responsibility to prepare a riparian habitat and creek protection program and implement it. Such programs shall be prepared by a qualified biologist and shall, to the extent feasible, avoid encroachment into any riparian areas and provide an adequate buffer distance to adjacent development. The buffer shall be at least 50-100 feet from the edge of riparian vegetation of either side of the creek. The specific dimensions will depend on the value of the habitat. Trails and bicycle paths may be allowed in the buffer, depending on the particular design characteristics and on site habitat.	Residential and/or mixed use development shall provide a buffer at least 50 feet from the edge of riparian vegetation on either side of Medea, Lindero, Canyon, and Chesebro Creeks.
	Page 4-48	For non-riparian areas, a minimum buffer zone of 50 to 100 feet of native vegetation shall be maintained between urban development and adjacent sensitive native habitats. The specific dimension will depend on the value of the habitat.	
12	Agoura Village Specific Plan Page 4-47 - 4-48	Solid barrier fencing shall be prohibited around areas that border open space areas or routes of animal movement, especially for riparian areas. Fencing in these areas shall consist of "ranch style" post fencing. Fencing shall allow at least one-foot clearance above ground to permit wildlife movement.	Solid barrier fencing shall be prohibited around open space adjacent to the riparian areas. Fencing shall be "ranch-style" or a comparable style with at least one-foot of clearance above the ground to permit wildlife movement.
13	Agoura Village Specific Plan Page 4-48	All projects shall comply with the regulations contained in the Oak Tree Preservation Guidelines (Sections 9657 through 9657.5 of the Zoning Ordinance).	Residential and/or mixed use development shall comply with the City of Agoura Hills Oak Tree Preservation provisions contained in the City of Agoura Hills Municipal Code, as amended.

14	Agoura Village Specific Plan Page 4-48	The landscape palette for each project shall prohibit the use of highly flammable species near areas of open space. Plant selection would be subject to review and approval of the City's Landscape Consultant.	Highly flammable species of plant material is prohibited for use within proposed landscape palettes as published and amended by the County of Los Angeles Department of Public Works Environmental Programs Division.
	AVSP EIR MNRP PS-3(b)	PS-3(b) Landscape Palette. The landscape palette for the project shall prohibit the use of highly flammable species near areas of open space.	
15	Agoura Village Specific Plan Refer to Zoning Plates, Page 4-50 - 53	Portions of the second and third story shall be recessed from the front façade.	Building façade on the front elevation longer than 50 feet, shall incorporate an offset for each 50 feet of building wall length. The offset(s) shall be a minimum of 18 inches deep and 20 feet long and extend the full height of the building.
16	Agoura Village Specific Plan Page 5-74	Retail spaces should have a 12' minimum plate height at the first floor level to expand the interior volume. Two-story development and massing is strongly encouraged along Agoura Road to bring a comfortable scale to the street.	Residential Mixed Use developments shall have a ground floor taller than the floors above with a minimum plate height of 12 feet.
17	Agoura Village Specific Plan Page 4-45	All parking design standards within the Specific Plan area shall be consistent with the standards set forth in Section 9654-9654.5 of the City's Zoning Ordinance, except as noted in Chapter 9.	Residential and/or Mixed use developments shall comply with the Parking Standards set forth in the City of Agoura Hills Municipal Code, as amended.
	Page 9-118	All projects must provide off-street parking as required by the Agoura Hills Zoning Ordinance. However, as part of the AVDP application process, all projects are also subject to preparation and submittal of a parking study to assess projected demand and potential for parking reductions in light of mixed uses, non-conflicting peak hour parking demands, and shared parking with adjacent sites. The parking study must also address location and site design of proposed parking lots and/or planning facilities. The Planning Commission, as part of its review of the AVDP, will take the parking study into consideration in determining the necessary off-street parking for the site. Based on the results of the parking study, the Planning Commission shall have the ability to reduce or increase the number of parking spaces provided.	
18	Agoura Village Specific Plan Page 6-93	The following landscaping palette shall be used throughout the Specific Plan area (Refer to Figure 6.2).	Residential and/or Mixed Use developments shall comply with the landscape provisions set forth in the City of Agoura Hills Municipal Code, as amended.