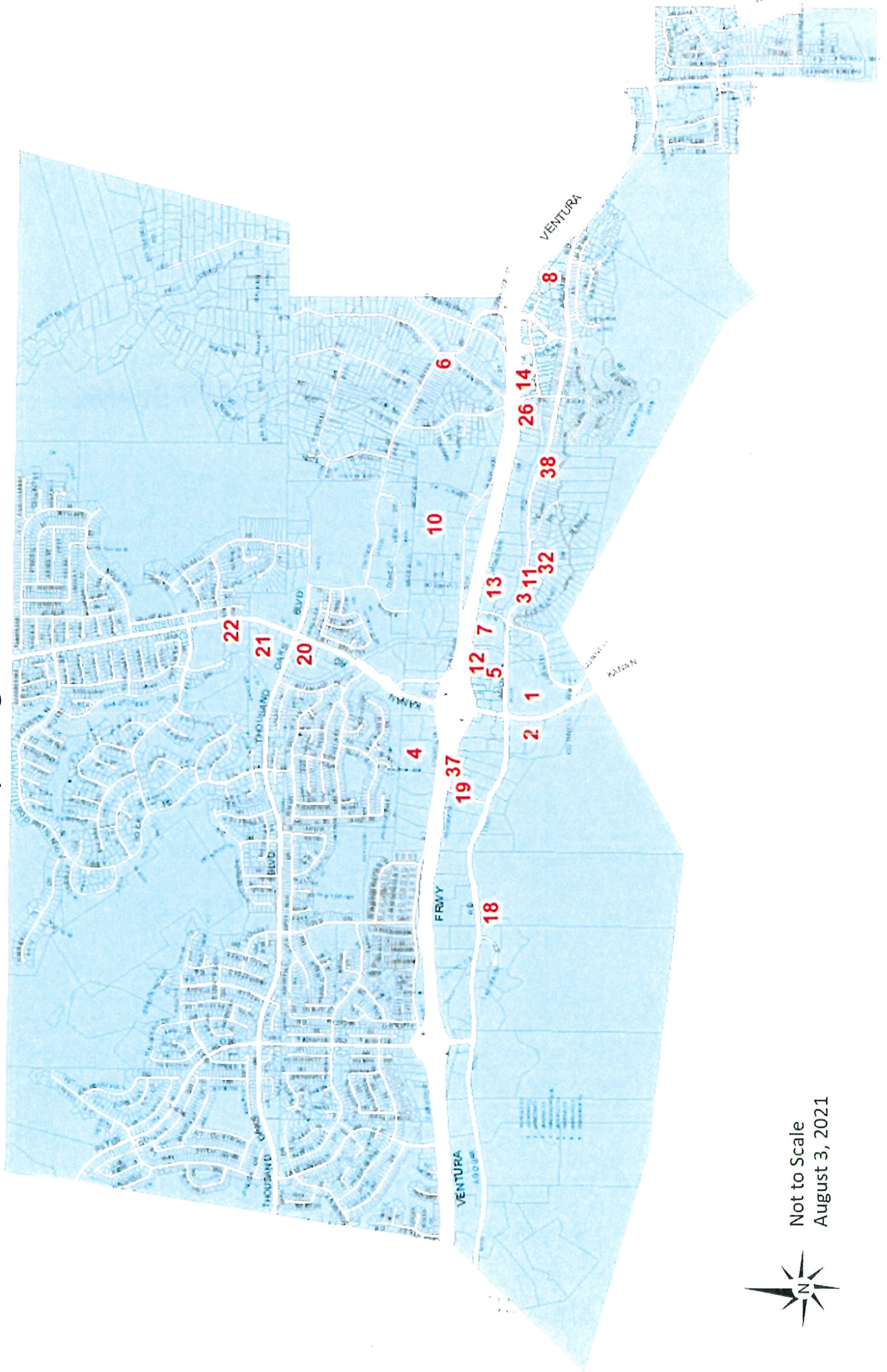


Proposed Housing Sites

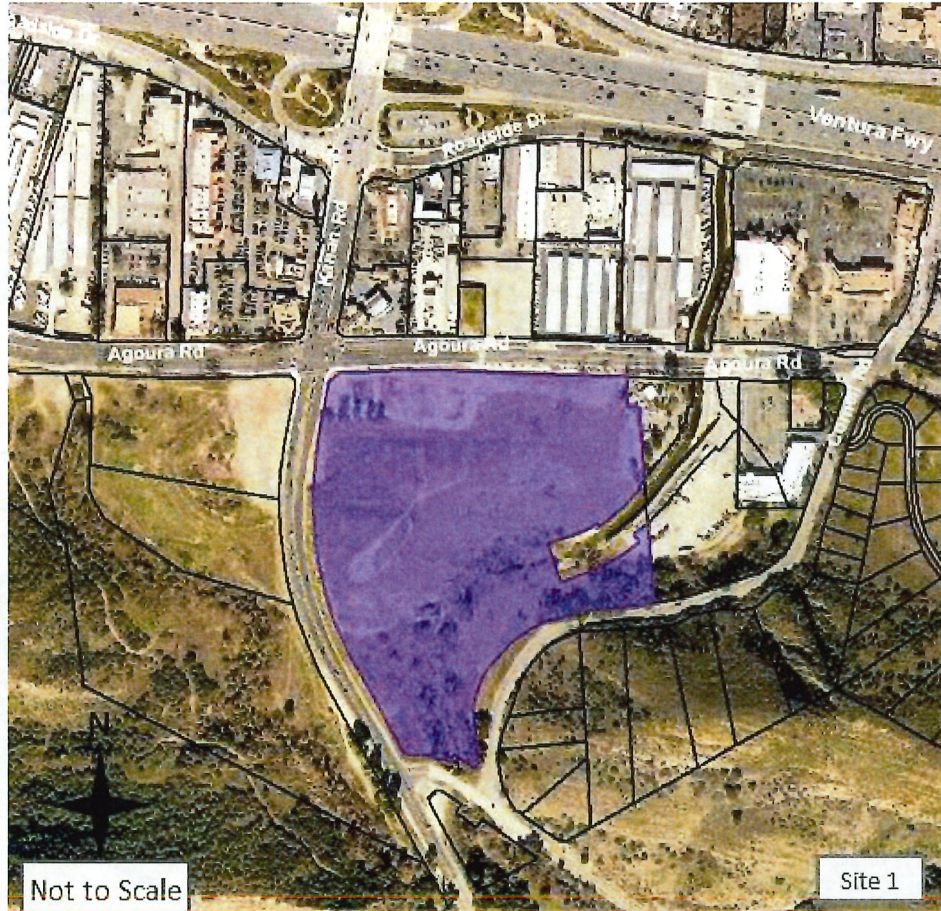
City of Agoura Hills



Not to Scale
August 3, 2021



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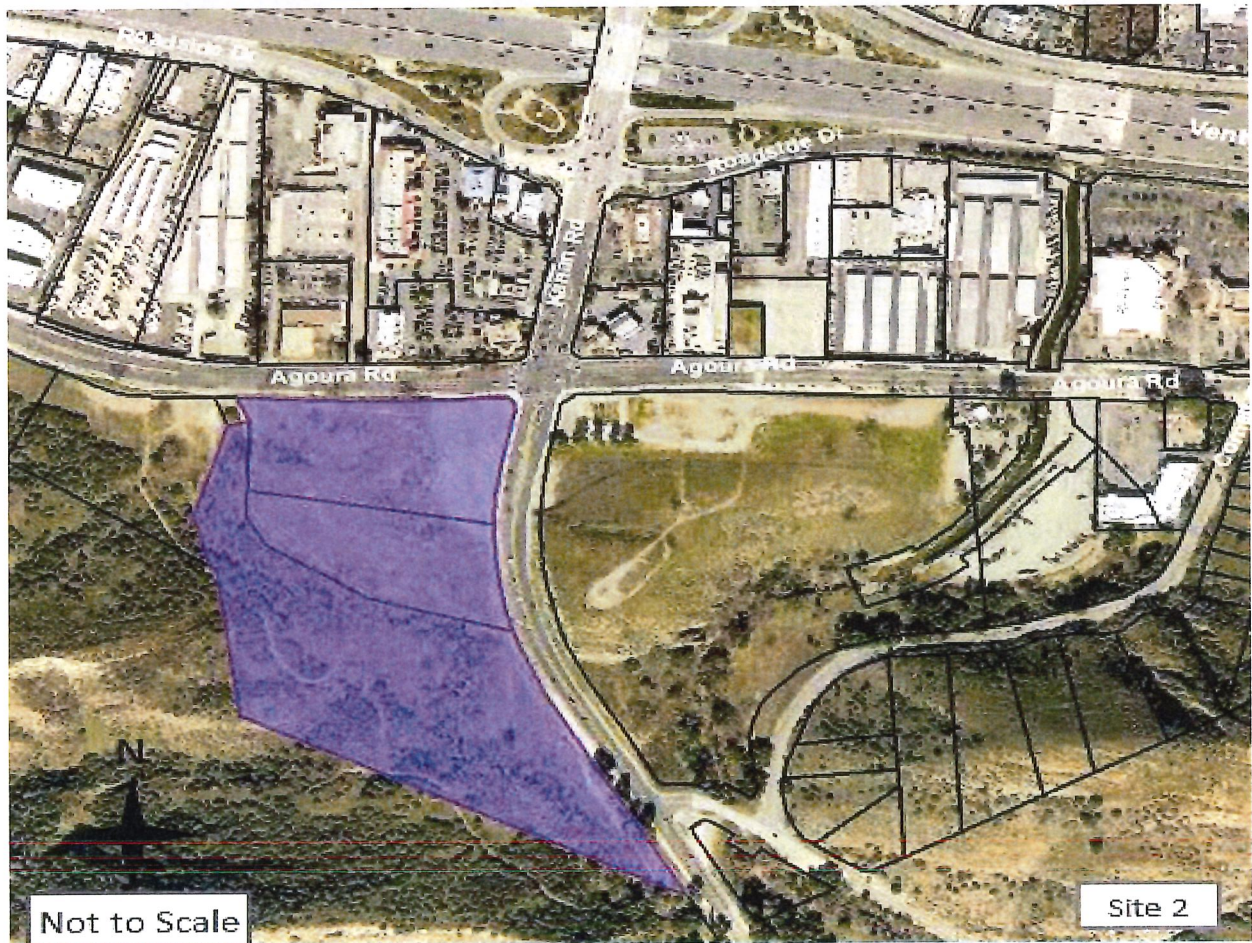


**CURRENT APPLICATION
SITE 1: THE AVE PROJECT**

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. Project denied by Planning Commission; applicant has appealed decision to the City Council.

Opportunities		Constraints	
NA		In VHFHSZ Oak trees	



**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 Oak trees	



**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 Oak trees



**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 Not in VHFHSZ	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 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	

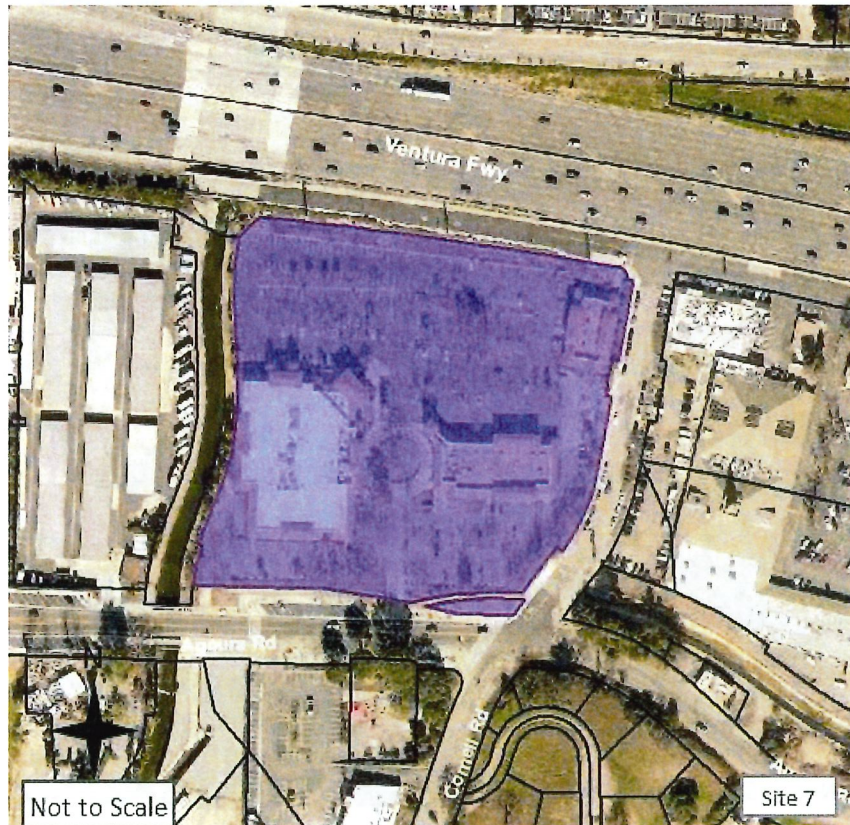


**POTENTIAL APPLICATION
SITE 6: COLODNY DRIVE**

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	Oak trees and hillside parcels
Provision of substantial units and density to help meet RHNA	Variance from Hillside Ordinance may be required (for density and minimum open space)
Adjacent to multi-family and single-family residential sites	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	Adjacent to Roadside Drive, frontage to freeway (air quality and noise)
Minimal environmental constraints	Requires AVSP amendment to allow residential use on this site, and to increase total residential units allowed in the AVSP
Flat parcel	Oak trees
Adjacent to residential sites	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. Pre-Screen Review with City Council completed 6-23-21. 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 10: 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

Assumes use of Lot 1 of AIN 2048-012-034 only, and AIN 2048-012-035. Applicant has entitlement for light-industrial use on western parcel (Lot 1) with Development Agreement to expire June 2022, which is proposed to be amended. Applicant considering light-industrial use on eastern parcel.

Opportunities	Constraints
Provision of substantial units to help meet RHNA	Oak trees and hillside parcels, drainage feature
Vacant site	Development Agreement on AIN 2048-012-034
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)



**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.

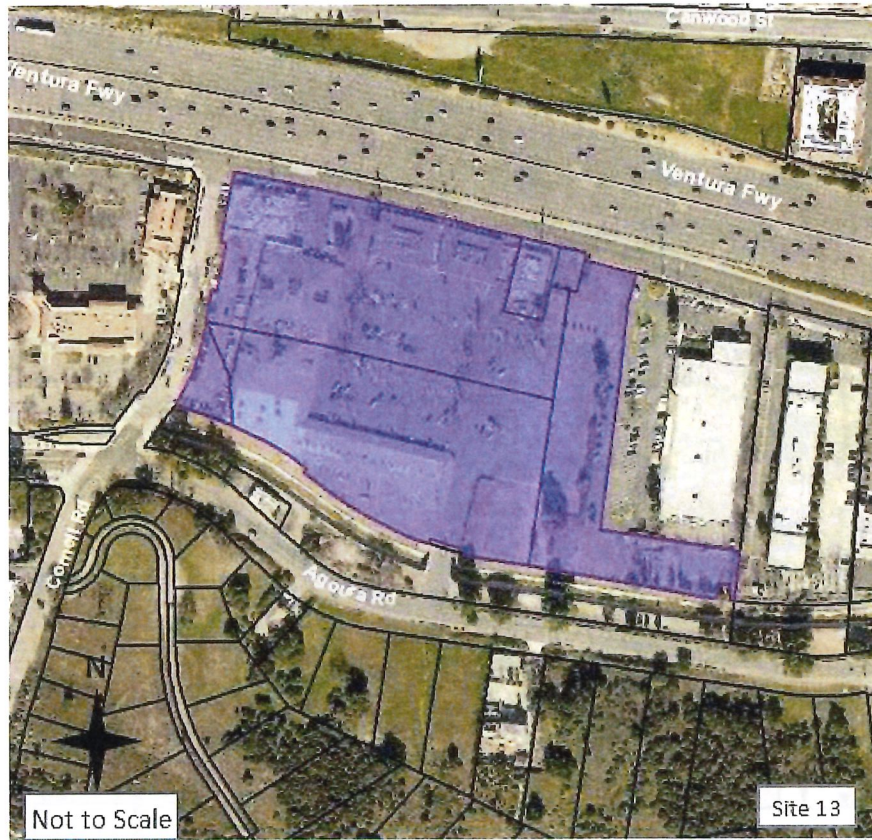


**POTENTIAL SITE
SITE 12: ROADSIDE LUMBER**

Location:	29112 & 29130 Roadside Dr.	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	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

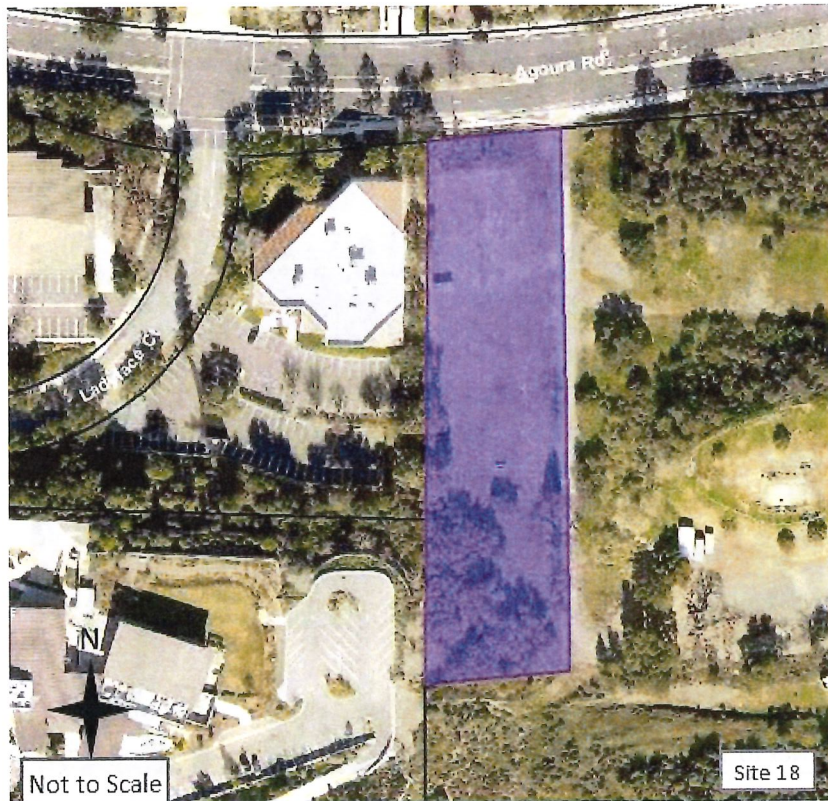


**POTENTIAL SITE
SITE 14: PLANT NURSERY AND ADJACENT PARCELS**

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 Underutilized parcels	Adjacent to freeway (air quality, noise) Oak trees and in VHFHSZ

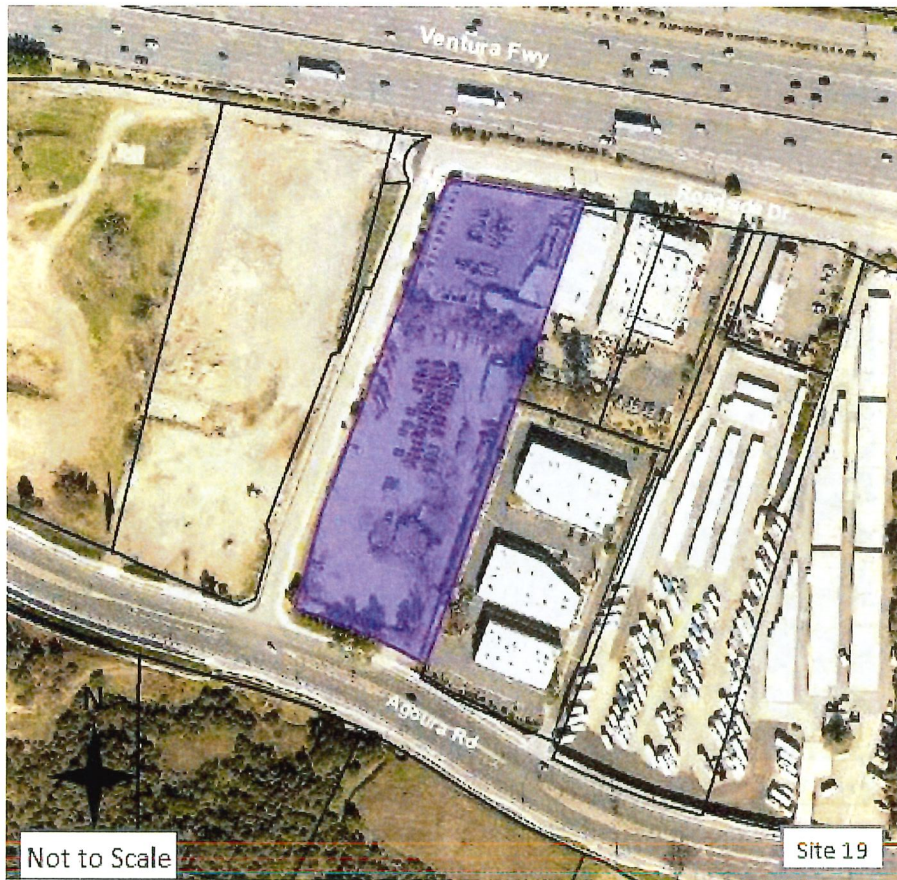


**POTENTIAL SITE
SITE 18: PRINCIPE PARCEL**

Location:	Agoura Road, east of Ladyface Ct.	AIN:	2061-033-015
Acres:	1.65	Res. Units Proposed:	TBD
Zoning	PD (Ladyface Mountain Specific Plan)	Afford. Units Proposed:	TBD
General Plan:	PD (Planned Development)	Density (Units/Acre):	TBD
Current Use:	Vacant	Counted in Prior Cycle:	No

No recent discussions with owner about housing.

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Specific Plan Amendment to allow residential Hillside Oak trees and in VHFHSZ



**POTENTIAL SITE
SITE 19: PATAGONIA PARCEL**

Location:	29360 Roadside Drive	AIN:	2061-004-049
Acres:	3.06	Res. Units Proposed:	TBD
Zoning	POM (Planned Office and Manufacturing)	Afford. Units Proposed:	TBD
General Plan:	POM	Density (Units/Acre):	TBD
Current Use:	Developed with building supply	Counted in Prior Cycle:	No

No discussions with owner about housing.

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow residential
Flat parcel	VHFHSZ
Underutilized parcel	
Minimal environmental constraints	

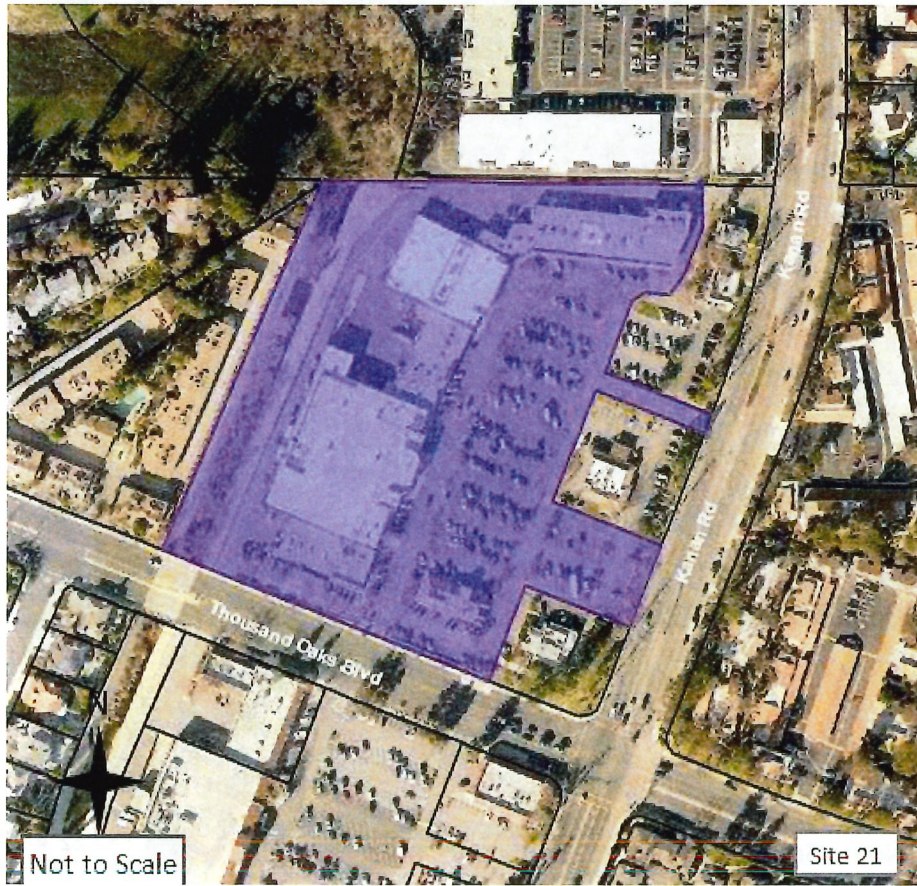


POTENTIAL SITE
SITE 20: AGOURA MEADOWS SHOPPING CENTER

Location:	5675 Kanan Road	AINS:	2053-007-030, -026, -024, -025, -027, -028
Acres:	8.05	Res. Units Proposed:	TBD
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Afford. Units Proposed:	TBD
General Plan:	CS-MU	Density (Units/Acre):	TBD
Current Use:	Shopping Center	Counted in Prior Cycle:	No

No discussions with owner about housing.

Opportunities	Constraints
Provision of substantial units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow higher density residential
Flat parcel, possibly underutilized site	Heavy vehicle traffic in area
Potential for housing near services and shopping	
Minimal environmental constraints	



**POTENTIAL SITE
SITE 21: TWIN OAKS SHOPPING CENTER**

Location:	5801 Kanan Road	AIN:	2051-006-141
Acres:	8.8	Res. Units Proposed:	TBD
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Afford. Units Proposed:	TBD
General Plan:	CS-MU	Density (Units/Acre):	TBD
Current Use:	Shopping Center	Counted in Prior Cycle:	No

No discussions with owner about housing.

Opportunities	Constraints
Provision of substantial units to help meet RHNA Flat parcel Potential for housing near services and shopping Possibly underutilized parcel Minimal environmental constraints	Requires General Plan Amendment and Zone Change to allow higher density residential Heavy vehicle traffic in area



POTENTIAL SITE
SITE 22: AGOURA CITY MALL SHOPPING CENTER

Location:	5801 Kanan Road	AIN:	2051-005-002
Acres:	5.7	Res. Units Proposed:	TBD
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Afford. Units Proposed:	TBD
General Plan:	CS-MU	Density (Units/Acre):	TBD
Current Use:	Shopping Center	Counted in Prior Cycle:	No

No discussions with owner about housing.

Opportunities	Constraints
Provision of substantial units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow higher density residential
Flat parcel	Heavy vehicle traffic in area
Potential for housing near services and shopping	
Possibly underutilized parcel	
Minimal environmental constraints	



**POTENTIAL SITE
SITE 26: ROADSIDE DRIVE AT LEWIS ROAD**

Location:	Roadside Drive w/o Lewis Road	AIN:	2061-009-075, -076, -077
Acres:	1.6	Res. Units Proposed:	TBD
Zoning	Commercial Retail Service (CRS)	Afford. Units Proposed:	TBD
General Plan:	CRS	Density (Units/Acre):	TBD
Current Use:	Vacant	Counted in Prior Cycle:	No

Owner submitted an application for a car wash – application incomplete, response to City requests for information delayed.

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow residential
Flat parcel	Oak trees VHFSHZ



**POTENTIAL SITE
SITE 32: REGANATHAN PARCELS**

Location:	Agoura Rd. e/o Cornell Rd.	AINs:	2061-029-001, 2061-028-006, -005
Acres:	2.2	Res. Units Proposed:	TBD
Zoning:	Business Park – Office Retail (BP-OR)	Afford. Units Proposed:	TBD
General Plan:	BP-OR	Density (Units/Acre):	TBD
Current Use:	Vacant	Counted in Prior Cycle:	No

No discussions with owner about housing.

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow residential Oak trees, scrub oak, hillside VHFSHZ

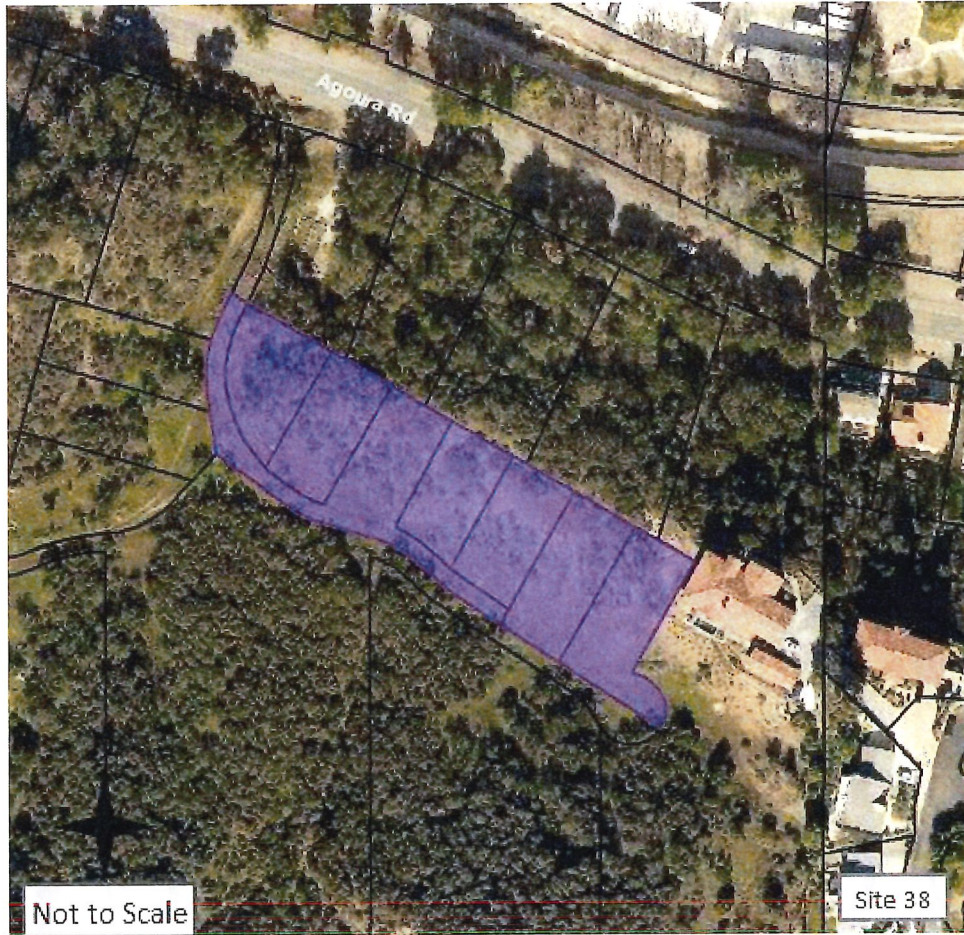


POTENTIAL SITE
SITE 37: ROADSIDE DRIVE NEAR ROADSIDE ROAD

Location:	Roadside Dr. e/o Roadside Rd.	AIN:	2061-004-022
Acres:	0.87	Res. Units Proposed:	TBD
Zoning:	Planned Office Manufacturing (POM)	Afford. Units Proposed:	TBD
General Plan:	POM	Density (Units/Acre):	TBD
Current Use:	Office/retail building	Counted in Prior Cycle:	No

No discussions with owner about housing.

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow residential
Flat parcel	VHFSHZ
Minimal environmental resources	



**POTENTIAL SITE
SITE 38: WARING PARCELS**

Location:	Agoura Rd., w/o Lewis Road	AINs:	2061-025-007, -006, -059, -004, -003, -053, -052
Acres:	1.3	Res. Units Proposed:	TBD
Zoning	Residential Single Family (RS)	Afford. Units Proposed:	TBD
General Plan:	RS	Proposed:	
Current Use:	Vacant	Density (Units/Acre):	TBD
		Counted in Prior Cycle:	No

No discussions with owner about multi-family housing.

Opportunities	Constraints
Provision of some units to help meet RHNA	Requires General Plan Amendment and Zone Change to allow multi-family residential VHFSHZ and hillside Oak trees, scrub oak