



DATE: NOVEMBER 18, 2021

TO: PLANNING COMMISSION

FROM: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RECEIVE AND FILE THE CITY OF AGOURA HILLS OBJECTIVE STANDARDS CHECKLIST FOR RESIDENTIAL AND MIXED USE DEVELOPMENT IN THE AGOURA VILLAGE SPECIFIC PLAN AREA

The Agoura Village Specific Plan (AVSP) was adopted by the City Council in 2008. The AVSP contains numerous objective and subjective standards for development. The State of California requires staff to review projects against objective criteria when evaluating certain residential projects. The State law also requires an expedited review for certain residential housing project. To facilitate that review and to ensure the objective criteria is knowable to those submitting and those reviewing projects, Staff has reviewed the AVSP and compiled all of the objective standards into a checklist (Attachment A: City of Agoura Hills Objective Standards Checklist for Residential and Mixed Use Development in the Agoura Village Specific Plan area (Checklist)).

The Checklist was presented to the AVSP Citizens Advisory Group (CAG) on November 16, 2021. All of the standards in the Checklist were adopted by the City Council in 2008. New and/or modified standards are currently being considered by the AVSP CAG and will be brought before the Planning Commission in the form of an amendment to the AVSP when the AVSP CAG has completed its work. This report is presented to the Planning Commission as a receive and file informational item and no further action is required because all of the Checklist standards are already adopted.

RECOMMENDATION

Staff respectfully requests the Planning Commission receive and file the City of Agoura Hills Objective Standards Checklist for Residential and Mixed Use Development in the Agoura Village Specific Plan area.

Attachment A: City of Agoura Hills Objective Standards Checklist for Residential and Mixed Use Development in the Agoura Village Specific Plan Area

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City of Agoura Hills Objective Standards Checklist for Residential and
Mixed Use Development in the Agoura Village Specific Plan Area

- I. Mobility
 - A. Where appropriate, curb extensions shall be placed along Agoura Road at crosswalks, between diagonal parking areas, and at the mid-block crosswalks proposed at Medea Creek and the public plaza generally located as shown in the vision plan. (AVSP PG. 3-26: Curb Extensions/Bulbouts);
 - B. Additional street trees shall be planted on Roadside Drive, Agoura Road, Kanan Road, and Cornell Road. (AVSP PG 3-26: Street Trees);
 - C. A planted median and pedestrian refuge island shall be incorporated into the Agoura Road streetscape improvement. (AVSP PG 3-27: Medians and Refuge Islands);
 - D. Agoura Road at the heart of the Village (between Kanan Road and Cornell Road) shall consist of one 12-ft. travel lane in each direction, an 8-ft. buffer/Class II bike route, a 10-ft. landscaped median in the center, 16-ft diagonal parking on either one or both sides of the street, depending on available width (Refer to Chapter 6-Streetscape Beautification and Public Infrastructure for typical streetscape improvement design), and expanded sidewalks. (AVSP PG. 3-28: Street Improvements);
 - E. Median improvements along Agoura Road shall provide a physical separation between travel lanes and a refuge area for pedestrians at crossings. (AVSP PG. 3-28: Street Improvements);
 - F. Pedestrian refuge areas shall be provided at key points in the median, providing these areas are safe. (AVSP PG. 3-28: Street Improvements);
 - G. Tall canopy trees shall also be planed to help brin the tow sides of the street together and create a sense of place. Tree locations shall not interfere with traffic sight distances. (AVSP PG. 3-28: Street Improvements);
 - H. An enhanced crossing shall be provided near the existing mid-block crossing as this location provides the best sight distance for approaching motorists. (AVSP PG. 3-28: Street Improvements);
 - I. The enhanced crossing shall include curb extensions (bulbouts) at either side and a raised median to provide refuge and traffic calming. Enhanced signage, striping and lighting shall also be provided. (AVSP PG. 3-28: Street Improvements);
 - J. Pedestrian crosswalks shall utilize textured and colored surface treatments to clearly distinguish these areas for pedestrian movement. (AVSP PG. 3-28: Street Improvements);
 - K. On the west side of [Kanan Road south of Agoura Road] a 13-foot landcape buffer shall be provided between the curb and sidewalk and a large embankment is located on the east side of Kanan Road. (AVSP PG. 3-31: Street Improvements);
 - L. The design of Agoura Road shall specifically accommodate bike travel by creating an informal bike space between diagonal parking and the travel lane. (AVSP PG. 3-32: Bicycle Circulation);
 - M. Agoura Road shall be signed as a Class II bike route. (AVSP PG. 3-32: Bicycle Circulation);

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- N. A Class II bike route shall be established on Kanan Road. (AVSP PG. 3-32: Bicycle Circulation);
 - O. A Class III bike route shall be established on Cornell. (AVSP PG. 3-32: Bicycle Circulation);
 - P. Bike racks are required as a part of all private development projects in the [Agoura] Village. (AVSP PG. 3-32: Bicycle Circulation);
 - Q. Applicants shall provide bus stops within the Specific Plan area. Bus stops shall meet the requirements of the transit agency providing service to the City and shall include street furniture that provides shelter for passengers. (AVSP PG. 3-32: Bus Stops);
 - R. New development shall plan for, facilitate, and improve pedestrian access trails in accordance with California State Parks trail construction guidelines along the following creeks:
 - 1. Chesebro Creek: concurrent with further development, a public trail and restoration landscaping shall be designed and installed along Agoura Road east of Cornell. (AVSP PG. 3-32: Equestrian/Trail Access);
 - 2. Medea Creek: concurrent with further development, south of Agoura Road, a public trail and restoration landscaping shall be designed and installed. A study to restore Medea Creek north of Agoura Road to a naturalized creek environment and the feasibility of establishing a bike/pedestrian trail between the [Agoura] Village along Medea Creek, under Highway 101 to the north side, adjacent to Canwood Street, shall be undertaken (AVSP PG. 3-32: Equestrian/Trail Access);
 - 3. Lindero Creek: concurrent with further development within the Specific Plan area, a public trail and creek restoration shall be designed and installed. (AVSP PG. 3-32: Equestrian/Trail Access);
- II. Land Use and Development Standards
- A. Non-conforming lots, buildings, uses, and standards shall be governed by the Zoning Ordinance Chapter VII (Nonconforming Lots, Uses, Buildings, and Land). (AVSP PG. 4-35: Introduction);
 - B. All lots shall be a minimum of 20,000 square feet in area. (AVSP PG. 4-42: Minimum Lot Size);
 - C. Individual buildings shall not exceed 30,000 square feet of gross floor area, so as to promote buildings in a scale appropriate for the Village. (AVSP PG. 4-42: Building Area); (AVSP PG. 4-42: Building Area);
 - D. Buildings that exceed the maximum building area adopted within the Specific Plan area, may be authorized on the recommendation of the Planning and Community Development Director and approval of an AVDP by the Planning Commission. In no case would more than 60,000 square feet be allowed. (AVSP PG. 4-42: Building Area);
 - E. Maximum Building Coverage for both non-residential and residential development allowed under the Specific Plan is 60% unless greater coverage is approved through the AVDP process. (AVSP PG. 4-42: Building Coverage);

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- F. The build-out summary (Table 4.2) illustrates the maximum allowable development potential for development within the Specific Plan. (AVSP PG. 4-43: Projected Build-Out);
- G. Building height is measured using the maximum vertical height of a building or structure at all points measured from natural grade. (AVSP PG. 4-44: Building Height);
- H. Buildings that exceed the maximum height adopted within the Specific Plan area may be authorized on the recommendation of the Planning Commission and approval of the City Council through the AVDP process. However, no building shall exceed three stories. (AVSP PG. 4-44: Building Height);
- I. The maximum of all buildings shall be two 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 feet or three stories. (AVSP PG. 4-44: Building Height);
- J. To help define the corners of street blocks and to create a framework in which variable setbacks will have an impact on the streetscape, corner buildings shall be located closer to the street. (AVSP PG. 4-44: Front Setback);
- K. 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. (AVSP PG. 4-45: Off-Street Parking);
- L. Above ground parking structures shall be designed to contribute positively to the aesthetic quality of the Village and shall be consistent with the architecture of surrounding buildings. (AVSP PG. 4-45: Location and Access);
- M. Off-street parking is not permitted between the building and street in Zones A, B, E, and F. (AVSP PG. 4-45: Location and Access);
- N. Parking shall be located at the rear or middle of the lot, with primary access from the side streets, alleys, access easements, or via reciprocal access agreements. (AVSP PG. 4-45: Location and Access);
- O. If there is no feasible side or rear access, then vehicle access to the rear may be taken from the front of the lot, but a maximum of one access point shall be allowed every 100 feet. (AVSP PG. 4-45: Location and Access);
- P. New surface parking lots shall not be located immediately adjacent to public streets except in Zones C and D where parking shall be screened adjacent to street edge. In Zone D, surface parking lots shall not be located immediately adjacent to Cornell Road or Agoura Road. (AVSP PG. 4-45: Location and Access);
- Q. Development shall relate to the natural surroundings and grading shall be minimized by following the natural contours. (AVSP PG. 4-46: Site Grading);
- R. Graded slopes shall be rounded and contoured to blend with existing terrain. (AVSP PG. 4-46: Site Grading);
- S. The natural contours of the land shall be respected when developing on sloped properties. (AVSP PG. 4-46: Site Grading);

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- T. 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. (AVSP PG. 4-46: Site Grading);
- U. Properties within Zones A South, B, E, and F shall minimize grading on exiting slopes and knolls to the greatest extent possible. In addition, earthwork in the area of the knoll located in Zone A South shall be minimized to preserve the scenic quality of the knoll. (AVSP PG. 4-46: Site Grading);
- V. Prominent and distinctive natural features of the area shall be preserved and integrated as open space for the use and visual enjoyment of all Village patrons and residents. (AVSP PG. 4-46: Site Grading);
- W. Development shall be clustered on less environmentally sensitive areas of the site to maximize open space and resource protection. (AVSP PG. 4-46: Natural Resource Preservation);
- X. Oak trees shall be preserved and incorporated into the project whenever possible. (AVSP PG. 4-46: Natural Resource Preservation);
- Y. New Developments shall preserve and improve natural conditions on or adjacent to the site such as wildlife habitats, streams, creeks, views, and restore and preserve riparian habitats to a natural state where appropriate. (AVSP PG. 4-46: Natural Resource Preservation);
- Z. For projects adjacent to Media 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, 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. (AVSP PG. 4-47: Natural Resource Preservation);
- AA. To minimize water born pollution into local creeks and watersheds; all projects shall adhere to National Pollutant Discharge Elimination System (NPDES) requirements for both construction and on-going operational impacts. Use of bioswales and natural filter systems are encouraged. (AVSP PG. 4-47: Natural Resource Preservation);
- BB. Sustainability practices provided by the US Green Building Council shall be incorporated into all new development projects.
- CC. 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. (AVSP PG. 4-48: Natural Resource Preservation);
- DD. All projects shall comply with the regulations contained in the Oak Tree Preservation Guidelines (Sections 9657 through 9657.5 of the Zoning Ordinance);

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- EE. 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. (AVSP PG. 4-48: Natural Resource Preservation);
- FF. Equestrian trails shall be located no less than 10 to 20 (preferred) feet from the edge of the exterior riparian canopy. (AVSP PG. 4-48: Natural Resource Preservation);
- GG. The landscape palette for each project shall prohibit the use of highly flammable species near areas of open space. (AVSP PG. 4-48: Natural Resource Preservation);
- HH. 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 integrated into the overall design of new developments, surrounding buildings, and existing open spaces. (AVSP PG. 4-48: Public Space, Parkland, and Trails);
- II. If the Director of Planning and Community Development determines that fulfillment of the public space requirements for a specific site would not be feasible or would not substantially further the vision of the Specific Plan, the applicant shall be required to pay an exaction fee to be used by the City to acquire land and develop public space elsewhere in the Village. (AVSP PG. 4-48: Public Space, Parkland, and Trails);
- JJ. Residents of housing projects shall have safe and efficient access to usable open space, whether public or private, for recreation and social activities. (AVSP PG. 4-48: Public Space, Parkland, and Trails);
- KK. A recreational greenbelt and trail system along Medea, Lindero Canyon, and Chesebro Creeks shall be constructed to enhance the Village. (AVSP PG. 4-48: Public Space, Parkland, and Trails);
- LL. Each development shall be subject to review and approval of a sign program by the Planning Commission. The sign program shall be designed pursuant to Chapter 5, Design Guidelines in the Specific Plan as well as the City's Sign Design Guidelines and zoning regulations. (AVSP PG. 4-49: Signage);
- MM. Development standards for Zone A are as follows:
 - 1. Primary Uses: Non-Residential/Mixed-Use – Max. FAR (Floor Area Ratio) = 0.35 (AVSP PG. 4-50: Village Zoning Plate);
 - 2. Zone A South = max. 20 Dwelling Units (DU) or 25 with Density Bonus (AVSP PG. 4-50: Village Zoning Plate);
 - 3. Zone A North = max. 15 DU or 19 with Density Bonus (AVSP PG. 4-50: Village Zoning Plate);
 - 4. Setback (non-residential and mixed-use): Front (min, max) 10 feet, 15 feet; Side (min, max) 0 feet to 10 feet; Rear (min) 0 feet (AVSP PG. 4-50: Village Zoning Plate);

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5. Building Height: 25 feet (min.) – 35 feet (max), and 2 stories max, unless hotel or residential provided on 3rd floor than 45 feet max. (AVSP PG. 4-50: Village Zoning Plate);
6. Building Area: 30,000 square foot (s.f.) maximum (AVSP PG. 4-50: Village Zoning Plate);
7. Building Coverage: 60% maximum (AVSP PG. 4-50: Village Zoning Plate);
8. Building Form: Portions of the second and third story shall be recessed from the front façade (AVSP PG. 4-50: Village Zoning Plate);
9. Parking Location: No off-street parking allowed between public streets and building. Tuck under, underground, or parking behind only. (AVSP PG. 4-50: Village Zoning Plate);
10. Parking Requirements: Per Agoura Hills Zoning Ordinance. (AVSP PG. 4-50: Village Zoning Plate);

NN. Development standards for Zone A South are as follows:

1. Primary Uses: Stand alone attached residential (not facing Agoura Road or Kanan Road) (AVSP PG. 4-51: Village Zoning Plate);
2. Max. 75 Dwelling Units (DU) or 90 with Density Bonus (AVSP PG. 4-51: Village Zoning Plate);
3. Setback (residential): Front (min) 20 feet to garage, 10 feet to front porch; Side (min) 10 feet; Rear (min) 10 feet; Garage (min) 5 feet behind building face (AVSP PG. 4-51: Village Zoning Plate);
4. Building Height: 35 feet (max)/2 stories max (AVSP PG. 4-51: Village Zoning Plate);
5. Building Coverage: 60% maximum (AVSP PG. 4-51: Village Zoning Plate);
6. Building Form: Portions of the second story shall be recessed from the front façade (AVSP PG. 4-51: Village Zoning Plate);
7. Parking Location: Tuck under, underground, or enclosed access from rear. (AVSP PG. 4-51: Village Zoning Plate);
8. Parking Requirements: Per Agoura Hills Zoning Ordinance. (AVSP PG. 4-51: Village Zoning Plate);

OO. Development standards for Zone B are as follows:

1. Primary Uses: Non-Residential/Mixed-Use – Max. FAR = 0.35 (AVSP PG. 4-52: Village Zoning Plate);
2. Hotel = 120 rooms or additional stand-alone residential (AVSP PG. 4-52: Village Zoning Plate);
3. Setback (non-residential and mixed-use): Front (min, max) 10 feet, 15 feet; Side (min, max) 0 feet to 10 feet; Rear (min) 0 feet (AVSP PG. 4-52: Village Zoning Plate);
4. Building Height: 25 feet (min.) – 35 feet (max), and 2 stories max, unless hotel or residential provided on 3rd floor than 45 feet max. (AVSP PG. 4-52: Village Zoning Plate);
5. Building Area: 30,000 s.f. maximum (AVSP PG. 4-52: Village Zoning Plate);
6. Building Coverage: 60% maximum (AVSP PG. 4-52: Village Zoning Plate);

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7. Building Form: Portions of the second and third story shall be recessed from the front façade (AVSP PG. 4-52: Village Zoning Plate);
8. Parking Location: No off-street parking allowed between public streets and building. Tuck under, underground, or parking behind only. (AVSP PG. 4-52: Village Zoning Plate);
9. Parking Requirements: Per Agoura Hills Zoning Ordinance. (AVSP PG. 4-50: Village Zoning Plate);

PP. Development standards for Zone B are as follows:

1. Primary Uses: Stand alone attached residential (not facing Agoura Road or Kanan Road, max 25 DU or 31 DU with density bonus) (AVSP PG. 4-53: Village Zoning Plate);
2. Setback (residential): Front (min) 20 feet to garage, 10 feet to front porch; Side (min) 10 feet; Rear (min) 10 feet; Garage (min) 5 feet behind building face (AVSP PG. 4-53: Village Zoning Plate);
3. Building Height: 35 feet (max)/2 stories max (AVSP PG. 4-53: Village Zoning Plate);
4. Building Coverage: 60% maximum (AVSP PG. 4-53: Village Zoning Plate);
5. Building Form: Portions of the second and third story shall be recessed from the front façade (AVSP PG. 4-52: Village Zoning Plate);
6. Parking Location: Tuck under, underground, or enclosed access from rear. (AVSP PG. 4-53: Village Zoning Plate);
7. Parking Requirements: Per Agoura Hills Zoning Ordinance. (AVSP PG. 4-53: Village Zoning Plate);

QQ. Development standards for Zone E are as follows:

1. Primary Uses: Non-Residential/Mixed-Use – Max. FAR = 0.35 (AVSP PG. 4-58: Village Zoning Plate);
2. Mixed-use (residential/office over retail) = max. 15 DU or 19 DU with Density Bonus (AVSP PG. 4-58: Village Zoning Plate);
3. Setback (non-residential and mixed-use): Front (min, max) 5 feet, 15 feet; Side (min, max) 0 feet to 10 feet; Rear (min) 0 feet (AVSP PG. 4-58: Village Zoning Plate);
4. Building Height: 25 feet (min.) – Agoura Road and Cornell Road frontage (min, max): 25 feet, 35 feet, and 2 stories max, unless hotel or residential provided on 3rd floor than 45 feet max. The height shall be a maximum of 35 feet or 2 stories in all other places. (AVSP PG. 4-58: Village Zoning Plate);
5. Building Area: 30,000 square foot (s.f.) maximum (AVSP PG. 4-58: Village Zoning Plate);
6. Building Coverage: 60% maximum (AVSP PG. 4-58: Village Zoning Plate);
7. Building Form: Portions of the second and third story shall be recessed from the front façade (AVSP PG. 4-58: Village Zoning Plate);
8. Parking Location: No off-street parking allowed between public streets and building. Tuck under, underground, or parking behind only. (AVSP PG. 4-58: Village Zoning Plate);

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9. Parking Requirements: Per Agoura Hills Zoning Ordinance. (AVSP PG. 4-58: Village Zoning Plate);
- RR. Development standards for Zone E are as follows:
1. Primary Uses: Stand alone attached residential (non-street fronting max 20 DU) max 15 DU or 25 DU with density bonus (AVSP PG. 4-59: Village Zoning Plate);
 2. Setback (residential): Front (min) 20 feet to garage, 10 feet to front porch; Side (min) 10 feet; Rear (min) 10 feet; Garage (min) 5 feet behind building face (AVSP PG. 4-59: Village Zoning Plate);
 3. Building Height: 35 feet (max)/2 stories max (AVSP PG. 4-59: Village Zoning Plate);
 4. Building Coverage: 60% maximum (AVSP PG. 4-59: Village Zoning Plate);
 5. Building Form: Portions of the second story shall be recessed from the front façade (AVSP PG. 4-59: Village Zoning Plate);
 6. Parking Location: Tuck under, underground, or enclosed access from rear. (AVSP PG. 4-59: Village Zoning Plate);
 7. Parking Requirements: Per Agoura Hills Zoning Ordinance. (AVSP PG. 4-59: Village Zoning Plate);
- SS. Trellises, bollards, and other decorative pedestrian amenities shall be provided within parking lots to create pedestrian atmosphere and reduce vehicular visual dominance. (AVSP PG. 5-67: Parking Lot Design and Treatment);
- TT. Light poles, standards, and fixtures shall be a maximum pf 16 feet in height. (AVSP PG. 5-67: Parking Lot Design and Treatment);
- UU. Any portion of the parking lot area not paved shall be landscaped. (AVSP PG. 5-68: Parking Lot Area Planting);
- VV. Shade trees shall be planted to shade onsite structures to the greatest extent possible in the summer to reduce indoor temperatures and to reduce energy demand. (AVSP PG. 5-68: Project Landscape/Hardscape);
- WW. Project design and architectural treatment shall incorporate additional techniques to reduce glare, such as use of low reflectivity glass, use of plant material along the perimeter of structures, brush-polishing metal surfaces, etc. (AVSP PG. 5-70: Lighting);
- XX. Trash and recycling enclosures and loading areas provided in the parking areas must be screened with landscaping or wall materials, and should be sited in areas where the will be least visible. (AVSP PG. 5-84: Trash and Recycling Enclosures);
- YY. Ramps and guardrails use as a means of egress must conform to the criteria listed in the Uniform Building Code. (AVSP PG. 5-84: Disabled-Accessible Ramps and Railing);
- ZZ. Within the Specific Plan area it will be the responsibility of developers to provide and maintain all on-site improvements as well as all streetscape improvements that shall be implemented within the public spaces of the project and at the street edge. (AVSP PG. 6-90: Street Furnishings);

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- AAA. Lighting fixtures shall incorporate the latest energy-efficient technology for directing light and reducing glare. (AVSP PG. 6-90: Lighting);
- BBB. Streetlights shall incorporate a decorative light pole and luminaire that is consistent in design to help unify the streetscape within the Village. (AVSP PG. 6-90: Street lighting);
- CCC. Streetlighting shall be Boulevard D650 from Sternberg Lighting located pursuant to engineering recommendations. (AVSP PG. 6-90: Street lighting);
- DDD. Pedestrian lighting shall be Sternberg Vintage Lighting – “Prairie”, Model #1230 with square pole. (AVSP PG. 6-90: Pedestrian Lighting);
- EEE. These fixtures [Pedestrian lighting fixtures] shall accommodate banner attachment arms, planter arms and electrical outlets. (AVSP PG. 6-90: Pedestrian Lighting);
- FFF. Public sidewalk lights shall be approximately 15 feet in height and placed approximately 100 feet apart. (AVSP PG. 6-90 Pedestrian Lighting);
- GGG. New benches and trash receptacles shall be installed within the Village area. (AVSP PG. 6-91: Benches and Trash Receptacles);
- HHH. Typical placement of the benches and trash receptacles shall be approximately ever 100 feet to provide seating and amenities for pedestrians. (AVSP PG. 6-91: Benches and Trash Receptacles);
- III. Freestanding wood benches shall be Smith & Hawkin – 6 foot ‘Giverny Bench’, Model #786442 with natural finish. (AVSP PG. 6-91: Benches and Trash Receptacles);
- JJJ. Refuse receptacles shall be Du Mor Site Furnishings – ‘Redwood Receptacle’, Model #152-31R with natural finish on redwood slats and bronze powder coat finish on cast-iron rosettes. (AVSP PG. 6-91: Benches and Trash Receptacles);
- KKK. Tree grates shall be a Neenah Foundry Company – ‘Boulevard’, 5 foot cast-iron round tree grate with removable light cover & frame, Model #8838-A. Natural Petina Finish. (AVSP PG. 6-91: Tree Grates);
- LLL. Additional landscaping shall be provided in flower pots adjacent to the building edge. (AVSP PG. 6-91: Planter Pot);
- MMM. Planter pots shall be Wausau Tile – ‘Site lines’ planter pot. Model #SL400 with ‘Black Coffee’ patina finish #F1. (AVSP PG. 6-91: Planter Pot);
- NNN. Bike racks shall be installed at convenient locations along Agoura Road, at the bus stop, and conveniently located near building entries that are centrally located within development and not facing Agoura Road. (AVSP PG. 6-92: Bicycle Racks);
- OOO. Bike racks are required as part of all private development projects in the Village. (AVSP PG. 6-92: Bicycle Racks);
- PPP. Bike rack shall be Du Mor Site Furnishings – ‘Loop Bike Rack’, Model #83-00 with Bronze powder coat finish. (AVSP PG. 6-92: Bicycle Racks);
- QQQ. New concrete sidewalks with a simple scoring pattern should be used along all plan area streets and shall be constructed with a combination of flagstone pavers, exposed aggregate concrete, and scored colored concrete with natural sandstone

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- boulders placed in accent locations (Refer to Figure 6.3). (AVSP 6-92: Paving Materials);
- RRR. Flagstone Pavers. Set stones on 4 inch thick concrete slab and mortar in place. (AVSP PG. 6-92: Paving Materials);
- SSS. Cut flagstone Paver Banding a tree grates & pedestrian lighting. (AVSP PG. 6-92: Paving Materials);
- TTT. Exposed concrete. Color concrete integrally with Davis 'Sandstone' color #5237. Select pea gravel material in warm, earthy tones, as shown [AVSP PG. 6-93]. (AVSP PG. 6-92: Paving Materials);
- UUU. Scored-colored concrete. Color concrete integrally with Davis 'Sandstone' color #5237. Provide a four-inch y four-inch score pattern. (AVSP PG. 6-92: Paving Materials);
- VVV. Natural sandstone boulders. Stones shall reflect material native to the Santa Monica Mountains. Set boulders on six inch minimum gravel bed allowing 1/3 of boulder height to remain above grade. (AVSP PG. 6-92: Paving Material);
- WWW. Bollards shall be placed at plaza and bulbout locations. (AVSP PG. 6-92: Bollards);
- XXX. 18-inch by 18-inch by 36-inch cut sandstone bollard with natural, rough hewn finish. Stones should reflect material native to the Santa Monica Mountains. Core drill and secure bollard to ground with 2-inch galvanized steel pip and sleeve. Epoxy in place. (AVSP PG. 6-92: Bollards);
- YYY. The following landscaping palette shall be used throughout the Specific Plan area (Refer to figure 6.2 [AVSP PG. 6-95]). (AVSP PG. 6-93: Landscape Recommendations);
- ZZZ. The following is a list of street trees to select from.
1. Pistacia chinensis, Chinese pistache;
 2. Platanus acerifolia, London Plane Tree;
 3. Quercus agrifolia, Coast Live Oak;
 4. Platanus racemosca, California Sycamore;
- AAAA. These [Street Trees] shall be carefully located to not obstruct visibility of the store fronts and signage nor negatively impact pedestrian and vehicular safety. (AVSP PG. 6-93: Street Trees);
- BBBB. All accent trees shall be installed in tree grates with up-lighting. (AVSP PG. 6-94: Accent Trees);
- CCCC. All new water line extension or line size modifications shall be designed in accordance with applicable provisions of the Municipal Code and to the satisfaction of the City Engineer. (AVSP PG. 7-97: Water Supply);
- DDDD. As part of the development review, the Public Works Department shall determine whether projects are required to submit water pressure and flow demand calculations to provide information to determine if adequate line capacity exists. (AVSP PG. 7-97: Water Supply);
- EEEE. All new sewer line extensions, or line size modifications, shall be designed in accordance with applicable provisions of the Municipal Code and to the satisfaction of the City Engineer. (AVSP PG. 7-98: Wastewater);

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- FFFF. Development projects, both during construction and operationally in the long term, shall comply with all City recycling requirements. (AVSP PG. 7-98: Solid Waste); and
- GGGG. Development shall comply with objective standards found in the General Plan, the Zoning Ordinance, and the Subdivision Ordinance.