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Agoura Village Specific Plan (AVSP) Citizens Advisory Group  
Meeting XI



# Agenda

- Review Planning Principles and CAG feedback
- Acceptance of Minutes

## Next Steps

- Prepare Draft Focused AVSP Update
  - Summary of recommended revisions
- City Council Study Sessions (2)
  - Council to provide input on the summary of recommended revisions
- Community Input
  - Receive community input on the focused AVSP update
- Prepare AVSP Update
- EIR
- Public Hearings
- Final Updated AVSP



# Introduction

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## ➤ Purpose

- Review Planning Principles and CAG feedback

## ➤ Desired Outcomes

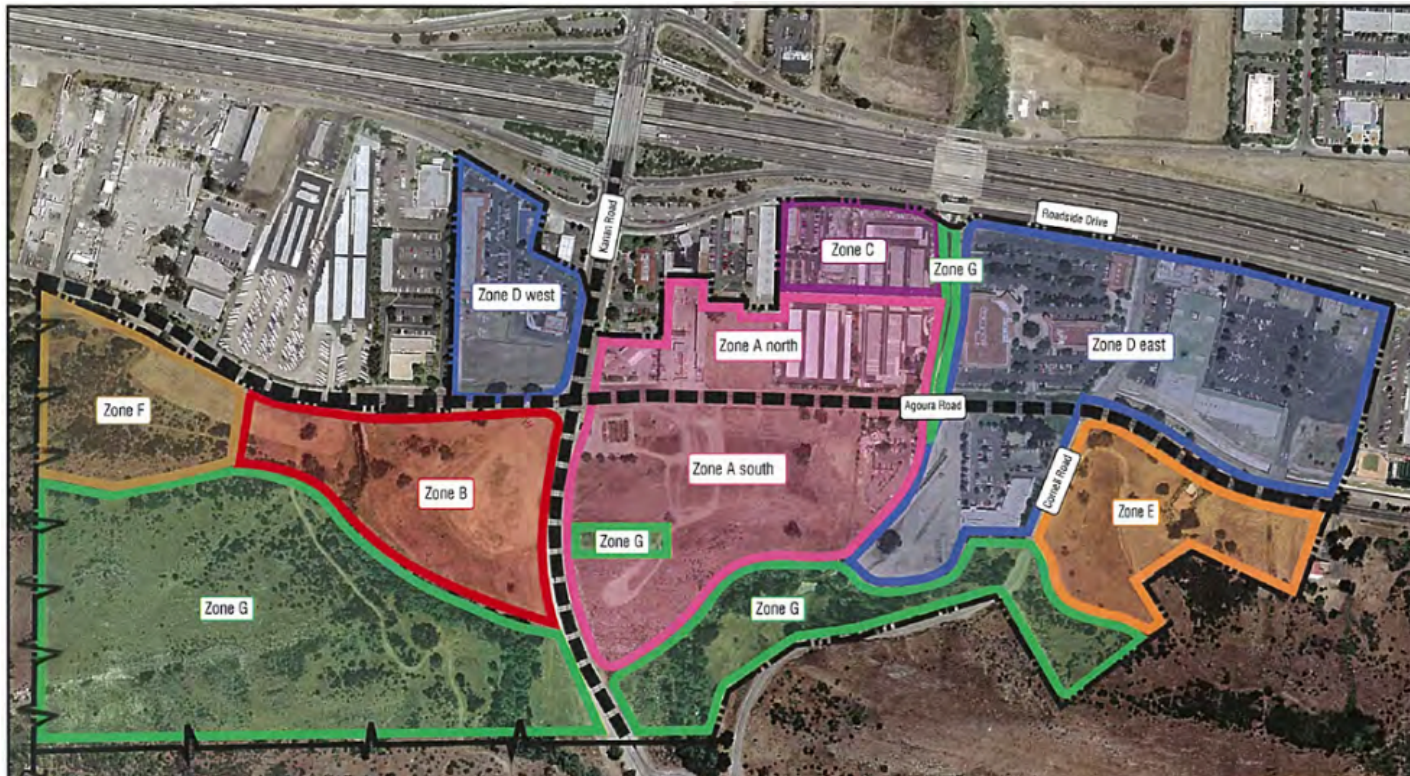
- CAG to provide any additional feedback to include in the amended AVSP.

## ➤ Next Steps

- RRM to draft revised AVSP per Planning Principles and CAG guidance
- Staff, Planning Commission, City Council review



# Current AVSP Zones





# Principle 1

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- **Principle 1 – Ensure the AVSP vision provides a village concept with complementary uses**
- CAG feedback:
  - Reduce land use intensity along south side of Agoura Road to include a mix 1 and 2 stories fronting Agoura Road (Zone B and A South)
  - Increase development setbacks at Kanan Rd. (Zone B and A South)
  - Increase development setbacks along Agoura Road (Zone A South and A North)
  - Allow for residential and mixed-use on north side of Agoura Road (Zone C, D East) to align with Market demand and Housing Element projections
  - Focus mixed-use development along Agoura Road to Cornell Road, along Cornell Road between Agoura Road and Roadside Drive, and along Roadside Drive.



## Principle 2

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- **Principle 2 – Use the market demand to help guide the AVSP process**
- CAG feedback:
  - Increase residential units to align with Market Demand (500+ units) and Housing Element residential projections of Min. 20 du/ac and Max. 25 du/ac
  - Confirmed non-residential demand (office, hotel, retail, and industrial)
  - Reduce height and intensity in Zone E to 2 stories and 12 du/ac to reduce impact on hillside and views



## Principle 3

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- **Principle 3 – Adjust the residential and commercial land use allocations to create a mixed-use plan**
- CAG feedback:
  - Allow for residential and mixed-use on north side of Agoura Road (Zone C, D East) to align with Market demand and Housing Element projections
  - Increase residential units to align with Market Demand (500+ units) and Housing Element residential projections of Min. 20 du/ac and Max. 25 du/ac
  - Reduce height and intensity in Zone E to 2 stories max. and 12 du/ac to reduce impact on hillside and views
  - Lot Coverage
    - Require 60% min. non-residential ground floor coverage at the street frontage
    - Residential entrances / lobbies, gyms, and/or admin office allowable in min. ground floor %
  - Parking Standards
    - Suggest change in parking requirements from 2 covered and .5 guest/Unit to; 1 covered, 1 uncovered, and .25 guest/Unit
    - Suggest mixed-use parking reductions for projects with residential (up to 20%) with Director approval



## Principle 4

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- **Principle 4 – Re-allocate mixed-use to the north side of Agoura Road**
- CAG feedback:
  - Allow for residential and mixed-use on north side of Agoura Road (Zone C, D East) to align with Market demand and Housing Element projections
  - Increase residential units to align with Market Demand (500+ units) and Housing Element residential projections of Min. 20 du/ac and Max. 25 du/ac





## Principle 5

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- **Principle 5 – Ensure the AVSP meets Housing Element allocation**
- CAG feedback:
  - Allow for residential and mixed-use on north side of Agoura Road (Zone C, D East) to align with Market demand and Housing Element projections
  - Increase residential units to align with Market Demand (500+ units) and Housing Element residential projections of Min. 20 du/ac and Max. 25 du/ac
  - Reduce height and intensity in Zone E to 2 stories max. and 12 du/ac max. to reduce impact on hillside and views



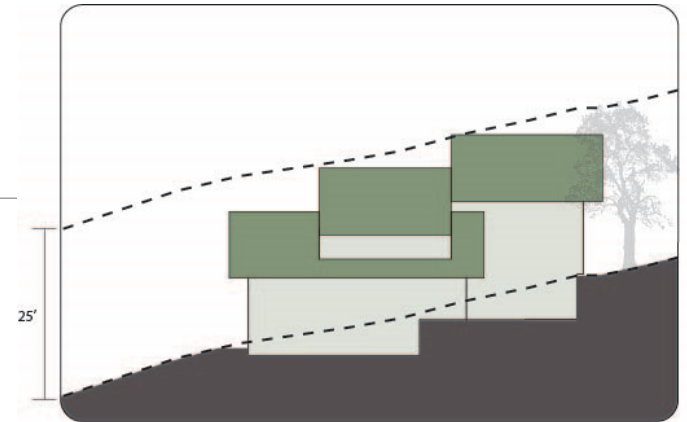
## Principle 6

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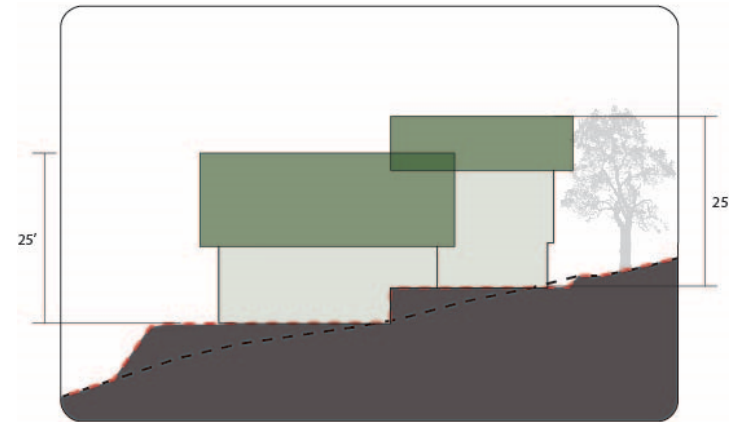
- **Principle 6 – Ensure the AVSP is consistent with and enables implementation of the City/County Fire and Emergency Evacuation Plan**
- CAG feedback:
  - Ensure coordination with surrounding jurisdictions (LA County, unincorporated areas, Malibu) regarding fire and emergency evacuation plans
  - Ensure AVSP update implements and facilitates the City/County Fire and Emergency Evacuation Plan
  - Ensure consistency with the Las Virgenes - Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan, as amended
    - <https://www.cityofcalabasas.com/government/public-safety-emergency-preparedness/hazard-mitigation-plan-las-virgenes-malibu-council-of-governments>

## Principle 7

- **Principle 7 – Clarify how building height is measured and amend AVSP to follow City zoning regulations on building height being measured from finished grade, instead of natural grade.**
- Recommendation:
  - Ensure development south of Agoura Rd. is measured using Natural Grade to maintain natural topography on hillside and preserve views
  - Ensure development north of Agoura Rd. is measured using Finished Grade



Natural Grade



Finished Grade



## Principle 8

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- **Principle 8 – Reconsider allowable building heights along Agoura Rd. and Kanan Rd. frontages to maximize and/or preserve viewsheds to the surrounding hills and open space.**
- CAG feedback:
  - Preserve views of surrounding hills and open space from Agoura Road.
  - Reduce land use intensity along south side of Agoura Road to include a mix of 1 and 2 stories fronting Agoura Road (Zone B and A South)
  - Increase development setbacks at Kanan Rd. (Zone B and A South)
  - Increase development setbacks along Agoura Road (Zone A South and A North)
  - Preserve views of the mountains by providing building separation standards along Agoura Road and Kanan Road (View Corridors)
  - Preserve existing oak trees
  - Provide 50' setback from riparian vegetation



## Principle 9

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- **Principle 9 – Eliminate or provide clarification on the “bonus density” in the residential category in all zones.**
- Staff driven principle
  - Amended AVSP will take into account state housing law and Housing Element update for Cycle 6 to clarify language in the AVSP.



## Principle 10

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- **Principle 10 – Consider allocating specific number of housing units per parcel, as opposed to per zone.**
- CAG feedback:
  - Consider density and feasibility of residential use by individual parcel
  - Plan should follow du/ac rather than density caps per zone



# Principle 11

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- **Principle 11 – Ensure that the AVSP supports Active Transportation and prioritizes appropriate circulation and connectivity consistent with the General Plan.**
- CAG feedback:
  - Keep AVSP recommendation for Hwy 101 underpass as pedestrian and bike crossing under Hwy 101.
  - Keep AVSP recommendation of naturalizing Medea Creek with trail system
  - Include in AVSP naturalizing/capping drainage channel as linear park and trail system
  - See ODS Standard #4 addressing pedestrian connectivity and circulation via trails/paths.
  - Provide internal connectivity across Medea Creek



## Principle 12

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- **Principle 12 – Collaborate with existing development applicants to accommodate these principles to the extent feasible. Consider incentive options to encourage developers to modify current plans to align with the updated AVSP.**
- CAG feedback:
  - Encourage staff to share principles and recommendations with property owners/developers





## Principle 13

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- **Principle 13 – Incorporate clear and specific signage and lighting standards within the AVSP update.**
- RRM will work with the City on developing updated signage and lighting standards consistent with current standards.
- CAG feedback:
  - Consider integrating informational and/or directional signage along creek.
  - Consider night pollution concerns related to lighting.



## Principle 14

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- **Principle 14 – Consistency with Climate Action and Adaptation Plan (CAAP)**
- CAG feedback:
  - Ensure revised AVSP supports and implements CAAP policies
  - Consider electric vehicle requirements in parking standards addressed in the CAAP.
  - Ensure all new development construction must conform to the City's current and future policies in line with the approved CAAP.



## Principle 15

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- **Principle 15 – Consider incorporating design standards that support a sustainable wildlife urban interface.**
- CAG feedback:
  - Consider the wildlife habitat that creeks within the AVSP area provide and look for ways to balance viewsheds and creek protection through design standards.
  - See ODS Standard #12 addressing fencing clearance requirements to permit wildlife movement.



# Questions?

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- Desired Outcomes
  - Other CAG advice/feedback/input?



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