



JOINT CITY COUNCIL – PLANNING COMMISSION

INFORMATIONAL WORKSHOP MEETING

CITY OF



AGGOURA HILLS

Agenda – General Plan Update Adoption Process

- Affordable Housing – RHNA and Housing Opportunity Sites
- Process Overview – Where are we?
- The “Ask”
- Next Steps



GENERAL PLAN UPDATE PROCESS

RHNA AND HOUSING OPPORTUNITY SITES

CITY OF



AGGOURA HILLS

General Plan Update Process Overview

REGIONAL NEEDS ASSESSMENT (RHNA) ALLOCATION

- Agoura Hills' Allocation for Cycle 6 is 318 dwelling units.
- Income based on a four-person household (source: HCD)

Income Level	% of Area Median Income (AMI) in LA County	RHNA Allocation (dwelling units)	Percent of Total RHNA Allocation
Very Low	Less than 50% (\$0 – \$59,100)	126	40
Low	51 – 80 (\$60,282 – 94,560 = 80%)	72	23
Moderate	81 – 120 (\$95,742 – \$141,840)	55	17
Above Moderate	120 and above (\$141,840 and above)	65	20
Total		318	100

General Plan Update Process Overview

REGIONAL NEEDS ASSESSMENT (RHNA) ALLOCATION

- 2021 Rent Limits, gross rent including utilities (source: HCD)
- Based on four-person household and two bedroom dwelling unit

Income Level	% of Area Median Income (AMI) in LA County	Rent Limits including Utilities	RHNA Allocation (dwelling units)
Very Low	Less than 50% (\$0 – \$59,100)*	\$0 – \$1,330	126
Low	51 – 80 (\$60,282 – 94,560 = 80%)	\$1,357 – \$2,128	72
Moderate	81 – 120 (\$95,742 – \$141,840)	\$2,155 – \$3,192	55
Above Moderate	120 and above (\$141,840 and above)	\$3,192 and above	65
Total			318

General Plan Update Process Overview

GOAL: TO OBTAIN HOUSING ELEMENT CERTIFICATION FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

- HCD certifies the Housing Element's compliance with State Housing Laws;
- HCD has guidelines for selecting housing opportunity sites; and
- HCD reviews draft housing elements to determine if capacity to accommodate the RHNA allocation has been demonstrated.

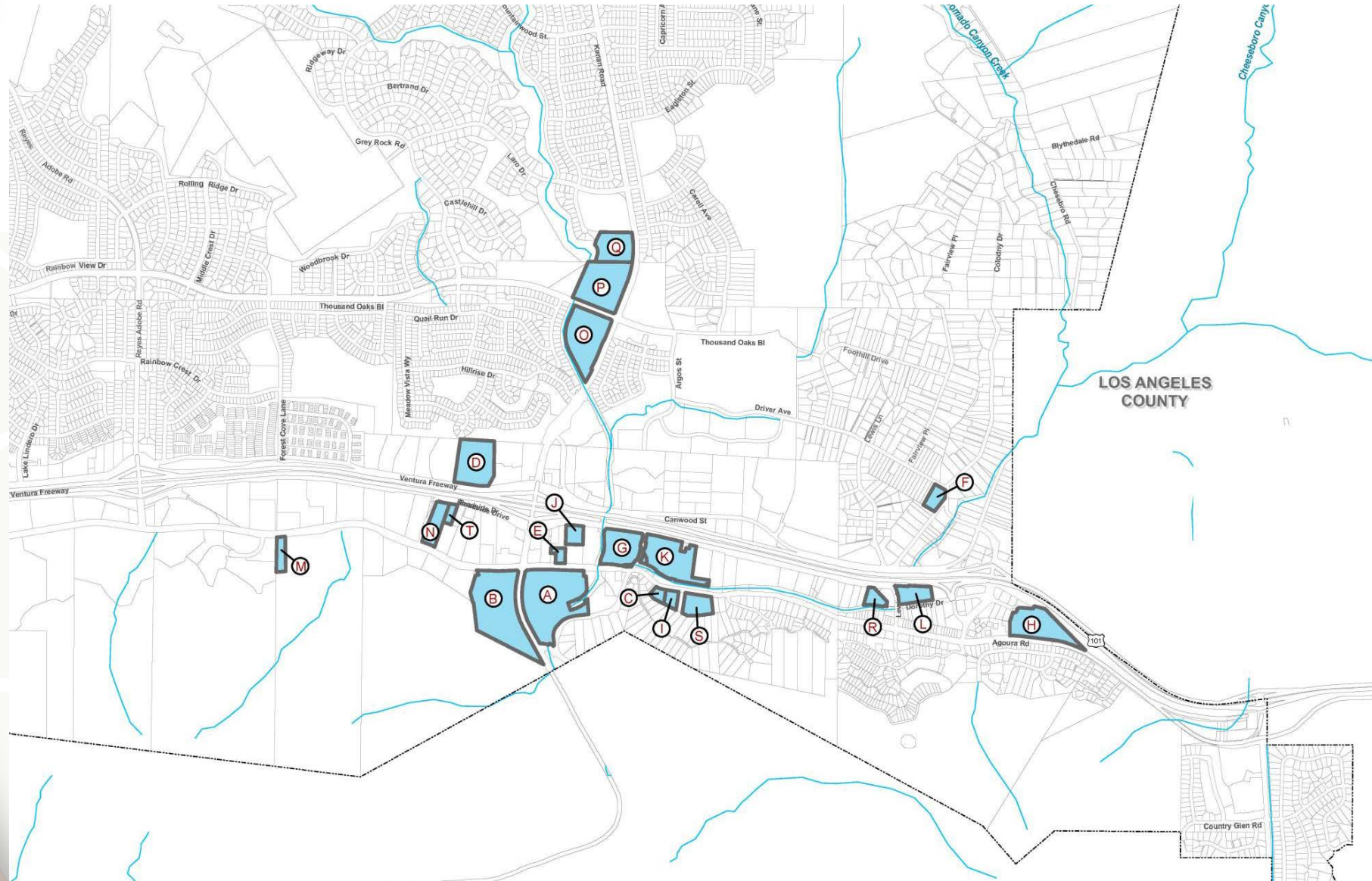
General Plan Update Process Overview

HOUSING SITES INVENTORY

- Housing Sites were presented to the City Council and public for review and comment.
- The housing sites proposed and analyzed as part of the Subsequent Environmental Impact Report were approved by the City Council.
- The housing sites inventory identifies property within the city where our RHNA allocation may be met.
- The City of Agoura Hills is not responsible for developing the housing but rather for providing a framework within which the housing may be constructed by private development.
- The RHNA allocation is 318. To realize 318 units, maintain a sufficient buffer to avoid ad hoc rezonings due to “no net loss” housing law, and create adequate capacity to realize the very low- and low-income units, we must provide zoning for approximately 1,500 units.
- We have insufficient zoning to accommodate the required RHNA and buffer.

General Plan Update Process Overview

Housing Sites Inventory Map



General Plan Update Process Overview

Housing Sites Inventory

Site	Site Name	Current Land Use Desig.	Proposed Land Use Desig.	AVSP	Vacant	AINs	Gross Acres	Street Address
A	SE Corner Agoura/Kanan Roads	PD	PD	x	x	2061-031-020	12.37	NA
B	Symphony Development	PD	PD	x	x	2061-032-021, -022	7.3	NA
C	AN Investments	PD	PD	x	x	2061-029-005, -006	0.87	28902 Agoura Rd.
D	Clear Vista	BP-OR	RM		x	2053-001-004	8.37	NA
E	Moore	PD	PD	x	x	2061-006-056	0.9	NA
F	Colodny	RL	RM		x	2055-005-904, -903	1.76	NA
G	Regency Theaters	PD	PD	x		2061-006-044	6.24	29045 Agoura Rd.
H	Dorothy Drive e/o Palo Comado Road	BP-OR	RM		x	2061-013-024, -025, -005, -004, -003, -002, -001, -040, -039, -036	7.92	NA
I	Village Development	PD	PD		x	2061-029-003, -004	1.2	NA
J	Roadside Bldg. Mats.	PD	PD	x		2061-006-042, -048	1.76	29112 & 29130 Roadside Dr.
K	Whizin	PD	PD	x		2061-007-041, -052, -054, -051, -055, -031	10	28912 Agoura Rd.
L	Dorothy Drive e/o Lewis Road	CRS	RM			2061-010-017, -015, -006, -016, -008, -007	2.58	28263 Dorothy Dr.
M	Principe	PD	PD		x	2061-033-015	1.65	NA
N	Patagonia	POM	RM			2061-004-049	3.06	29360 Roadside Dr.
O	Agoura Meadows	CS-MU	CS-MU			2053-007-030, 2053-007-026, 2053-007-024, 2053-007-025, 2053-007-027, 2053-007-028	8.05	5675 Kanan Rd.
P	Twin Oaks	CS-MU	CS-MU			2051-006-141	8.8	5801 Kanan Rd.
Q	City Mall	CS-MU	CS-MU			2051-005-002	5.7	5835 Kanan Rd.
R	Roadside Drive w/o Lewis Road	CRS	RM		x	2061-009-075 and -076, -077	1.53	NA
S	Reganathan	BP-OR	RM		x	2061-029-001, 2061-28-006, -005	2.2	NA
T	Roadside & Roadside	POM	RM		x	2061-004-022	0.87	NA

PD- Planned Development
 CRS - Commercial Retail Service
 CS-MU - Commercial Shopping Center-Mixed Use

BP-OR - Business Park-Office Retail
 POM - Planned Office Manufacturing



AGOURA HILLS

MOBILITY UPDATE

VMT ASSESSMENT AND LOS ANALYSIS



AGGOURA HILLS

Mobility Update

REPLACE LEVEL OF SERVICE (LOS) WITH VEHICLE MILES TRAVELED (VMT) AS CEQA METRIC FOR MEASURING TRANSPORTATION IMPACTS

VMT ASSESSMENT (CEQA)

- Measure the number of miles traveled by vehicles

LOS ASSESSMENT (CITY)

- Measure the congestion at local intersections and roadway segments
- Identify operation and capacity deficiencies

Mobility Update – VMT Assessment

PURPOSE

- Satisfy CEQA requirements for transportation impacts
- Measure the effect of the AHO on VMT

ANALYSIS

- Calculate VMT efficiency metrics using the SCAG Travel Demand Model
- Evaluate VMT under two scenarios: with and without the AHO

Mobility Update – VMT Assessment

FINDINGS

- Both scenarios exceed the City’s VMT thresholds indicating a significant impact
- VMT is higher for the “With Project” scenario

MITIGATION

- Apply the City’s transportation demand management (TDM) strategies

IMPLEMENTATION

- Individual projects may be required to prepare a project-specific VMT analysis based on the City’s Guidelines

Scenario	Residential VMT/Capita
City Threshold	16.8
Future Year (2035) without Project	17.8
Future Year (2035) with Project	18.0

Mobility Update – LOS Assessment

PURPOSE

- Measure the effect of the AHO on roadway network operations
- Identify operation and capacity deficiencies that are inconsistent with the General Plan
- Determine public works projects and private development frontage improvements

ANALYSIS

- Evaluate the LOS at roadway segments and intersection under two scenarios
 - “Without Project” Scenario = Future Year (2035) + 2010 General Plan
 - “With Project” Scenario = Future Year (2035) + 2010 General Plan + AHO

Mobility Update – LOS Assessment

FINDINGS

- AHO will generate the following net, new trips
 - - 625 weekday AM peak hour trips
 - + 364 weekday PM peak hour trips
- AM Weekday Peak Hour
 - Intersections
 - 5 study intersections operate at a LOS inconsistent with the General Plan LOS standards for with and without the AHO
 - 0 study intersections degrade by a full LOS letter grade as a result of the AHO
 - Roadway Segments
 - 8 roadway segments operate at a LOS inconsistent with the General Plan LOS standards for with and without the AHO
 - 0 study roadway segments degrade by a full LOS letter grade as a result of the AHO

Mobility Update – LOS Assessment

FINDINGS

- PM Weekday Peak Hour
 - Intersections
 - 4 study intersections operate at a LOS inconsistent with the General Plan LOS standards for with and without the AHO
 - 1 study intersection degrades by a full LOS letter grade as a result of the AHO
 - Kanan Road/Thousand Oaks Blvd: LOS E -> LOS F
 - Roadway Segments
 - 8 roadway segments operate at a LOS inconsistent with the General Plan LOS standards with and without the AHO
 - 0 study roadway segments degrade by a full LOS letter grade as a result of the AHO

Mobility Update – LOS Assessment

- RECOMMENDATIONS

- Provide frontage improvements to AHO sites to provide turn lanes, auxiliary lanes, bike lanes, and/or on-street parking
- Consider 6-lane cross-section on Kanan Rd (north of Thousand Oaks Blvd to Agoura Rd)
- Consider modifications to Agoura Rd/Cornell Rd intersection

- IMPLEMENTATION

- Individual projects may be required to prepare a project-specific LOS analysis based on the City's Guidelines

MOBILITY UPDATE

VMT ASSESSMENT AND LOS ANALYSIS



AGGOURA HILLS

GENERAL PLAN UPDATE PROCESS

WHERE ARE WE?

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General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Housing Element – State law requires us to develop a local housing program to meet our fair share of existing future housing needs for all income groups.
 - Major Housing Element Components
 - Analysis of the City’s demographics, household and housing characteristics and related housing needs;
 - A review of potential market, governmental, and infrastructure constraints to meeting our RHNA;
 - An evaluation of residential sites and financial resources available to address the City’s housing goals;
 - Develop a Housing Plan that addresses the City’s identified housing needs, constraints, and resources including housing goals, policies, and programs.
 - **Status:** The Housing Element has been reviewed twice by HCD who generally agrees with the City’s strategy and identified a few points that need revision.

General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Community Conservation and Development Element – This element has been updated to reflect the housing opportunity sites identified in the housing element.
 - **Proposed Amendments**
 - Revise the City’s Land Use Map to reflect the zoning necessary to provide for RHNA;
 - Revise text to address the zoning changes;
 - Revise the goals and policies to address the zoning changes;
 - Revise the Land Use Map to depict the revised Sphere of Influence adopted by the LA County Local Agency Formation Commission in 2020.
 - **Status:** Awaiting consideration by the Planning Commission.

General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Community Safety Element – Technical amendments have been made to achieve compliance with state, regional, and local policies and guidelines.
 - Proposed Technical Amendments primarily address:
 - Flooding Hazards,
 - Geological and Seismic Hazards,
 - Wildland and Urban Fire Hazards,
 - Vulnerability to Climate Change,
 - Incorporation of the City’s Hazard Mitigation Plan, entitled “Las Virgenes – Malibu Council of Governments Local Hazard Mitigation Plan.
 - **Status:** This element has been accepted by the California Geological Survey and was approved by the California Board of Forestry and Fire Protection – Resource Protection Committee on January 18, 2022.

General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Infrastructure and Community Services – Minor amendments are proposed for the Mobility section of this element to incorporate vehicle miles traveled (VMT) as a metric to evaluate traffic impacts of proposed development as mandated by the state in 2008 by Senate Bill 375. The new policy took effect in July 2020. Existing policies have been revised to reflect the new standard.
 - Proposed Amendments primarily address:
 - VMT policies,
 - Right-of-Way width changes to accommodate capacity changes due to increased RHNA
 - **Status:** Awaiting consideration by the Planning Commission.

General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Natural Resources Element – Minor amendments are proposed to the element's Air Quality section to address impacts of increased traffic from the proposed housing opportunity sites adjacent to major roadways and the Ventura Highway.
 - Minor Amendments proposed to the Air Quality section to address:
 - Impacts of increased traffic from the proposed housing opportunity sites adjacent to the major roadways and the Ventura Highway.
 - **Status:** Awaiting consideration by the Planning Commission.

General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Implementation Program – a set of principal measures necessary to achieve the goals and policies set forth in the General Plan.
 - Proposed Amendments:
 - For each new policy in the amended:
 - Community Conservation and Development,
 - Infrastructure and Community Services,
 - Natural Resources, and
 - Community Safety Elements
- **Status:** Awaiting consideration by the Planning Commission.

General Plan Process – Where are we?

GENERAL PLAN AMENDMENT TO INCORPORATE THE CYCLE 6 RHNA

- Elements in need of amending:
 - Appendix A – lists all policies of the General Plan Update that address global climate change many of which are contained in the City’s recently adopted Climate Action and Adaptation Plan (CAAP).
 - Propose amendments include the following policies:
 - Vehicle Miles Traveled (M-6.7)
 - Bicycle Use (S-21.1)
 - Electric Vehicles (S-21.2)
 - Energy Evaluations and Audits (S-17.2)
 - Electrification of Energy (S-17.3)
 - Tree Planting (S-19.1)
 - Clean Power Availability (S-22.1)
 - Water Efficiency in Landscape (S-18.1)
 - Organic Waste (S-20.1)
 - Energy Efficiency Outreach (S-17.1)
 - **Status:** Awaiting consideration by the Planning Commission.

REZONING PROGRAM

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Rezoning Program

ADEQUATE CAPACITY TO ACCOMMODATE RHNA

- We are required, by law, to maintain adequate capacity to accommodate our zoning at all times during the housing cycle;
- We do not currently have zoning adequate to accommodate our RHNA;
- The Housing Opportunity Sites approved by the City Council in our Housing Sites Inventory have to be rezoned to accommodate the required RHNA;
- Affordable housing must be dispersed throughout the community and may not be concentrated in a single area;
- Certain affordable housing is entitled to a by-right (ministerial) process and Affordable housing projects may only be evaluated against objective standards;
- To address these requirements staff is recommending the use of an Affordable Housing Overlay District.

Rezoning Program

CREATING A FRAMEWORK TO ACCOMMODATE RHNA

- We are required to provide for 126 very low-, 75 low-, 55 moderate-, and 65 above moderate-income units (e.g.: Pending Projects, ADU's, and existing zoning).
- Historically we have had no issues providing for the above moderate units which are market rate units.
- Providing for units in the lower affordability ranges has been and continues to be a struggle.
- To incentivize the construction of affordable housing on-site by private development, staff is recommending a rezoning program with the following components:

Rezoning Program

CREATING A FRAMEWORK THAT WILL FACILITATE THE PRIVATE DEVELOPMENT OF VERY LOW- AND LOW-INCOME HOUSING

- There are 20 sites on the Housing Sites Inventory. To accommodate our RHNA, adhere to HCD Guidelines, and address insufficiency in the proposed Housing Element, based on feedback HCD, staff recommends the following:
 - Affordable Housing Overlay (AHO) District Adoption – The AHO District would be an overlay placed on the 20 sites identified in the Housing Sites Inventory.
 - The AHO contains objective standards,
 - Incentives for providing affordable housing in the very low- and low-income categories, and
 - Increased density.
 - Sites on the Housing Sites Inventory will have a density of 20 – 25 dwelling units per acre;

Rezoning Program

CREATING A FRAMEWORK THAT WILL FACILITATE THE PRIVATE DEVELOPMENT OF VERY LOW- AND LOW-INCOME HOUSING

- Zoning Code Amendment – Staff is recommending amendments to Article IX (Zoning) Agoura Hills Municipal Code (AHMC) to:
 - Amend base zoning for sites within the Housing Sites to accommodate RHNA;
 - Amend the Agoura Village Specific Plan and the Ladyface Mountain Specific Plan;
 - Establish the AHO District;
 - Establish the Objective Development Standards applicable to the AHO;
 - Establish a Ministerial Process, as required by state law, for review and approval of AHO projects providing 20% very low- and low-income dwelling units; and
 - Establish city-wide Objective Design Standards.
- Zoning Map Amendment – Staff is recommending amendments to the Zoning Map to:
 - Graphically denote/depict the AHO District;
 - To change the zoning designations on the 20 sites on the Housing Sites Inventory;

Rezoning Program

ADEQUATE CAPACITY TO ACCOMMODATE RHNA

- We are required, by law, to maintain adequate capacity to accommodate our zoning at all times during the housing cycle;
- We do not currently have zoning adequate to accommodate our RHNA;
- The Housing Opportunity Sites approved by the City Council in our Housing Sites Inventory have to be rezoned to accommodate the required RHNA;
- Affordable housing must be dispersed throughout the community and may not be concentrated in a single area;
- Certain affordable housing is entitled to a by-right (ministerial) process and Affordable housing projects may only be evaluated against objective standards;
- To address these requirements staff is recommending the use of an Affordable Housing Overlay District.

PROPOSED AHO DISTRICT STANDARDS SUMMARY

DEVELOPMENT STANDARDS ANALYZED IN SEIR

Proposed AHO Standards	
Density	Minimum 20 and maximum 25 dwelling units per acre (DU/AC)
Height	Maximum 4 stories and 45 feet. Maximum heights on buildings that are developed at less than the 4 story maximum are regulated as follows: 1 story – up to 25 feet 2 story – up to 35 feet 3 story – up to 40 feet 4 story – up to 45 feet
Building Coverage	Maximum 60 percent
Yard Setbacks	Varies per location of each site. Front: Minimum 15 feet for RM and LMSP PD, 20 feet minimum for CS-MU, and a minimum 10 feet and maximum 15 feet for AVSP PD. Side: 7 feet minimum for RM and LMSP PD, 20 feet minimum for CS-MU, and 0-10 feet maximum (depends on location)in AVSP. Rear: 15 feet minimum for RM and LMSP PD, 20 feet minimum for CS-MU and 0 feet for AVSP PD.
Parking Spaces	Reduction in number of spaces that must be covered. Studio – 1 covered and 0.5 uncovered 1 bedroom apartment – 1 covered and 1 uncovered 2 or more bedroom apartment – 1 covered and 1.5 uncovered Townhouse/Condominium – 2 covered and 0.5 uncovered
Group Open Space	250 square feet per dwelling unit, to be used for common spaces

ENVIRONMENTAL DOCUMENT

SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR)



AGGOURA HILLS

SEIR Adequacy

CEQA §15204

- Adequacy of an EIR is determined in terms of “what is reasonably feasible.”
- CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters.
- In reviewing Draft EIRS, agencies should focus on the sufficiency of the document.
- In short, an EIR must be prepared with a sufficient degree of analysis to allow decisions makers to make informed decisions.

Environmental Document

SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT (SEIR) TO THE 2010 GENERAL PLAN EIR

- §21166 of the Public Resources Code and §15162 of the CEQA Guidelines
 - When an Environmental Impact Report (EIR) has been certified for a project, an SEIR shall be prepared where substantial changes are proposed in the project which require major revision to the previous EIR; substantial changes occur with respect to the circumstances under which: the project is undertaken requiring major revisions to the previous
 - The project is undertaken requiring major revisions to the previous EIR, or
 - New information of substantial importance, which was not known and could not have been known, at the time the previous EIR was certified as complete shows new or more severe environmental impacts.

Environmental Document

SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT (SEIR)

- Contents:
 - Table of Contents/Index
 - Summary
 - Project Description
 - Environmental Setting
 - Discussion of potentially significant impacts (direct, indirect, cumulative, growth-inducing, and unavoidable impacts)
 - Discussion of Alternatives
 - Mitigation measures

Environmental Document

SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT (SEIR)

- Summary of Project Description
 - Adoption of the Agoura Hills General Plan Update
 - Adoption of Land Use and Zoning Regulations
 - Zoning Map Amendments
 - Creation and implementation of the Affordable Housing Overlay District

THE "ASK"

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The “Ask”

ADOPT

- The Agoura Hills General Plan Update which includes:
 - The 2021 -2029 Housing Element;
 - Updates to the Community Conservation and Development Element;
 - Community Safety Element;
 - The Infrastructure and Community Services Element;
 - The Natural Resources Element;
 - Adoption of Land Use and Zoning Regulations
 - Agoura Hills Municipal Code;
 - Agoura Village Specific Plan; and
 - Ladyface Mountain Specific Plan.
 - Adoption of an amended Zoning Map to create and implement the Affordable Housing Overlay District; and
 - Certify the Subsequent Environmental Impact Report to the 2010 General Plan Environmental Impact Report.

NEXT STEPS



AGOURA HILLS

Next Steps

TENTATIVE SCHEDULE

- Land Use and Economic Development Committee – June 2022;
- Subsequent Environmental Impact Report Public Comment Period Ends – June 20, 2022;
- Planning Commission Public Hearing – July 21, 2022;

Next Steps

TENTATIVE SCHEDULE

- City Council Public Hearing – August 10, 2022;
 - Adoption of the General Plan Update including the 2021 – 2029 Housing Element;
 - Certification of the Subsequent Environmental Impact Report; and
 - First Read of the Zoning Ordinance, Agoura Village Specific Plan, and Ladyface Mountain Specific Plan Amendments and the Zoning Map Amendment.
- Housing Element to HCD for Certification – August 11, 2022

Next Steps

TENTATIVE SCHEDULE

- City Council Public Hearing – August 24, 2022;
 - Second Read of the Zoning Ordinance, Agoura Village Specific Plan, and Ladyface Mountain Specific Plan Amendments and the Zoning Map Amendment.
- Zoning Ordinance and Zoning Map Amendments Effective – September 23, 2022;
- HCD Deadline October 15, 2022

QUESTIONS?

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JOINT CITY COUNCIL – PLANNING COMMISSION

INFORMATIONAL WORKSHOP MEETING

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INDIVIDUAL HOUSING SITES



Site A – SEC Agoura and Kanan Roads



SITE A: SE CORNER AOURA AND KANAN ROADS

Location:	SE Corner of Agoura/Kanan Roads	Gross Acres:	12.37 ²
AIN:	2061-031-020	Net Acres for Residential:	8.29 ²
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	207 units
Current Use:	Vacant	Affordable Units:	40 lower income
		Counted in Prior Cycle:	4 th & 5 th

Development application previously submitted for mixed-use development project including 118 rental residential townhomes and apartments, retail, restaurant, office and hotel. Project denied due to inconsistencies with development standards in the AVSP. Property owner remains interested in development.

Opportunities	Constraints
<ul style="list-style-type: none"> Owner interest in development Good access from two major roadways Near services and jobs 	<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone Oak trees on southern portion of site

² Gross acreage excludes open space areas to south in AVSP zone G

² Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.

Site B – The West Village Project



SITE B: THE WEST VILLAGE PROJECT

Location:	SW Corner of Agoura/Kanan Rds.	Gross Acres:	7.37 ¹
AIN:	2061-032-21, -022 & -028	Net Acres:	4.94 ²
Zoning:	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	124 units
Current Use:	Vacant	Affordable Units:	24 lower income
		Counted in Prior Cycle:	4 th & 5 th

Active development application for mixed-use project with residential apartments, retail, restaurant, and office in Zone B of AVSP. Requesting density bonus.

Opportunities	Constraints
<ul style="list-style-type: none"> Owner interest in development Good access from two major roadways Near services and jobs 	<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone Oak trees

¹ Gross acreage excludes open space areas to south in AVSP zone G.

² Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.

Site C – AN Investments



SITE C: AN INVESTMENTS

Location:	28902 Agoura Road	Gross Acres:	0.87
AINs:	2061-029-005 & -006	Net Acres:	0.58 ²
Zoning:	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	14 units
Current Use:	Vacant	Affordable Units:	3 lower income
		Counted in Prior Cycle:	4 th & 5 th

Active development application for mixed-use project with residential apartments, and minor retail and restaurant in Zone E of AVSP.

Opportunities	Constraints
Owner interest in development	Very High Fire Hazard Severity Zone
Good access	Oak trees
Near services and jobs	Steep slope

² Net acreage reduced to 66% of gross to reflect potential for mixed use, oak trees and slope on southern portion of site.

Site D – Clear Vista Project



SITE D: CLEAR VISTA PROJECT

Location:	Canwood St., west of Kanan Rd.	Gross Acres:	8.37
AIN:	2053-001-004	Net Acres:	5.58 ²
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	140 units
Current Use:	Vacant	Affordable Units:	28 lower income
		Counted in Prior Cycle:	No

Proposed mixed-use project with residential apartments, and minor resident-supporting retail and restaurant. City Council pre-screen review (April 2021) with formal application pending.

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Owner interest in development ▪ Outside Very High Fire Hazard Severity Zone ▪ Good access ▪ Near services and jobs 	<ul style="list-style-type: none"> ▪ Hillside parcel ▪ Oak trees

² Net acreage reduced to 66% of gross to reflect presence of oak trees and steep slope on portion of parcel.

Site E – Moore/North Side of Agoura Road



SITE E: MOORE/NORTH SIDE OF AGOURA ROAD

Location:	Agoura Road in Zone A North	Gross Acres:	0.9
AIN:	2061-006-038	Net Acres:	0.6 ¹
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	15 units
Current Use:	Vacant	Affordable Units:	3 lower income
		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
<ul style="list-style-type: none"> ▪ Flat site ▪ Property owner interest in development ▪ Minimal environmental constraints ▪ Good access ▪ Near services and jobs 	<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone

¹ Net acreage reduced to 66% of gross to reflect potential for mixed use.

Site F – Colodny/Driver



SITE F: COLODNY DRIVE

Location:	SW corner Colodny Dr./Driver Ave.	Gross Acres:	1.76
AINs:	2055-005-904, -903, & -902	Net Acres:	1.32 ²
Zoning	Residential Low Density-Old Agoura-Equestrian (RL-OA-EQ)	Proposed Zoning:	RM-15 w/h AHO 25 du/acre
General Plan:	RL	Unit Capacity:	33 units
Current Use:	Vacant	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No

City proposed multi-family residential project. Application not yet submitted.

Opportunities	Constraints
<ul style="list-style-type: none"> City owned site Good access Adjacent to multi-family and single-family residential sites 	<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone Oak Trees Gentle slope

² Net acreage reduced to 66% of gross to reflect presence of oak trees and slope.

Site G – Regency Theater Center



SITE G: REGENCY THEATER CENTER

Location:	29045 Agoura Road	Gross Acres:	6.24
AIN:	2061-006-044	Net Acres:	4.15 ²
Zoning:	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	104 units
Current Use:	Developed with theater, retail, restaurant	Affordable Units:	21 lower income
		Counted in Prior Cycle:	No

Initial discussions with owner to demolish existing uses and construct up to 200 apartments.

Opportunities	Constraints
<ul style="list-style-type: none"> Flat parcel Large underutilized parking areas Low improvement-to-land value 0.43 Buildings > 30 years old (1990) Adjacent to residential sites Minimal environmental constraints 	<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone Oak trees

² Net acreage reduced to 66% of gross to reflect potential for mixed use and presence of oak trees.

Site H – Dorothy Drive



SITE H: DOROTHY DRIVE			
Location:	Agoura Rd., east of Chesebro Rd.	Gross Acres:	7.92
AINs:	2061-013-024, -025, -005, -004, -003, -002, -001, -049, -039, -036	Net Acres:	3.96 ¹
Zoning	Business Park-Office Retail-Freeway Corridor (BP-OR-FC)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	99 units
Current Use:	Vacant	Affordable Units:	20 lower income
		Counted Prior Cycle:	No
<i>Initial discussions with owner regarding residential development. Pre-Screen Review with City Council (June 2021), formal development application not yet submitted.</i>			
Opportunities		Constraints	
<ul style="list-style-type: none"> Owner interest in development (single owner) Adjacent to residential sites Good access 		<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone Oak trees 	
¹ Net acreage reduced to 50% of gross to reflect irregular shaped parcel, oak trees and slope.			

Site I – Village Development



SITE I: VILLAGE DEVELOPMENT			
Location:	South on Agoura Road, east of Cornell Road	Gross Acres:	1.2
AINs:	2061-029-003 & -004	Net Acres:	1.0 ²
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	25 units
Current Use:	Vacant	Affordable Units:	5 lower income
		Counted in Prior Cycle:	4 th & 5 th
<p><i>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.</i></p>			
Opportunities		Constraints	
<ul style="list-style-type: none"> • Good site access • Near services and jobs • Single owner 		<ul style="list-style-type: none"> • Very High Fire Hazard Severity Zone • Gentle slope • A few oak trees 	
<p>² Net acreage reduced to 83% of gross to reflect potential for gentle slope on southern portion of site and presence of a limited number of oak trees.</p>			

Site J – Roadside Lumber



SITE J: ROADSIDE LUMBER

Location:	29112 & 29130 Roadside Dr.	Gross Acres:	1.76
AINs:	2061-006-042 & -048	Net Acres:	1.17 ²
Zoning	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	29 units
Current Use:	Developed with structures that house building materials for on-site sale	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

In Zone C of AVSP.

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat, underutilized parcels (18% lot coverage) ▪ Low improvement-to-land value ratio (0.3) ▪ Older buildings (1970 & 1983) ▪ Existing non-conforming use (cannot be expanded) ▪ Good site access ▪ Good access to services and jobs 	<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone

² Net acreage reduced to 66% of gross to reflect potential for mixed use.

Site K – Whizin’s Center



SITE K: WHIZIN’S CENTER

Location:	28912 Agoura Road	Gross Acres:	10.0
AINs:	2061-007-041, -052, -054, -051, -055 & -031	Net Acres:	6.67 ²
Zoning:	PD (Agoura Village Specific Plan)	Proposed Zoning:	AHO 25 du/acre
General Plan:	PD (Agoura Village Specific Plan)	Unit Capacity:	167 units
Current Use:	Developed with retail, restaurant, entertainment uses	Affordable Units:	33 lower income
		Counted in Prior Cycle:	No

In Zone D East of AVSP. Prior discussion with owner about adding residential to parking area, replacing parking either underground or on podium.

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat, underutilized parcels (15% lot coverage) ▪ Single owner ▪ Low improvement-to-land value ratio (0.36) ▪ Older building (2 bldgs 1968, 1- 1978, 1- 1989) ▪ Extensive surface parking suitable for development ▪ Good site access ▪ Good access to services and jobs 	<ul style="list-style-type: none"> ▪ Very High Fire Hazard Severity Zone

² Net acreage reduced to 66% of gross to reflect potential for mixed use.

Site L – Plant Nursery and Adjacent Parcels



SITE L: PLANT NURSERY AND ADJACENT PARCELS			
Location:	28263 Dorothy Drive	Gross Acres:	2.58
AINs:	2061-010-017, -015, -006, -016, -008 & 007	Net Acres:	2.0 ²
		Proposed Zoning:	RM-15 with AHO 25 du/acre
Zoning	Commercial Retail Service-Old Agoura-Freeway Corridor (BP-OR-FC) & Old Agoura Commercial area	Unit Capacity:	50 units
General Plan:	CRS	Affordable Units:	10 units
Current Use:	Plant nursery buildings and outdoor plant storage, vacant land	Counted in Prior Cycle:	No
<i>Recent discussions with owner to redevelop.</i>			
Opportunities		Constraints	
<ul style="list-style-type: none"> • Single owner • Flat parcels • Underutilized parcels • Low improvement-to-land value 0.07 		<ul style="list-style-type: none"> • Very High Fire Hazard Severity Zone • Oak trees 	
<small>² Net acreage reduced to 78% of gross to reflect oak trees, County drainage channel and slope on southern portion of site.</small>			

Site M – Principe Parcel



POTENTIAL SITE SITE M: PRINCIPE PARCEL

Location:	Agoura Road, east of Ladyface Ct.	Gross Acres:	1.65
AIN:	2061-033-015	Net Acres:	1.2
Zoning	PD (Ladyface Mountain Specific Plan)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	PD (Planned Development)	Unit Capacity:	30 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

Opportunities		Constraints	
<ul style="list-style-type: none"> Close to employment Good access Adjacent to residential sites 	<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone Oak trees Slope 		

¹ Net acreage reduced to 66% of gross to reflect slope and presence of oaks.

Site N – Patagonia Parcel



POTENTIAL SITE SITE N: PATAGONIA PARCEL

Location:	29360 Roadside Drive	Gross Acres:	3.06
AIN:	2061-004-049	Net Acres:	3.06 ¹
Zoning	POM (Planned Office and Manufacturing)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	76 units
Current Use:	Building supply with one small building	Affordable Units:	15 lower income
		Counted in Prior Cycle:	No

Opportunities

- Flat parcel
- Underutilized parcel
- Low improvement-to-land value (.002)
- Minimal environmental constraints
- Good access
- Near jobs and services

Constraints

- Very High Fire Hazard Severity Zone

¹ No reduction for net acreage as site is already improved and no site factors merit reduction.

Site O – Agoura Meadows Shopping Center



POTENTIAL SITE
SITE O: AGOURA MEADOWS SHOPPING CENTER

Location:	5675 Kanan Road	Gross Acres:	8.05
AINS:	2053-007-030, -026, -024, -025, -027, -028	Net Acres:	2.68 ²
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	67 units
Current Use:	Shopping Center	Affordable Units:	13 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat parcel and underutilized site ▪ Single ownership ▪ Near services and shopping ▪ Good access ▪ Minimal environmental constraints ▪ Outside Very High Fire Hazard Severity Zone 	<ul style="list-style-type: none"> ▪ Heavy vehicle traffic in area

² Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.

Site P – Twin Oaks Shopping Center



Not to Scale

Site P

POTENTIAL SITE
SITE P: TWIN OAKS SHOPPING CENTER

Location:	5801 Kanan Road	Gross Acres:	8.8
AIN:	2051-006-141	Net Acres:	2.93 ¹
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	73 units
Current Use:	Shopping Center	Affordable Units:	14 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Flat parcel and underutilized site ▪ Single ownership ▪ Near services and shopping ▪ Good access ▪ Minimal environmental constraints ▪ Outside Very High Fire Hazard Severity Zone 	<ul style="list-style-type: none"> ▪ Heavy vehicle traffic in area

¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.

Site Q – Agoura City Mall Shopping Center



**POTENTIAL SITE
SITE Q: AGOURA CITY MALL SHOPPING CENTER**

Location:	5801 Kanan Road	Gross Acres:	5.7
AIN:	2051-005-002	Net Acres:	1.9 ¹
Zoning	CS-MU (Commercial Shopping Center – Mixed Use)	Proposed Zoning:	CS-MU with AHO 25 du/acre
General Plan:	CS-MU	Unit Capacity:	47 units
Current Use:	Shopping Center	Affordable Units:	7 lower income
		Counted in Prior Cycle:	No

Opportunities

- Flat parcel and underutilized site
- Single ownership
- Near services and shopping
- Good access
- Minimal environmental constraints
- Outside Very High Fire Hazard Severity Zone

Constraints

- Heavy vehicle traffic in area

¹ Net acreage reduced to 33% of gross to reflect maintenance of existing shopping center, with residential being developed on existing surface parking area either above underground parking, or consolidation of parking within podium structure.

Site R – Roadside Driver at Lewis Road



SITE R: ROADSIDE DRIVE AT LEWIS ROAD

Location:	Roadside Drive w/o Lewis Road	Gross Acres:	1.5
AIN:	2061-009-075, -076, -077	Net Acres:	1.15 ²
Zoning	Commercial Retail Service (CRS)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	CRS	Unit Capacity:	29 units
Current Use:	Vacant	Affordable Units:	6 lower income
		Counted in Prior Cycle:	No

Opportunities

- Flat parcel
- Single ownership
- Near services
- Good access

Constraints

- Very High Fire Hazard Severity Zone
- Oak trees

² Net acreage reduced to 75% of gross to reflect the presence of oaks.

Site S – Reganathan Parcels



POTENTIAL SITE SITE S: REGANATHAN PARCELS

Location:	Agoura Rd. e/o Cornell Rd.	Gross Acres:	3.05
AINs:	2061-029-001, 2061-028-006, -005	Net Acres:	2.0 ²
Zoning	Business Park – Office Retail (BP-OR)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	BP-OR	Unit Capacity:	50 units
Current Use:	Vacant	Affordable Units:	10 lower income
		Counted in Prior Cycle:	No

Opportunities

- Single owner
- Good access
- Near services and jobs

Constraints

- Very High Fire Hazard Severity Zone
- Oak trees and scrub oak
- Slope

² Net acreage reduced to 66% of gross to reflect oak, drainages and slope.

Site T – Roadside Drive near Roadside Road



POTENTIAL SITE
SITE T: ROADSIDE DRIVE NEAR ROADSIDE ROAD

Location:	Roadside Dr. e/o Roadside Rd.	Gross Acres:	0.87
AIN:	2061-004-022	Net Acres: ¹	0.87
Zoning:	Planned Office Manufacturing (POM)	Proposed Zoning:	RM-15 with AHO 25 du/acre
General Plan:	POM	Unit Capacity:	22 units
Current Use:	Office/retail building	Affordable Units:	4 lower income
		Counted in Prior Cycle:	No

Opportunities	Constraints
<ul style="list-style-type: none"> Flat parcel Minimal environmental constraints Underutilized site – 43% lot coverage Older buildings (1962 and 1979) 	<ul style="list-style-type: none"> Very High Fire Hazard Severity Zone

¹ No reduction for net acreage as site is already improved and no site factors merit reduction.