

REPORT TO CITY COUNCIL

DATE: OCTOBER 23, 2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR

REQUEST: DISCUSSION TO CONSIDER OPTIONS AND PROCESS FOR AMENDING THE AGOURA HILLS MUNICIPAL CODE TO ESTABLISH ARCHITECTURAL AND DESIGN REQUIREMENTS FOR COMMERCIAL PROPERTY WITHIN THE OLD AGOURA OVERLAY DISTRICT

On September 25, 2024, at a regularly scheduled City Council meeting, Staff was tasked with providing information the City Council could discuss regarding an amendment to the Agoura Hills Municipal Code to establish new standards for non-residential development in the Old Agoura Overlay District. Residential uses in the Old Agoura Overlay District are subject to the Old Agoura Design Guidelines (Guidelines); however, the Guidelines do not apply to non-residential development.

Below you will find options along with estimates for cost and time for your review, consideration, and discussion.

- Do Nothing Option – The Guidelines are currently used by staff to guide the discussion with applicants wishing to develop in the Old Agoura Commercial Center (OACC) area. The Guidelines are subjective and are not code. Non-residential applicants/property owners have the ability to accept the feedback and make changes or not.
- Adopt the Guidelines into the Agoura Hills Municipal Code (AHMC) – Taking the existing Guidelines and amending the AHMC to require compliance for both residential and non-residential property. If no study is performed and we simply add non-residential property compliance, Staff could make the change and have it before the City Council for adoption in roughly nine months.
- Amend the Guidelines and adopt them into the AHMC – The Guidelines could be adopted to specify architectural styles permissible in the residential and non-residential districts, perform a study, and work with a citizen advisory group to bring forward an amendment that establishes objective standards with defined

architectural styles for both residential and non-residential development in the Old Agoura Overlay District. This option would require the formation of a citizens advisory group, development of City Council Planning directives, contracting a consultant, and reaching out to the development/real estate/business community to ensure the guidelines do not prohibit or adversely affect development potential in the district. This option, depending on which environmental document is prepared, would likely cost a minimum of \$100,000 and take a minimum of 18 months.

- Create a new Specific Plan – This would take a holistic approach to land uses, objective standards, and design in the Old Agoura Overlay District. The deliverable would be a new specific plan that aligns the Old Agoura Neighborhood and OACC for the future. This option would require the formation of a citizens advisory group, development of City Council Planning directives, contracting a consultant, and reaching out to the development/real estate/business community to ensure the new specific plan provisions are appropriate and meet the planning objectives laid out by the City Council. This option, depending on which environmental document is prepared, would likely cost a minimum of \$150,000 for the specific plan and take 24 to 36 months to complete.

The cost and preparation time for environmental review would be added to the estimates provided above.

FISCAL ANALYSIS

There could be a fiscal impact to the approved Community Development Budget (010-4305-5520) for Fiscal Year 2024-25. This project was not included in the adopted City Council 2024-25 Budget; depending on Council's option selection, costs could range from \$0.00 to a minimum of \$150,000; a budget amendment at mid-year to appropriate funds for Council's directed option would be necessary to start this project, with possible budget additions later due to environmental review costs.

RECOMMENDATION

Staff respectfully ask for your discussion, consideration, and direction in this matter. Staff also asks for direction on timing of any direction provided; specifically, whether the City Council's desire is to do the work in this fiscal year or plan for the next fiscal year.