

AGENDA
SPECIAL MEETING OF THE CITY COUNCIL
LAND USE / ECONOMIC DEVELOPMENT SUBCOMMITTEE
Agoura Hills City Hall - City Manager's Conference Room
30001 Ladyface Court, Agoura Hills, California 91301
Monday, February 9, 2026
4:00 PM

Please silence all cell phones and other electronic devices during the meeting.

NOTE: *The Subcommittee and City staff will be participating in this meeting in-person in the City Manager's Conference Room. Members of the public have the opportunity to participate in-person in the conference room. For public participation on items listed on this Agenda, refer to "Public Comments" below.*

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in-person at the meeting

Members of the public have an opportunity to attend the meeting in-person and speak or submit a written comment on any item listed on this Agenda. Public testimony is limited to three (3) minutes per speaker; a speaker's time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by staff.

To request to speak in-person at the meeting. *The Subcommittee will open the floor for public comment and any in-person attendee who raises their hand will have the opportunity to speak. Public testimony is limited to three (3) minutes per speaker; a speaker's time may no be transferred to another speaker.*

Option B: To submit written public comments by e-mail (prior to the meeting)

Members of the public have an opportunity to submit email correspondence on any item listed on the Agenda by sending an email to: comments@agourahillscity.gov. All public correspondence received by 3:00 p.m. on the meeting date will be provided to the Subcommittee prior to the meeting. Public comments are not read into the record. Any public comments received after 3:00 p.m. on the meeting day will not be considered as part of the Subcommittee's deliberations or entered into the official record, but will be provided to the Subcommittee the next day.

CALL TO ORDER

ROLL CALL

Mayor Pro Tem Deborah Klein Lopez
Councilmember Penny Sylvester

APPROVAL OF AGENDA

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the City Council. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

DISCUSSION ITEMS

1. Economic Development Updates, Including Progress of Concept Plans with RRM Design Group

SUBCOMMITTEE OR STAFF COMMENTS

ADJOURNMENT

Date Posted: February 5, 2026



REPORT TO LAND USE / ECONOMIC DEVELOPMENT SUBCOMMITTEE

DATE: FEBRUARY 9, 2026

TO: HONORABLE MEMBERS OF THE LAND USE / ECONOMIC DEVELOPMENT SUBCOMMITTEE

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: RAMIRO ADEVA, ASSISTANT CITY MANAGER
AMY BRINK, DIRECTOR OF COMMUNITY SERVICES
ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR
ANGELA GEORGEFF, SENIOR PLANNER

SUBJECT: ECONOMIC DEVELOPMENT UPDATES, INCLUDING PROGRESS OF CONCEPT PLANS WITH RRM DESIGN GROUP

As part of the City Council's ongoing economic development and placemaking objectives, the City engaged RRM Design Group to prepare high-level concept plans for underutilized properties and office sites along the Agoura Road corridor, specifically across from the Civic Center, with an emphasis on creating gathering spaces, improving placemaking, and exploring short and long-term opportunities.

This initial phase represents a focused, foundational effort intended to establish a high-level planning and placemaking framework. The work is intentionally conceptual, setting the stage for a future, more detailed phase that can build upon these ideas with deeper analysis, including evaluation of ideal land uses, financial feasibility, market viability, and best-case redevelopment scenarios. By first defining an overall vision, the City is better positioned to pursue more detailed planning and implementation efforts in a strategic and coordinated manner.

With that in mind, RRM Design Group (RRM) has been working diligently on this concept-level planning effort, alongside the City's economic development team (ED team). The primary focus of this effort has been on the property directly across from City Hall on Agoura Road, owned by Norm Kravetz.

As a recap of the current situation for the three buildings on his property, the former Rams building is approximately 75 percent leased on a long-term basis, with roughly 17,000 square feet available for lease across two separate spaces of approximately 9,000 square feet and 7,000 square feet. The Vitu building is currently 100 percent leased, with existing tenants anticipated to remain in place for approximately the next three years. The former Penny Mac building is approximately 100,000 square feet of currently vacant space.

RRM and the ED team have collaborated to explore ideas that focus on creating complementary uses, improving connectivity, and enhancing the overall quality of experience across the site and adjacent properties. The team has intentionally imagined "what could be," thinking beyond existing site constraints to consider how underutilized areas, such as surface parking lots, might be reimagined as active, people-focused spaces. Examples explored include converting portions of paved areas into usable outdoor environments where patrons could sit, relax, recreate, and enjoy outdoor natural amenities such as views of Ladyface Mountain, as well as opportunities for fire pits, farmers markets, music performances, and a relaxed evening or nighttime atmosphere.

The attached materials illustrate these ideas at a conceptual level, showing possible layouts, high-level connectivity, and opportunities for site repurposing, including relationships to adjacent properties and interactions with Agoura Road and its users, pedestrians, bicyclists, and vehicles. Conceptual renderings and AI-generated imagery are included to help visualize the experience and character of what could be achieved.

This meeting will also include an update on discussions that have occurred since the last LUEDC meeting, along with an overview of anticipated next steps. The goal of this update is to inform the Subcommittee of current progress and to gather feedback and initial thoughts that RRM and City staff can use to further refine the concept layouts and help shape future conversations with property owners and other stakeholders.

RECOMMENDATION

Receive the progress update on the concept planning effort with RRM and the City's ED team, and provide feedback and/or direction that will be used to refine the concept layouts further.

Attachments

[AH-Draft Concept Diagrams-Feb 2026 ra.pdf](#)

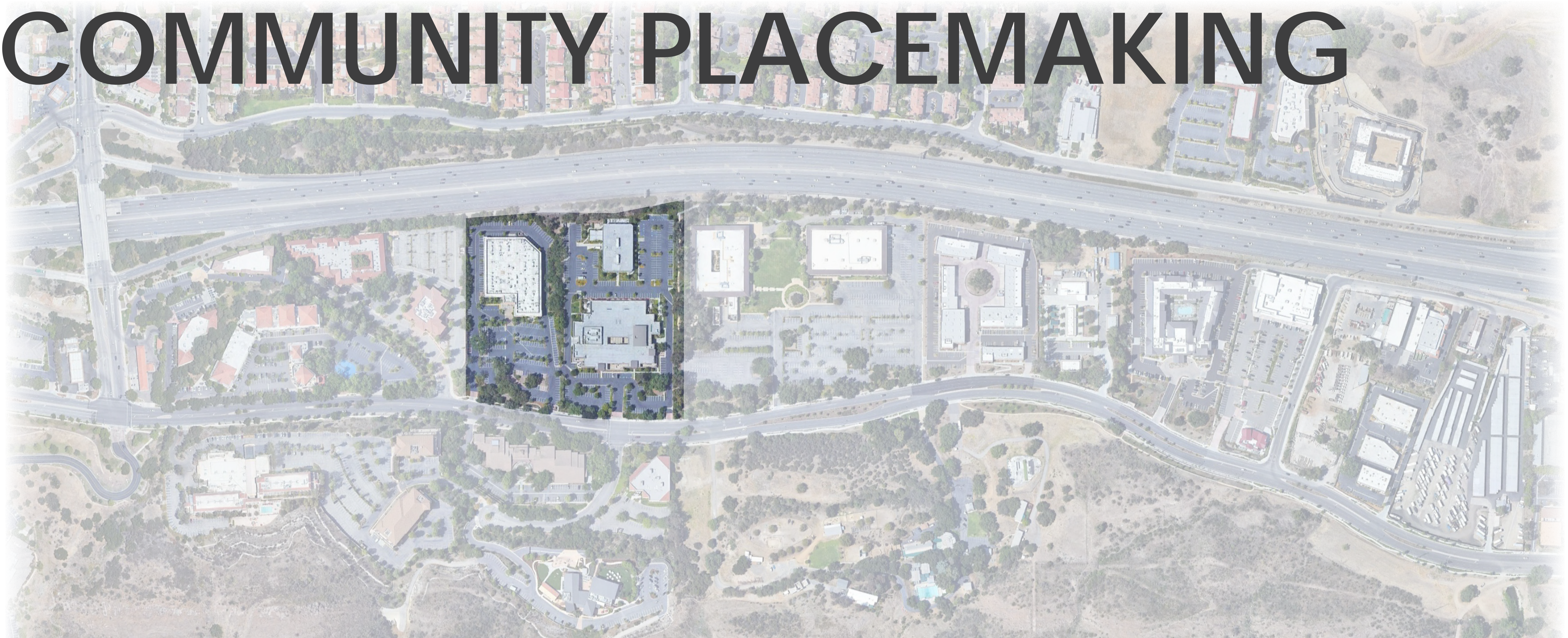
[Image 1.pdf](#)

[Image 2.pdf](#)

[Image 3.pdf](#)

[Image 4.pdf](#)

COMMUNITY PLACEMAKING



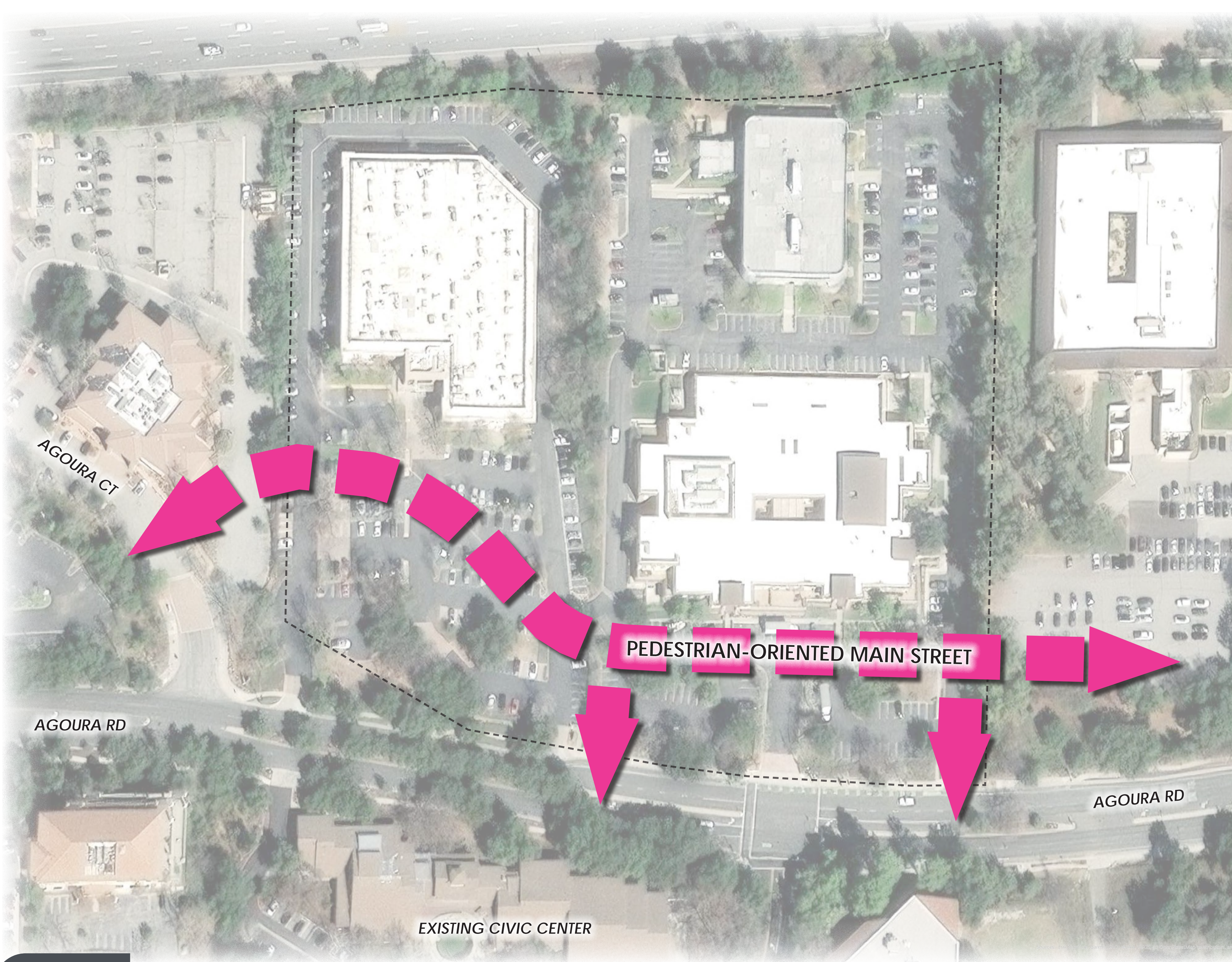
COMMUNITY PLACEMAKING

Vision Statement

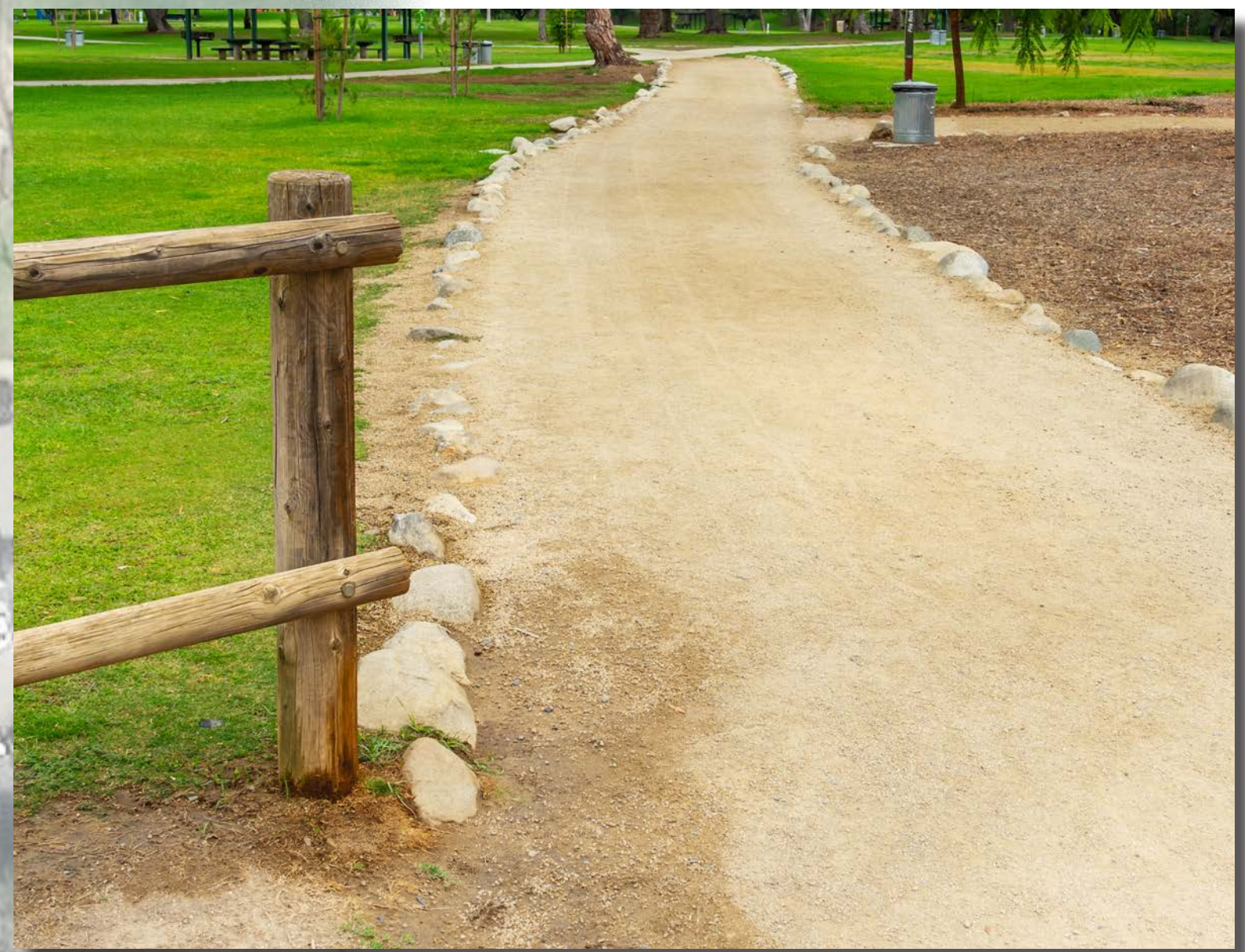
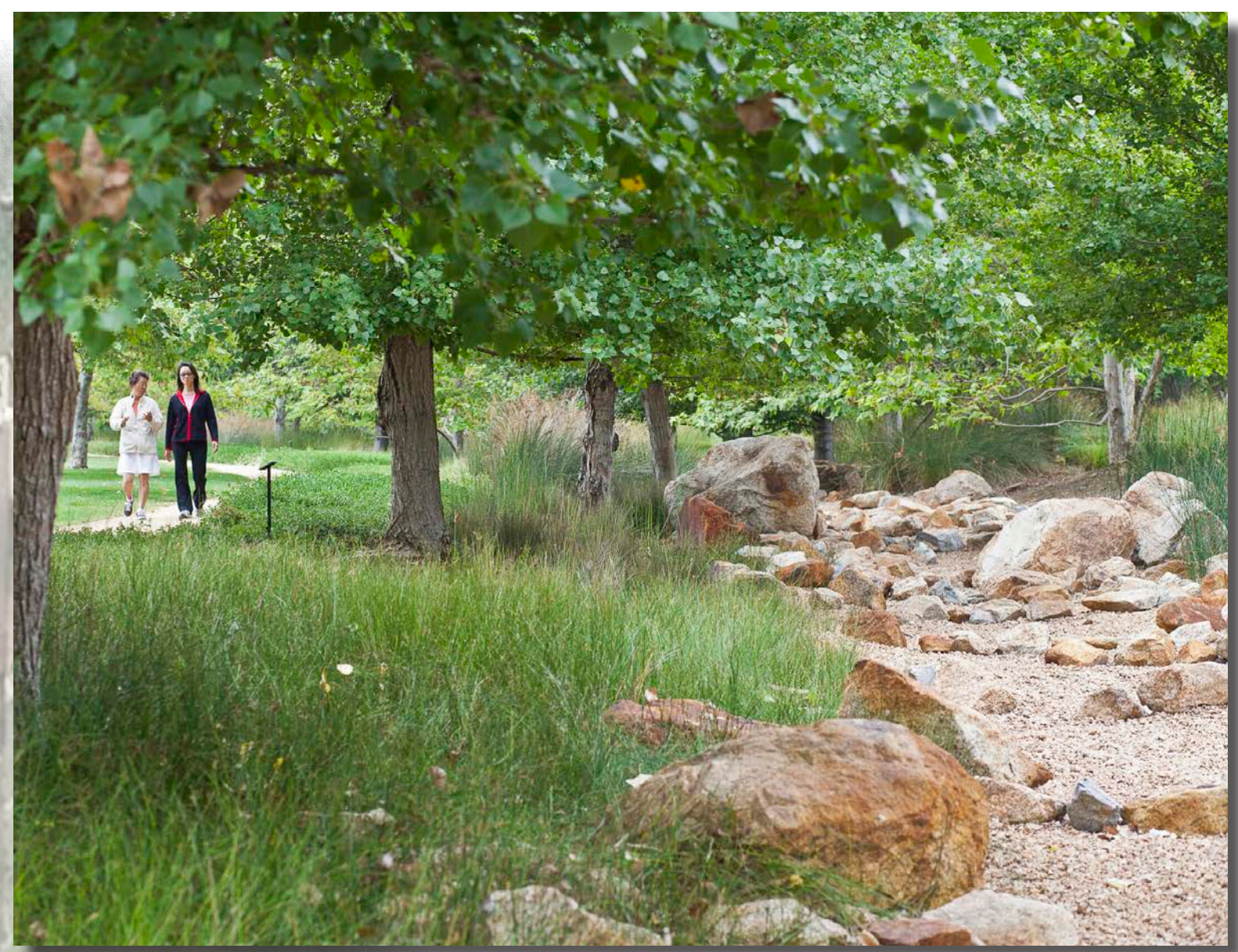
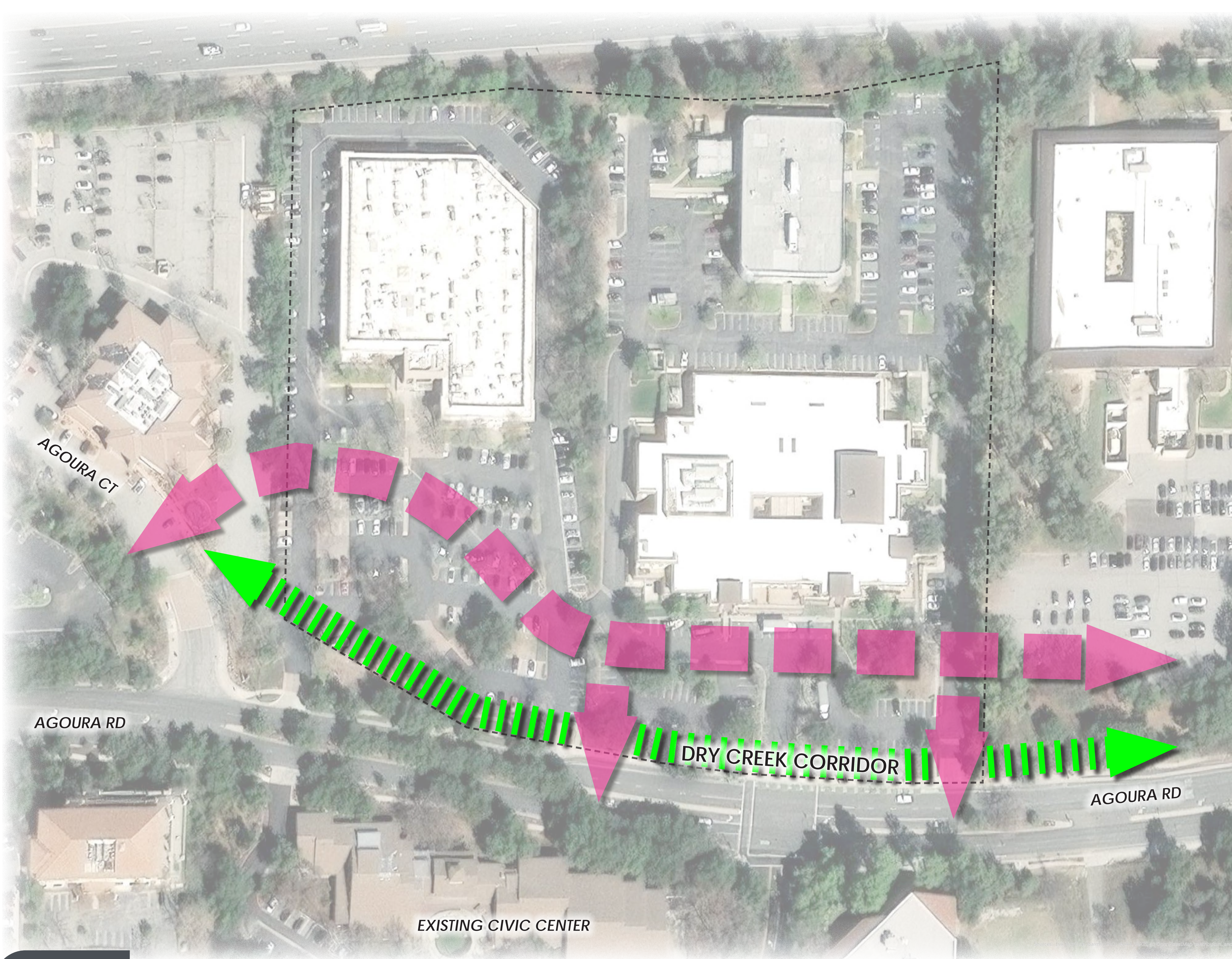
The thriving **community hub** of Agoura Hills, designed around an informal **natural garden type environment** set at the base of Lady Face Mountain, providing a **variety of eating and drinking, shopping, entertainment, and other family-friendly opportunities** for residents, businesses, and visitors alike.

Guiding Principles

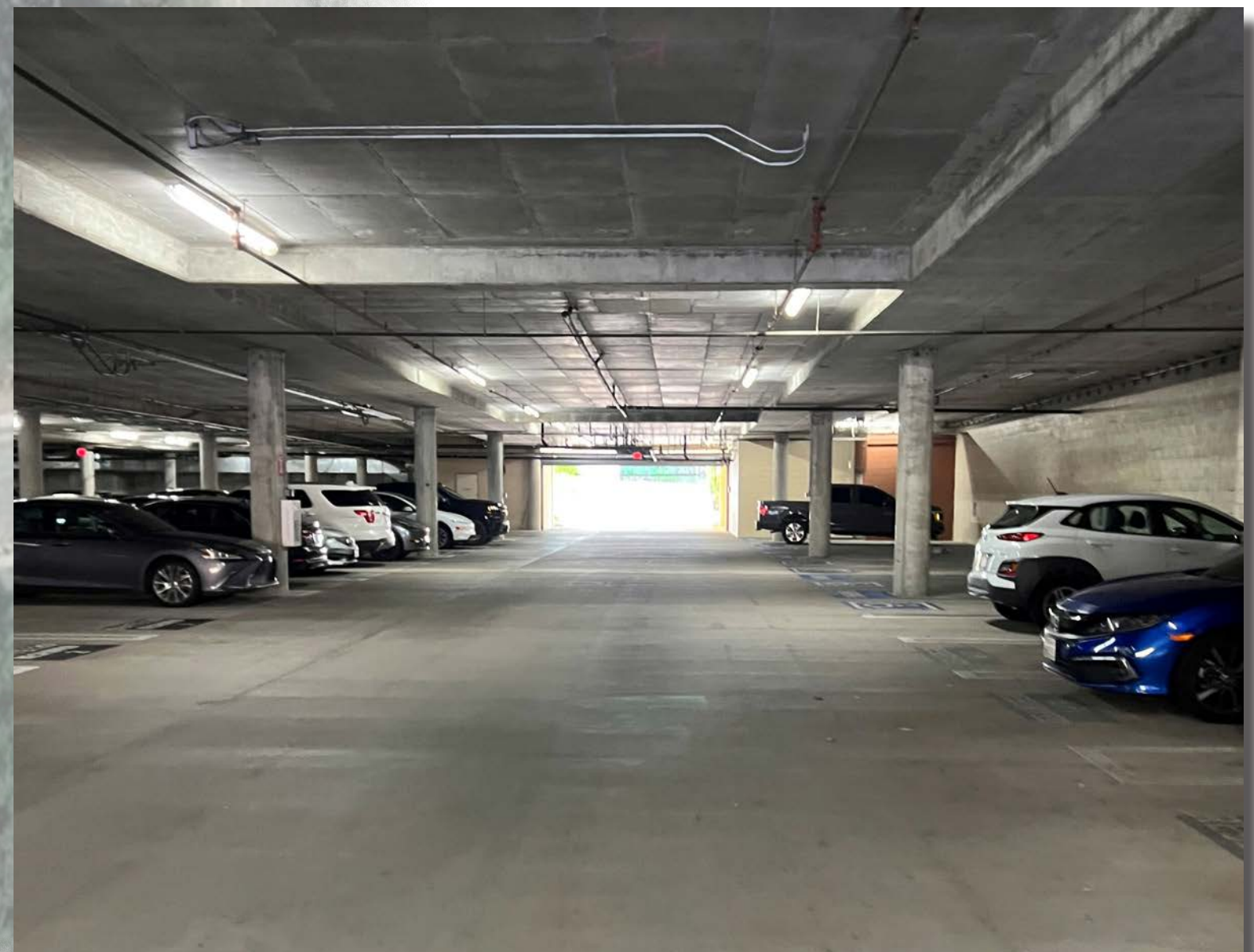
1. Establish a planning and design framework to evolve the Agoura Road corridor area adjacent to the civic center, as an active community hub.
2. Incorporate strategies that provide for the visual and physical interconnection of multiple adjacent parcels, to allow for the evolution as a larger, more integrated place.
3. Broaden the range of integrated land uses, including new housing options, community facilities, and cultural venues to better support the desired community vision.
4. Expand economic and housing opportunities, enabling the attraction and retention of high-quality jobs and provision of new homes.
5. Create a gathering place where daily social interactions, community events, and entertainment options will thrive.
6. Enhance connectivity at all levels, incorporating pedestrian, bicycle, automobile, and transit systems in support of the Agoura Commons.
7. Create a cohesive community character while integrating natural elements found on-site, in close proximity to (civic center), and nearby within the adjacent Santa Monica Mountains.
8. Provide a project phasing plan that allows for near-term incremental, temporary and permanent improvements in keeping with the overarching vision, while pursuing longer-range land use, infrastructure and financing strategies.



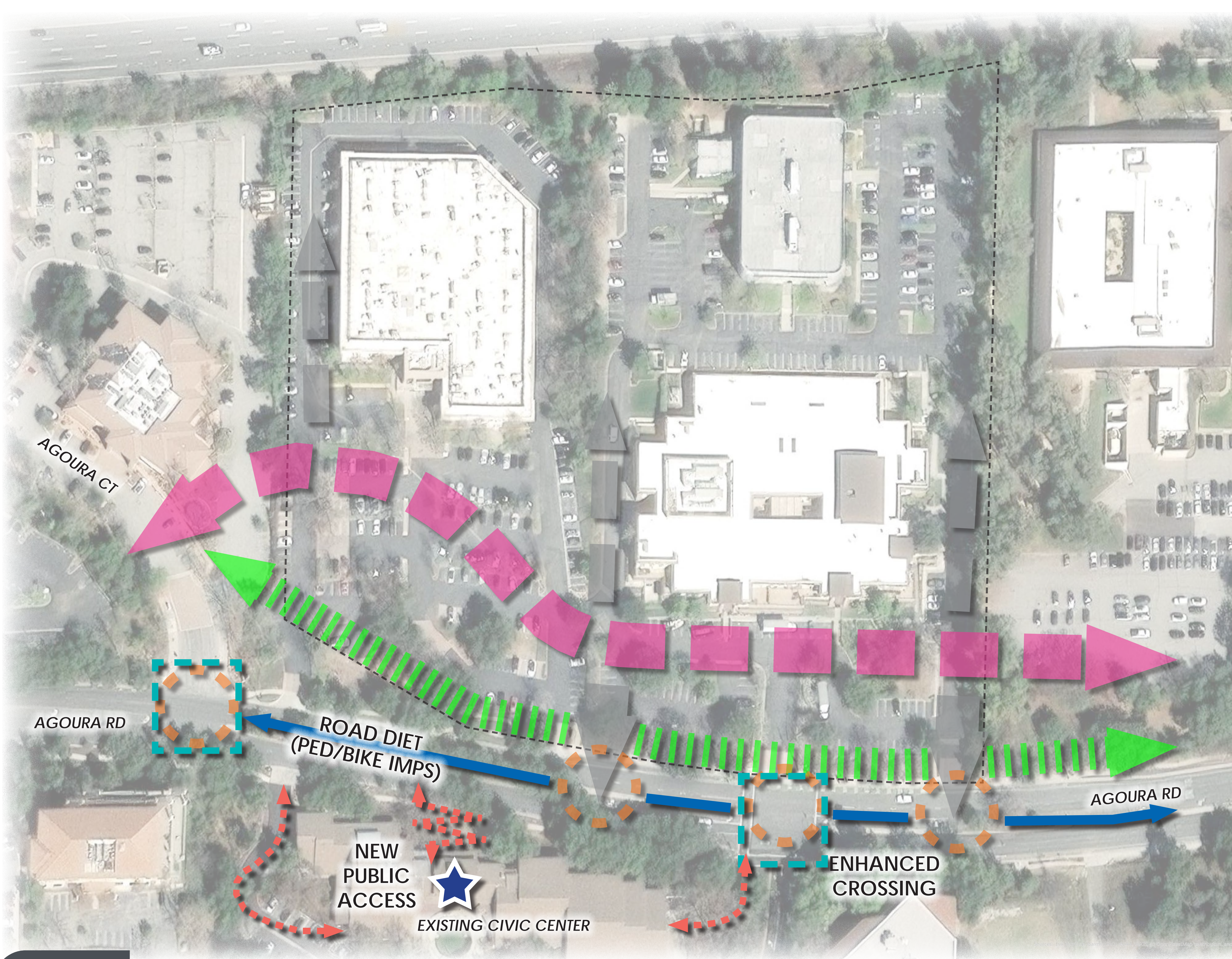
PEDESTRIAN-ORIENTED MAIN STREET



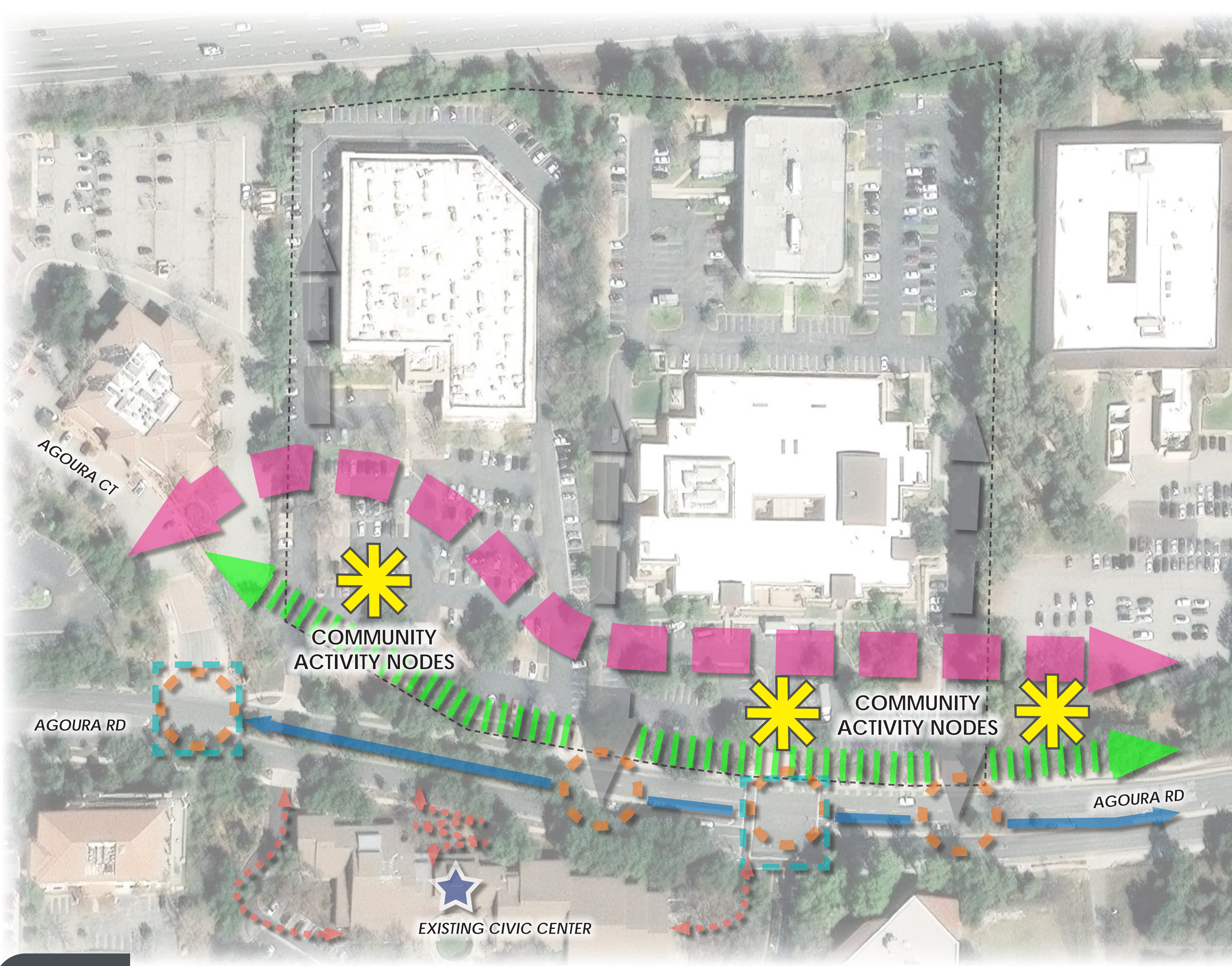
DRY CREEK CORRIDOR



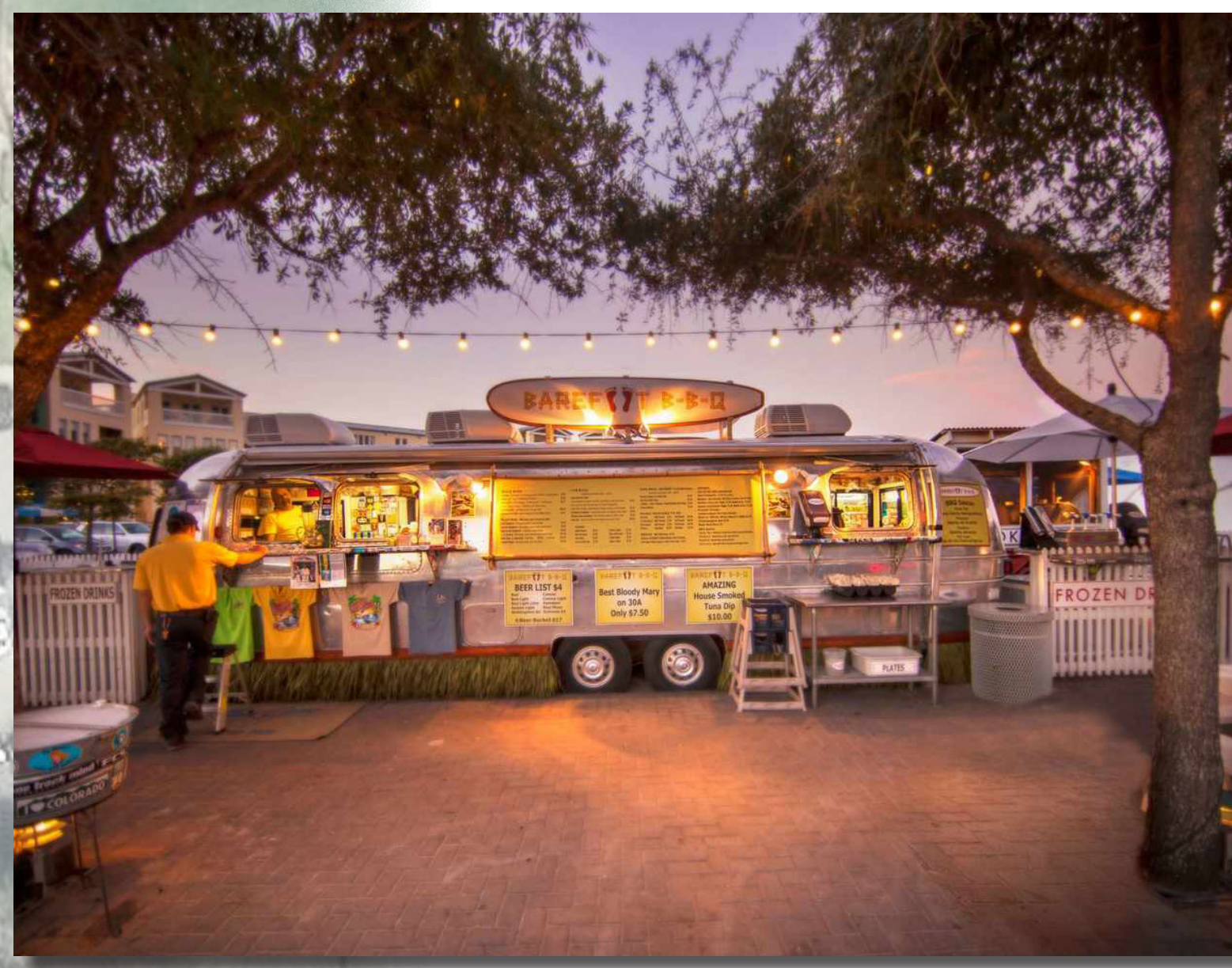
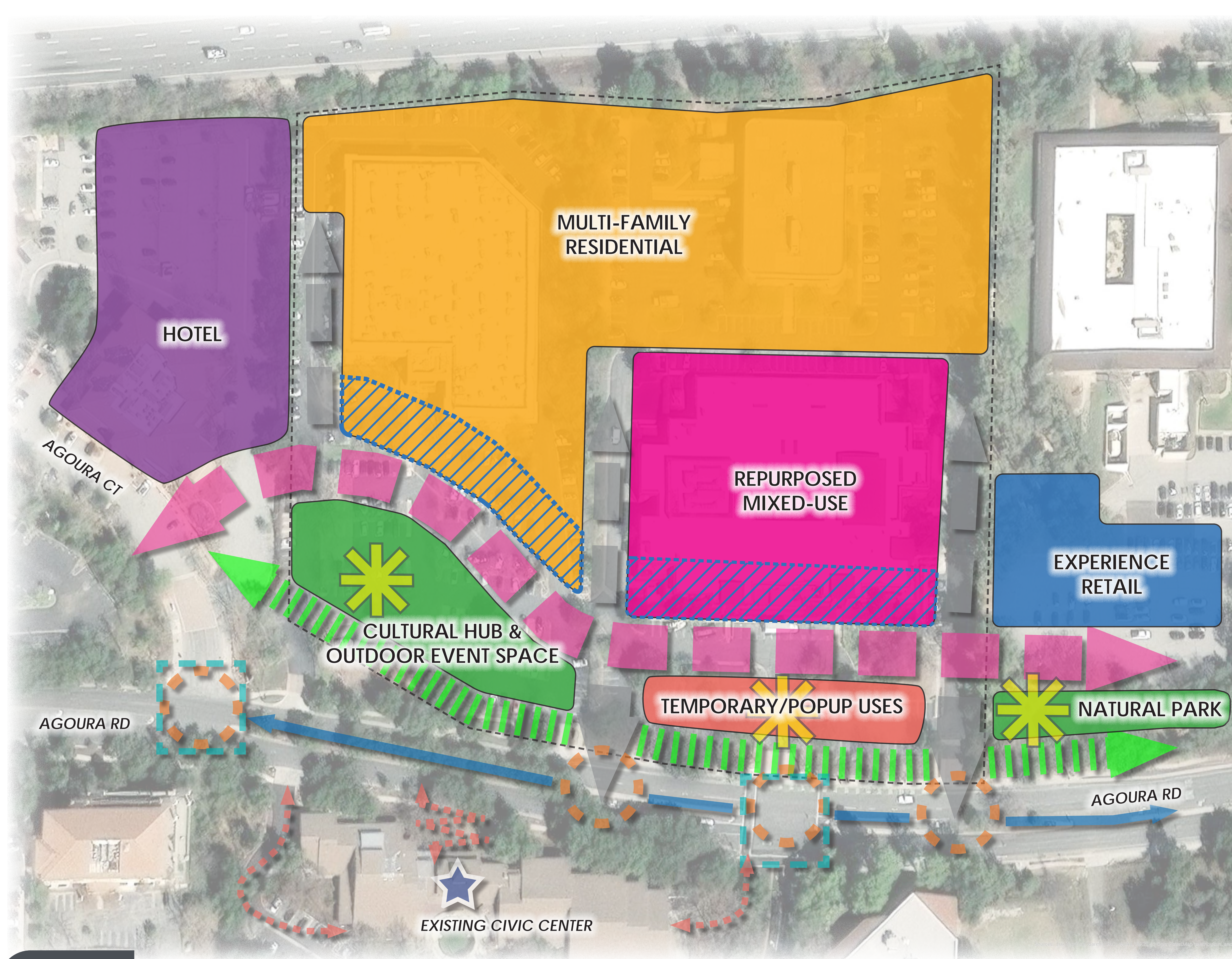
VEHICULAR ACCESS/PARKING



AGOURA RD/CIVIC CENTER CONNECTIVITY



OUTDOOR EVENT/GATHERING SPACES



INTERPLAYING USES/ENERGY/REPURPOSING



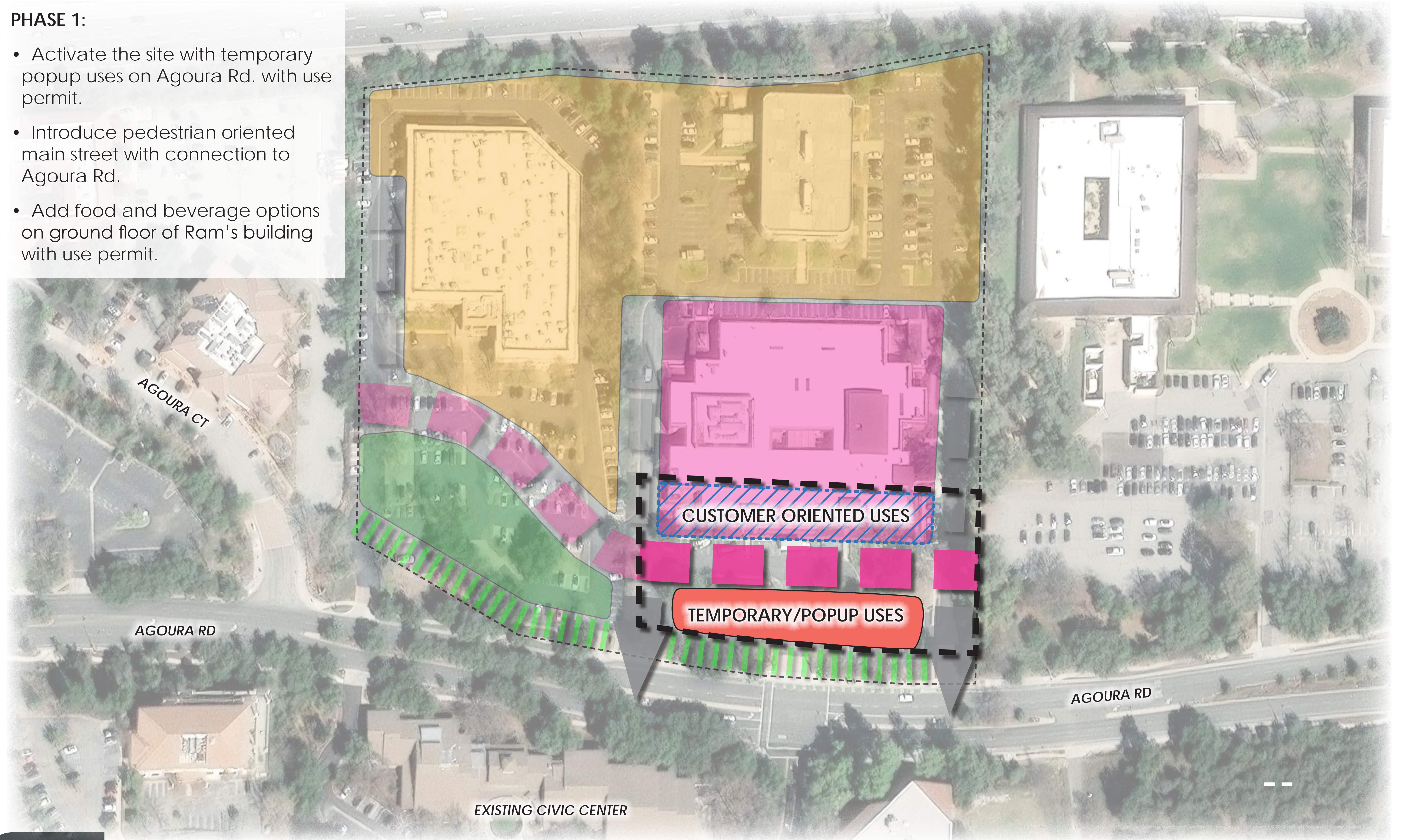
INSPIRATIONAL IMAGERY



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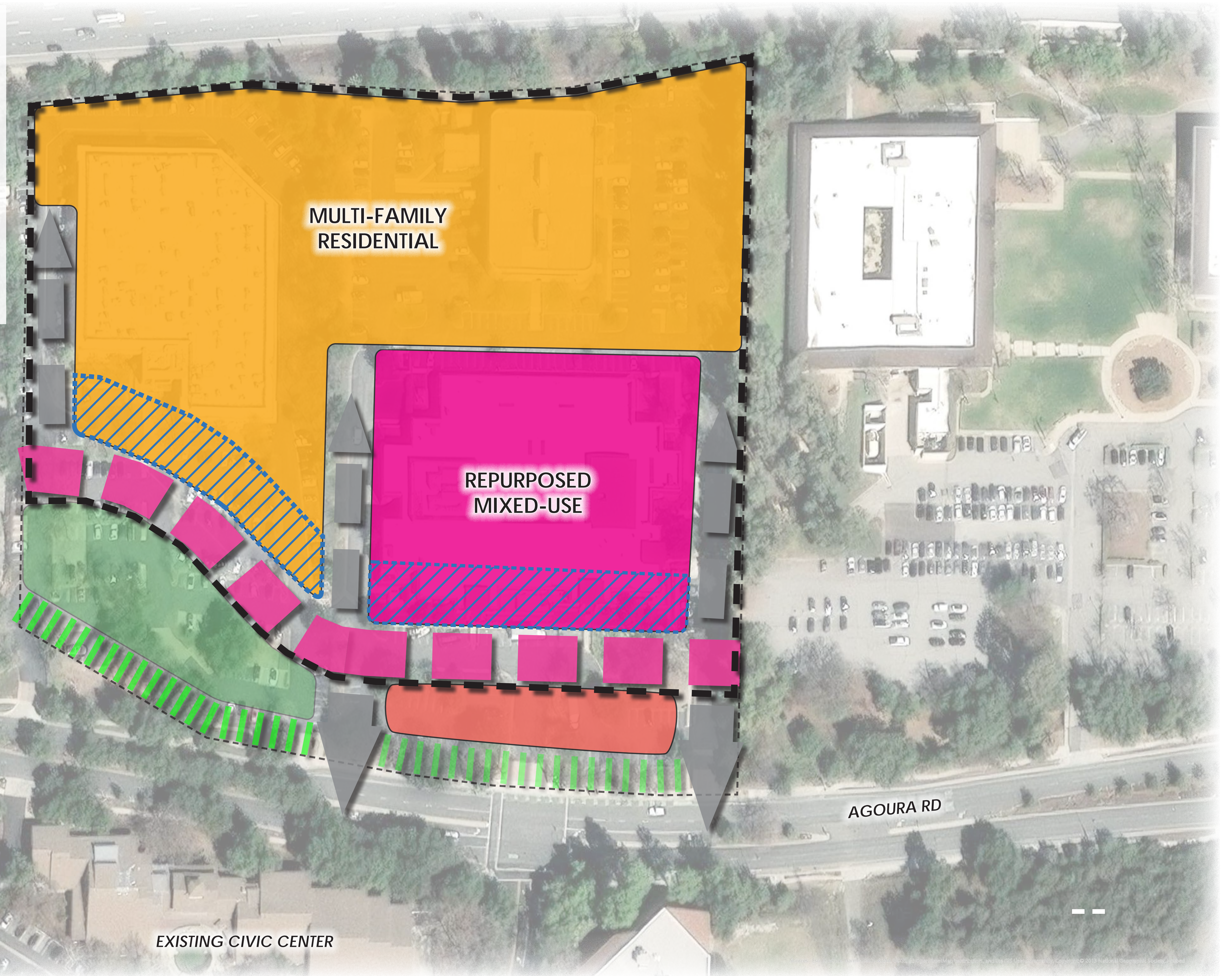
PHASE 1:

- Activate the site with temporary popup uses on Agoura Rd. with use permit.
- Introduce pedestrian oriented main street with connection to Agoura Rd.
- Add food and beverage options on ground floor of Ram's building with use permit.



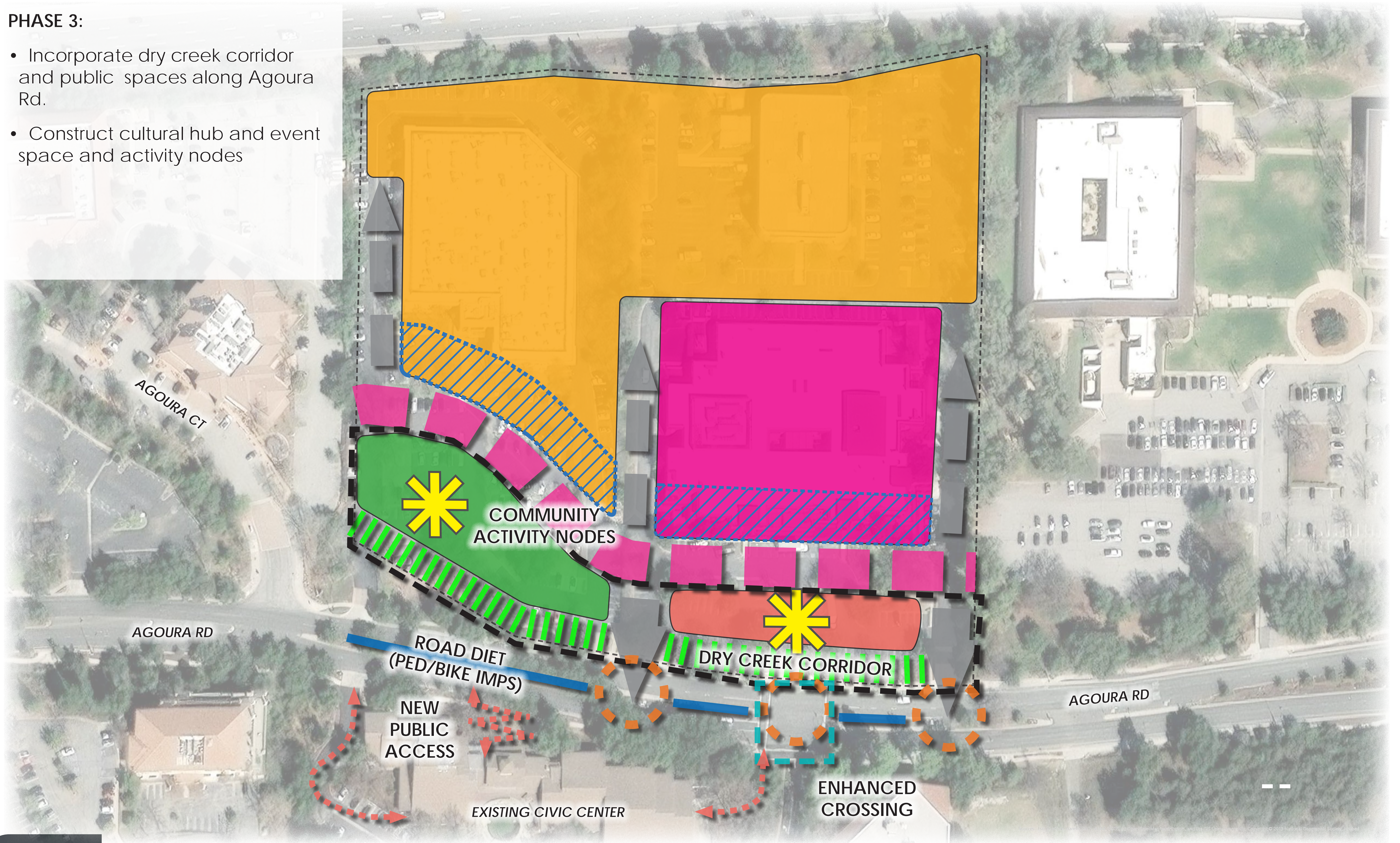
PHASE 2:

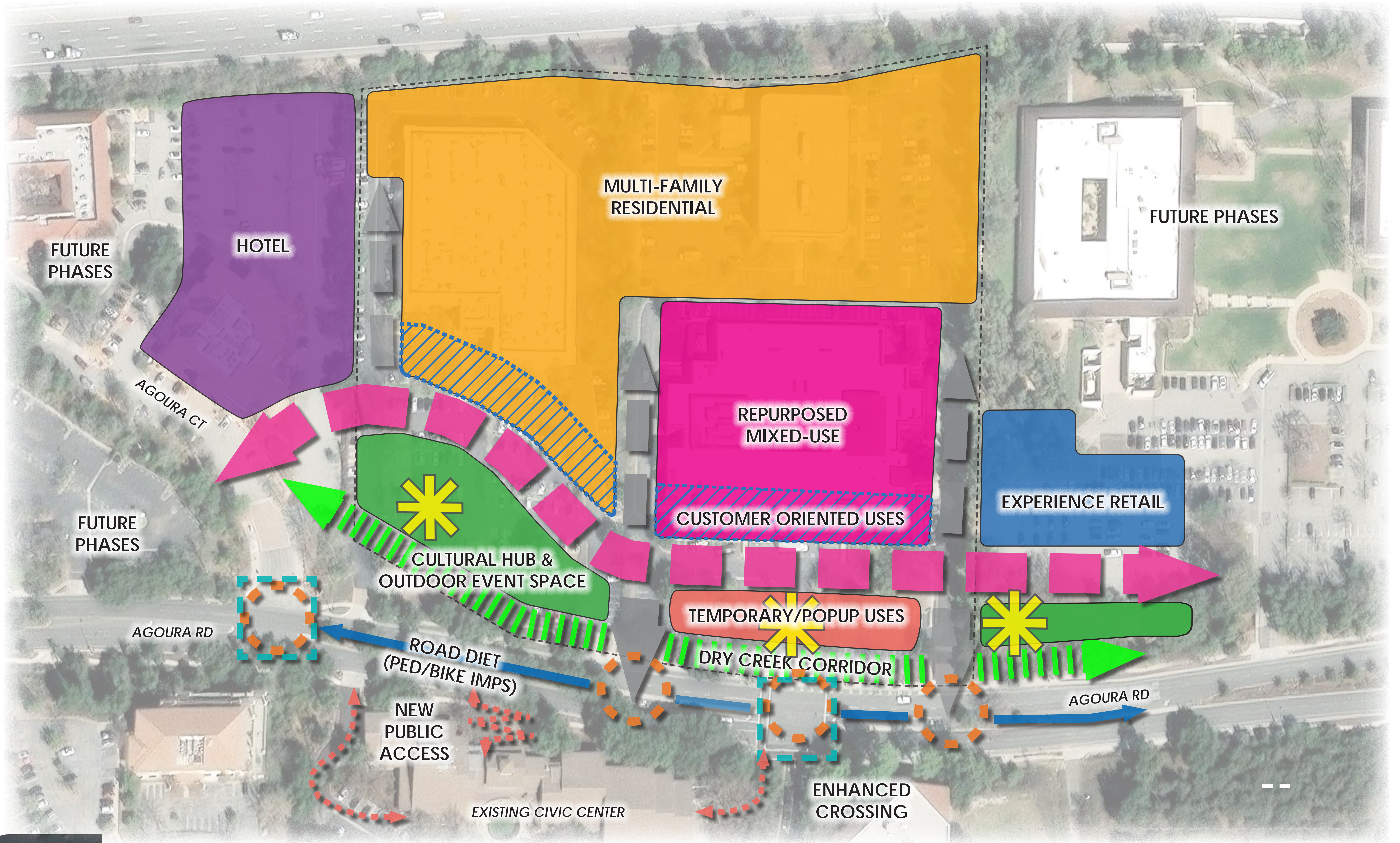
- Repurpose former Rams Building with mix of uses, continuing food and beverage uses along pedestrian main street.
- Rezone and redevelop existing office buildings to allow mix of uses, including residential and customer experience uses.



PHASE 3:

- Incorporate dry creek corridor and public spaces along Agoura Rd.
- Construct cultural hub and event space and activity nodes







FLO Brew
CAFE | BREWER

FLO Brew
OPEN
OPEN
Outdoor | Indoor | Patio

Handicap Accessible



Lawrence Cir

AGOURA

AGOURA

HILLS

AGOURA



BEER GARDEN



The MARKET
QUARTER