AGENDA
SPECIAL MEETING OF THE CITY COUNCIL
PUBLIC WORKS SUBCOMMITTEE
Agoura Hills City Hall - City Manager's Conference Room
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, August 27, 2025
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 Jeremy Wolf
Councilmember Kate Anderson

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. Arterial Streetscape Master Plan Update

SUBCOMMITTEE OR STAFF COMMENTS

ADJOURNMENT

Date Posted: August 21, 2025

CITY OF AGOURA HILLS

REPORT TO PUBLIC WORKS SUBCOMMITTEE

DATE:	**AUGUST 27, 2025**
TO:	**HONORABLE MEMBERS OF THE PUBLIC WORKS SUBCOMMITTEE**
FROM:	**NATHAN HAMBURGER, CITY MANAGER**
BY:	**CHARMAINE YAMBAO, DIRECTOR OF PUBLIC WORKS DIRECTOR / CITY ENGINEER**
SUBJECT:	**ARTERIAL STREETSCAPE MASTER PLAN UPDATE**

A meeting of the Public Works Subcommittee is scheduled for Wednesday, August 27, 2025, at 4pm. Presentation of the updated Arterial Streetscape Master Plan is the only item on the agenda for the meeting next week.

1. 2025 Update to the Arterial Streetscape Master Plan

Since 2017, the City's Arterial Streetscape Master Plan (ASMP) has been utilized for renovation of the City's landscaped medians. Much has been learned about the ASMP plant palette over the years, including the addition of Lantana in areas of both Agoura Road and Kanan Road medians to accent the existing native plantings. While the City continued to replace plants in these medians that were consistent with the ASMP, some of these plants perpetually failed to thrive. Staff observed that these selected native plantings were not compatible with the surrounding conditions, while other plants are not conducive to typical landscape maintenance practices.

Over the past year, staff worked with the City's Landscape Architect in revising and amending the City's ASMP to allow more planting options based on experience and observations from the Agoura Road and Kanan Road medians, while maintaining the original objective of the ASMP, which was to provide a plant palette that is predominantly native. The proposed revisions to the ASMP include:

- Removal of plants not performing well from the plant lists;
- Continuing the goal of planting primarily native plants and drought tolerant plants, to provide color enhancement where needed;
- Adjusting varieties and adding new, proven plants;
- Selecting plants for low maintenance and fire resilience; and
- Changing design to informal planting arrangements instead of block patterns.

On June 2, 2025, staff and the City's Landscape Architect, Brodersen Associates, presented to the Public Works Subcommittee (PWSC) proposed revisions and amendments to the City's 2017 ASMP. The PWSC provided feedback to staff and requested that staff present the ASMP with changes to the PWSC prior to final presentation to the City Council.

The feedback received from the PWSC on June 2, 2025, meeting included:

- Kanan Road Medians- Remove the trees *Liquidambar styraciflua* (American Sweet Gum) and *Ginkgo biloba* (Maindenhair Tree) and accent plant *Lantana camara* (Lantana);
- Liberty Canyon Road Medians- Remove accent plant *Bouteloua gracilis* 'Blonde Ambition' (Blue Gama Grass) and replace with *Sesleria autumnalis* (Autumn Moor Grass);

- Thousand Oaks Boulevard Medians - Remove the trees *Cercis canadensis* "Forest Pansy' (Purple Leaf Redbud) and replaced with native *Heteromeles arbutifolia* (Toyon); remove accent plant *Lantana canum* 'New Gold' (Lantana) and include native *Carex praegracilis* (Clustered Field Sedge) as an accent plant; and remove proposed groundcover Lippia nodiflora (Kurapia).

Staff and the City's Landscape Architect will present the final draft of the updated ASMP. Attached to help in discussion on Wednesday is a copy of the 2017 ASMP and the final draft of the updated ASMP.

The next steps after PWSC would be to take the final draft of the updated ASMP to the City Council for approval and begin designing landscape improvements for the Kanan Road medians. Landscape improvements to the Kanan Road Medians are part of the City Council goals for the Bi-annual Budget for Fiscal Years 2025-26 and 2026-27. It is planned to complete the median improvements over 3 fiscal years.

Staff appreciate the Subcommittee's time and consideration. If you have questions on the above item in advance of next Wednesday's meeting, please do not hesitate to reach out to the Director of Public Works / City Engineer at any point beforehand.

Attachments

Final ASMP_092717.pdf

FINAL DRAFT Agoura Streetscape Master Plan_25Aug19 (1).pdf

CITY OF

AGOURA HILLS

The Gateway to the Santa Monica Mountains

ARTERIAL STREETSCAPE MASTER PLAN

September 27, 2017

Prepared by: L. Newman Design Group, Inc.
31300 Via Colinas, Suite 104
Westlake Village, CA 91362

Prepared for: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Arterial Streetscape Master Plan

Table of Contents

			Page
1.	**Streetscape Master Plan**		
1.1	Design for Landscape Improvements – Agoura Road		1
	Fig. 1.1	Landscaping: Agoura Road	2
1.2	Design for Landscape Improvements – Kanan Road		3
	Fig. 1.2	Landscaping: Kanan Road	4
1.3	Design for Landscape Improvements – Liberty Canyon Road		5
	Fig. 1.3	Landscaping: Liberty Canyon Road	6
1.4	Design for Landscape Improvements – Reyes Adobe Road		7
	Fig. 1.4	Landscaping: Reyes Adobe Road	8
1.5	Design for Landscape Improvements – Thousand Oaks Boulevard		9
	Fig. 1.5	Landscaping: Thousand Oaks Boulevard	10
	Fig. 1.6	Rendering of Landscape Improvements	11
	Fig. 1.7	Proposed Median Hardscape Improvements	12

1.1 Design for Landscape Improvements - Agoura Road

As depicted in Figure 1.1

Tree removal and replacement program

The Agoura Road streetscape has been implemented as part of the Agoura Road Widening Improvement Project from the western City limit east to Cornell Road. The remaining portions of the streetscape include ares adjacent to open space, the Old Agoura area between Cornell and Chesebro and the Kanan Road and Agoura Road intersection. The existing tree palette consists of *Quercus agrifolia* (coast live oak), *Cercis occidentalis* (western redbud) and *Platanus racemosa* (California sycamore) with *Cercis canadensis (*Eastern Redbud) and *Pistacia chinensis* (Chinese pistache) accent trees. The use of these primary street trees in the Agoura Road medians and right-of-way landscaping should be continued and enhanced. Accent trees should be implemented in conjunction with the primary street trees in the Agoura Village Specific Plan area. There are virtually no existing trees to remove within the Agoura Road right-of-way.

Shrub removal and replacement program

Remove select shrubs from the existing Agoura Road medians and parkways. Replace shrubs and groundcover with species from the proposed shrub palette specified below. New median and parkway landscaping shall be planted in alternating blocks of species with various color, form, texture and scale.

Agoura Road - Proposed Plant Palette

Trees (Medians)

Botanical Name	Common Name
Cercis canadensis	Eastern Redbud
Cercis occidentalis	Western Redbud
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak

Trees (Parkways)

Botanical Name	Common Name
Cercis occidentalis	Western Redbud
Pistacia chinensis	Chinese Pistache
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak

Shrubs

Botanical Name	Common Name
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Convolvulus sabatius	Ground Morning Glory
Iris douglasiana	Douglas Iris
Mahonia aquifolium 'Compacta'	Oregon Grape
Muhlenbergia rigens	Deer Grass
Penstemon 'Margarita BOP'	Margarita Foothill Penstemon
Salvia clevelandii	California Blue Sage

Landscaping: Agoura Road

Median Trees


Cercis canadensis - Eastern Redbud


Cercis occidentalis - Western Redbud


Platanus racemosa - California Sycamore

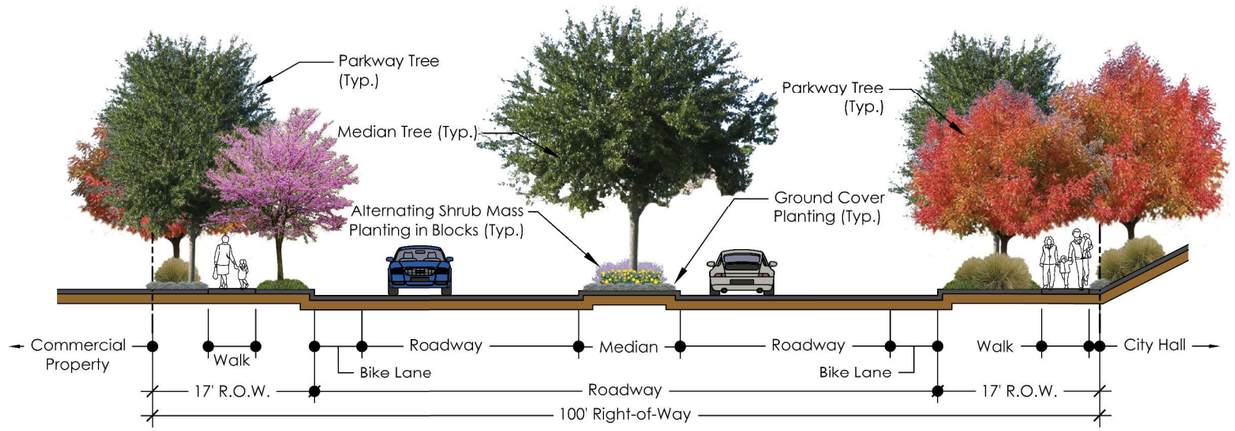

Quercus agrifolia - Coast Live Oak

Parkways Trees


Pistache chinensis - Chinese Pistache


Platanus racemosa - California Sycamore

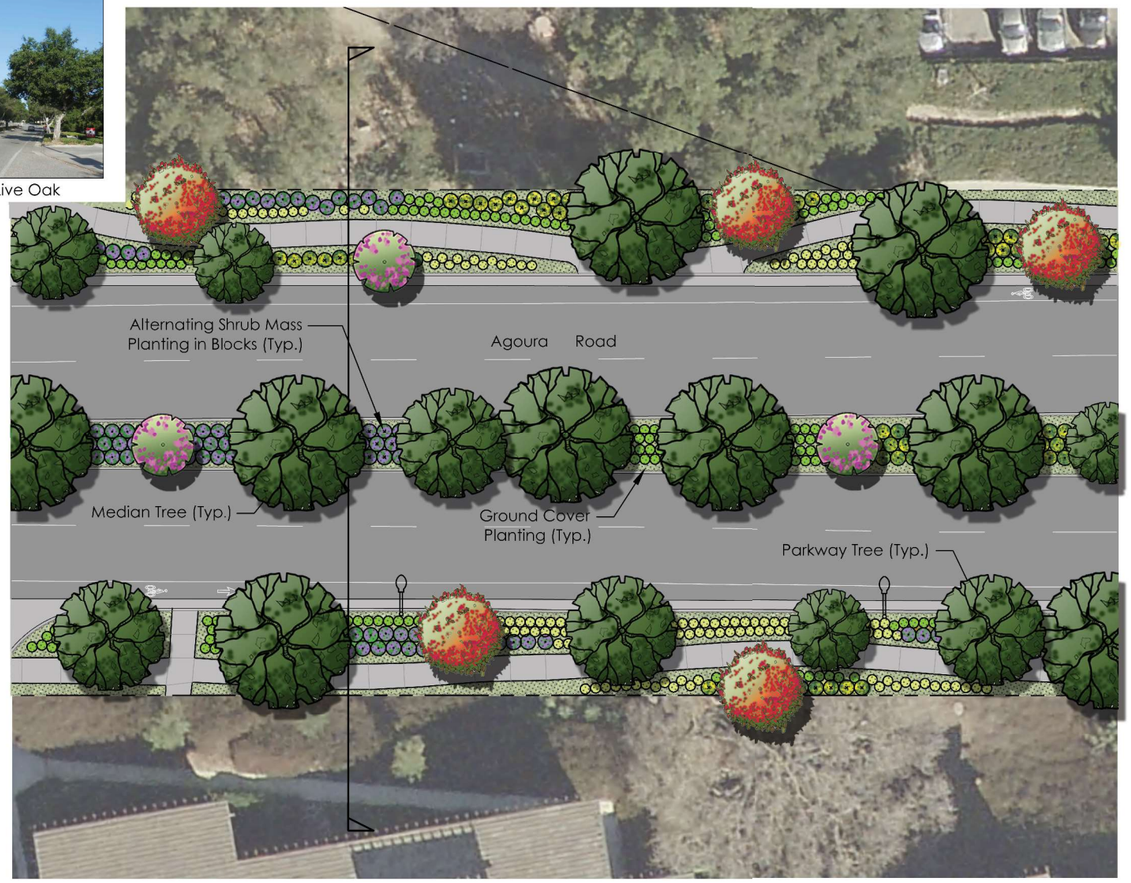

Quercus agrifolia - Coast Live Oak



Agoura Road

Section

Scale: 1/16" = 1'- 0"



Agoura Road

Plan View

Scale: 1" = 30'- 0"

Median Shrubs and Groundcover


Arctostaphylos 'Emerald Carpet' - Emerald Carpet Manzanita


Convolvulus sabatius - Ground Morning Glory


Iris douglasiana - Douglas Iris


Mahonia aquifolium 'Compacta' - Oregon Grape


Muhlenbergia rigens' - Deer Grass


Penstemon 'Margarita BOP' - Margarita Foothill Penstemon


Salvia clevelandii - California Blue Sage

1.2 Design for Landscape Improvements - Kanan Road

As depicted in Figures 1.2

Tree removal and replacement program

It is proposed to remove all existing *Pyrus kawakamii* (Evergreen Pears) from the Kanan Road medians between the northern Agoura Hills City limit to the Twin Oaks Plaza Shopping Center and keep all existing healthy *Lagerstroemia indica* (Crape Myrtle). Provide *Chitalpa taskkentensis* (Chitalpa), *Quercus agrifolia* (Coast Live Oak) and Platanus racemosa (California Sycamore) as replacement trees in the northern medians. Keep all healthy upright *Liquidambar styraciflua* (American Sweet Gum) and remove all *Ginko biloba* (Maidenhair Tree) in the medians from the Twin Oaks Plaza Shopping Center south to U.S. Route 101. Replace and enhance the southern median tree plantings as needed with species from the list below. It is proposed to remove all existing pine and sycamore trees from the parkway tree wells. Keep all existing healthy upright *Fraxinus oxycarpa* 'Raywood' (Raywood Ash) and *Lagerstroemia indica* (Crape Myrtle). Replace and enhance parkway tree plantings with predominantly Raywood Ash and Crape Myrtle as an accent tree. The addition of Crape Myrtle is recommended to enhance and vary the tree color palette with Chitalpa.

Shrub removal and replacement program

Remove all existing juniper shrubs from the Kanan Road medians between the northern Agoura Hills City limit to the Twin Oaks Plaza Shopping Center. Remove all existing turf and Iceberg shrub roses in the medians from the Twin Oaks Plaza Shopping Center south to U.S. Route 101. Replace all median landscape with shrub and groundcover species from the proposed plant palette specified below.

Kanan Road - Proposed Plant Palette

Trees (Medians)

Botanical Name	Common Name
Chitalpa tashkentensis	Chitalpa
Lagerstroemia indica	Crape Myrtle
Liquidambar styraciflua	Sweet Gum
Platanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak

Trees (Parkways)

Botanical Name	Common Name
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Lagerstroemia indica	Crape Myrtle

Shrubs (Medians)

Botanical Name	Common Name
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush
Carex praegracilis	California Field Sedge
Iris douglasiana	Douglas Iris
Lavandula species	Lavender
Salvia leucantha	Mexican Sage
Stipa tenuissima	Mexican Feathergrass
Zauschneria californica	California Fuchsia

Median Trees



Chitalpa tashkentensis - Chitalpa



Lagerstroemia indica - Crape Mrytle



Liquidambar styraciflua - Sweet Gum



Platanus racemosa - California Sycamore

Parkway Trees



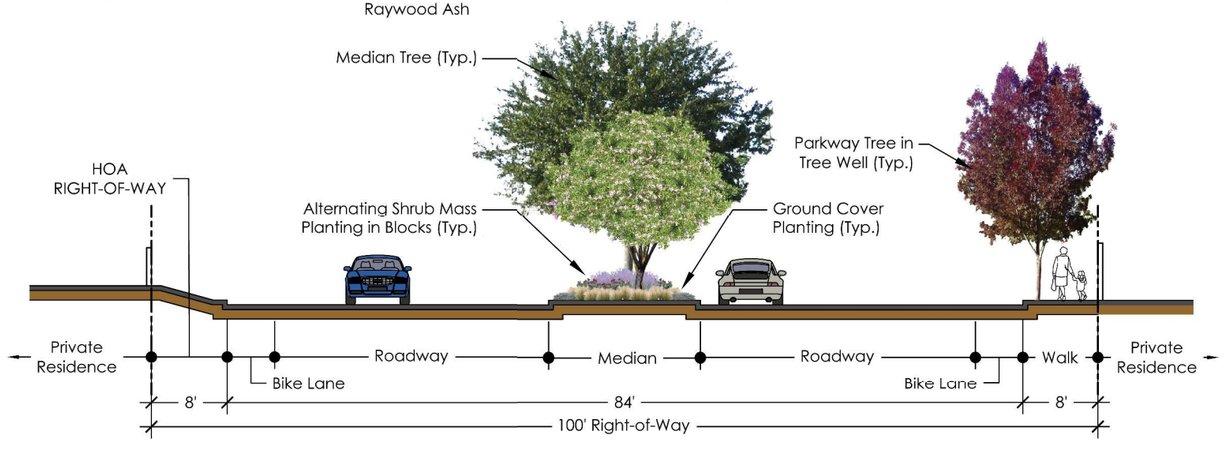
Quercus agrifolia - Coast Live Oak



Fraxinus oxycapa 'Raywood' -
Raywood Ash



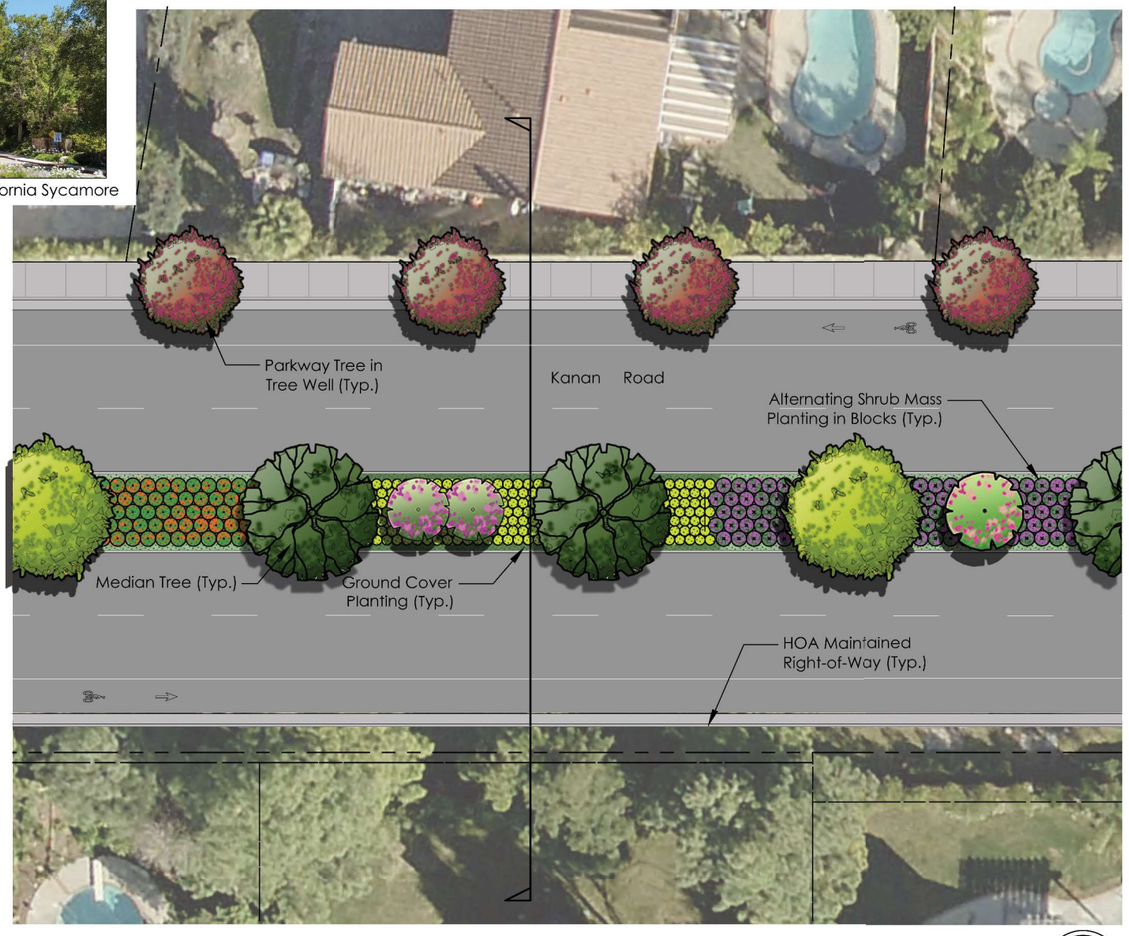
Lagerstroemia indica - Crape Mrytle



Kanan Road

Section

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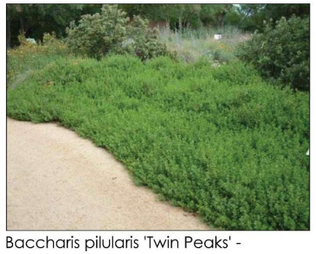


Kanan Road

Plan View

Scale: 1" = 30'- 0"

Median Shrubs and Groundcover



Baccharis pilularis 'Twin Peaks' -
Dwarf Coyote Brush



Carex praegracilis -
California Field Sedge



Iris douglasiana - Douglas Iris



Lavandula angustifolia 'Hidcote' -
Hidcote English Lavender



Salvia leucantha - Mexican Sage



Stipa tenuissima - Mexican Feathergrass



Zauschneria californica -
California Fuchsia

1.3 Design for Landscape Improvements - Liberty Canyon Road

As depicted in Figures 1.3

Tree removal and replacement program

The Liberty Canyon Road streetscape includes several short medians, a narrow 3' wide right-of-way on the east side and parkway tree wells on the west side. Keep all existing healthy upright *Liquidambar styraciflua* (Sweet Gum) and remove all *Lagerstroemia indica* (Crape Myrtle). Replace with *Liquidambar styraciflua* (Sweet Gum), *Quercus Agrifolia* (Coast Live Oak) and *Chitalpa tashkentensis* (Chitalpa) at the median ends.

Remove all Sycamore trees and keep all healthy upright *Liquidambar styraciflua* (Sweet Gum) from the existing parkway tree wells. Refurbish all existing concrete filled parkway tree wells. Add new tree wells to the walkway South of County Glen Road to the City boundary. Provide *Liquidambar styraciflua* (Sweet Gum) in all parkway tree wells.

Add *Quercus agrifolia* (Coast Live Oak) and *Quercus lobata* (Valley Oak) on the west side private slope areas. Keep all existing healthy upright trees within the east side right-of-way adjacent to the Flood Control Channel.

Shrub removal and replacement program

Remove all existing shrubs and groundcover from the Liberty Canyon Road medians and the east side right-of-way adjacent to the Flood Control Channel and replace with species from the proposed shrub plant palette specified below. New median and right-of-way landscape shall be planted in alternating blocks of species with various color, form, texture and scale.

Liberty Canyon Road - Proposed Plant Palette

Trees (Medain)

Botanical Name	Common Name
Chitalpa tashkentensis	Chitalpa
Liquidambar styraciflua	Sweet Gum
Quercus Agrifolia	Coast Live Oak

Trees (Parkway)

Botanical Name	Common Name
Liquidambar styraciflua	Sweet Gum
Quercus Agrifolia	Coast Live Oak
Quercus lobata	Valley Oak

Shrubs (Median and Parkway)

Botanical Name	Common Name
Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita
Convolvulus sabatius	Ground Morning Glory
Iris douglasiana	Douglas Iris
Rosa californica 'Plena'	California Rose
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Dwarf Rosemary
Senecio serpens	Dwarf Blue Chalk Sticks
Stipa tenuissima	Mexican Feathergrass

Landscaping: Liberty Canyon Road

Median Trees


Chitalpa tashkentensis - Chitalpa


Liquidambar styraciflua - Sweet Gum

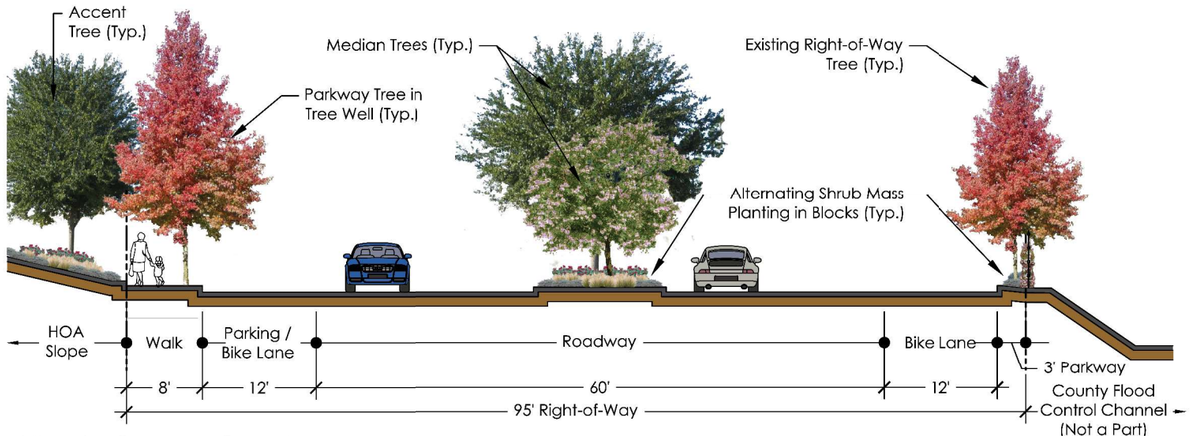

Quercus agrifolia - Coast Live Ock

Parkway and Right-of-Way Accent Trees


Liquidambar styraciflua - Sweet Gum


Quercus agrifolia - Coast Live Oak

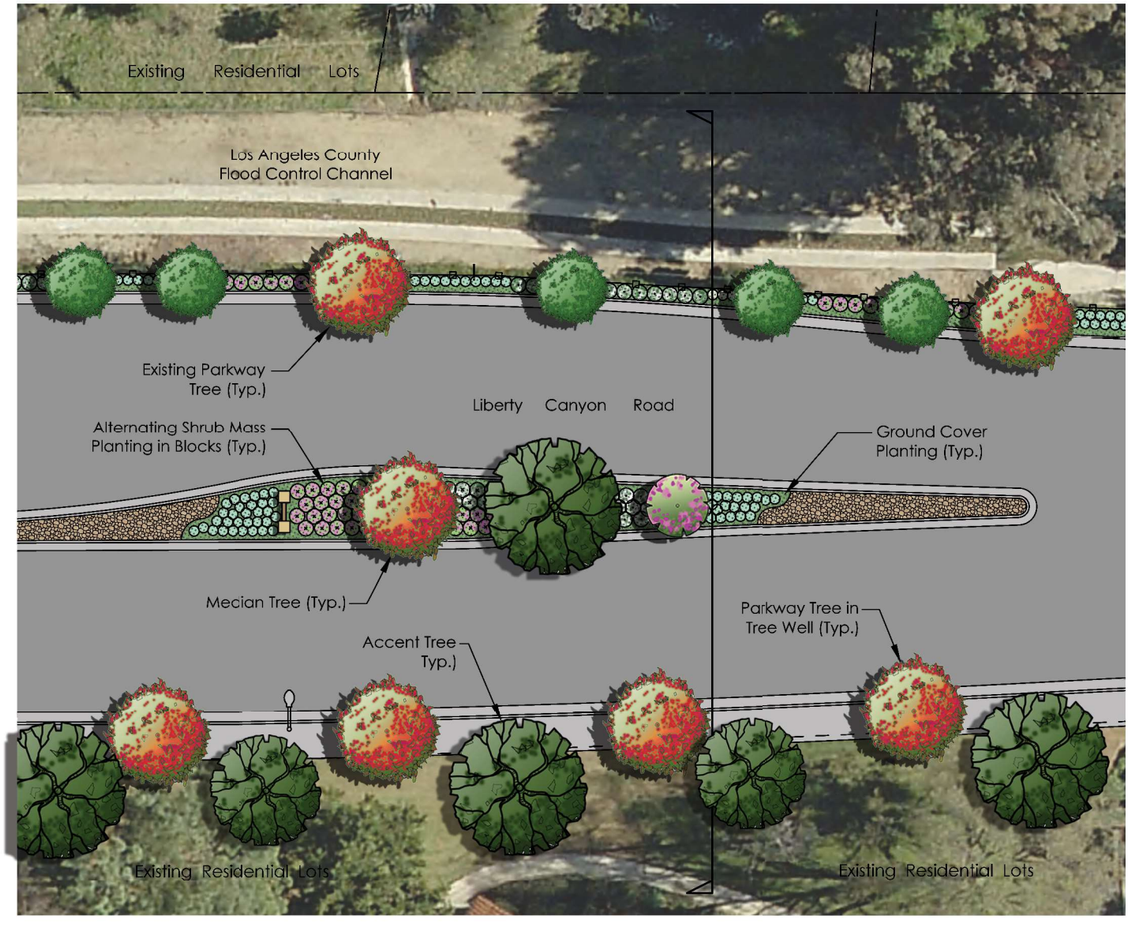

Quercus lobata - Valley Oak



Liberty Canyon Road

Section

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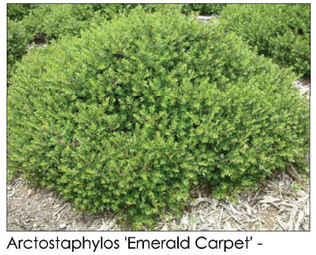


Liberty Canyon Road

Plan View

Scale: 1" = 30'- 0"

Median Shrubs and Groundcover


Arctostaphylos 'Emerald Carpet' - Emerald Carpet Manzanita


Convolvulus sabatius - Ground Morning Glory


Iris douglasiana - Douglas Iris


Rosa californica 'Plena' California Rose


Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Dwarf Rosemary


Senicio serpens - Dwarf Blue Chalk Sticks


Stipa tenuissima - Mexican Feathergrass

1.4 Design for Landscape Improvements - Reyes Adobe Road

As depicted in Figures 1.4

Tree removal and replacement program

There are currently no medians north of U.S. Route 101 on Reyes Adobe Road. It is proposed that new 10' wide minimum medians be added to the full length of Reyes Adobe Road where feasible. New proposed median tree plantings shall consist of *Quercus agrifolia* (Coast Live Oak) and *Cercis occidentalis (*Western Redbud) as an accent tree at the median ends.

It is proposed to remove all *Pyrus calleryana* 'Bradford' (Bradford Pear) from the parkway tree wells between Canwood Street and Thousand Oaks Boulevard. Keep all healthy upright *Liquidambar styraciflua* (American Sweet Gum) in the parkway tree wells north of Thousand Oaks Boulevard and remove all other tree species. Provide *Quercus agrifolia* (Coast Live Oak) as the replacement tree for the parkway tree wells.

An existing Oak tree and refurbishment landscaping project is proposed for the privately owned and maintained landscape areas adjacent to the Reyes Adobe Road right-of-ways between Canwood Street and Thousand Oaks Boulevard. This project will require owner permission to remove and replace plantings and irrigation.

Shrub removal and replacement program

Plant the new proposed medians with shrubs and groundcover species from the proposed shrub palette specified below. New median shrubs shall be planted in alternating blocks of species with various color, form, texture and scale. The addition of Hemerocalis hybrids (Daylily) is recommended as an accent shrub to enhance and vary the shrub color palette.

Reyes Adobe Road - Proposed Plant Palette

Trees (Median)

Botanical Name	Common Name
Cercis occidentalis	Western Redbud
Quercus agrifolia	Coast Live Oak

Trees (Parkways and Adjacently Owned Landscape Area)

Botanical Name	Common Name
Liquidambar styraciflua	Sweet Gum
Quercus agrifolia	Coast Live Oak

Shrubs (Median and Parkways)

Botanical Name	Common Name
Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush
Hemerocallis hybrids	Daylily
Mahonia aquifolium 'Compacta'	Oregon Grape
Muhlenbergia rigens'	Deer Grass
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Dwarf Rosemary
Senecio serpens	Dwarf Blue Chalk Sticks
Trichostema lanatum	Wooly Blue Curls

Landscaping: Reyes Adobe Road

Median Trees



Cercis occidentalis - Western Redbud



Quercus agrifolia - Coast Live Oak

Parkway and Right-of-Way Accent Trees

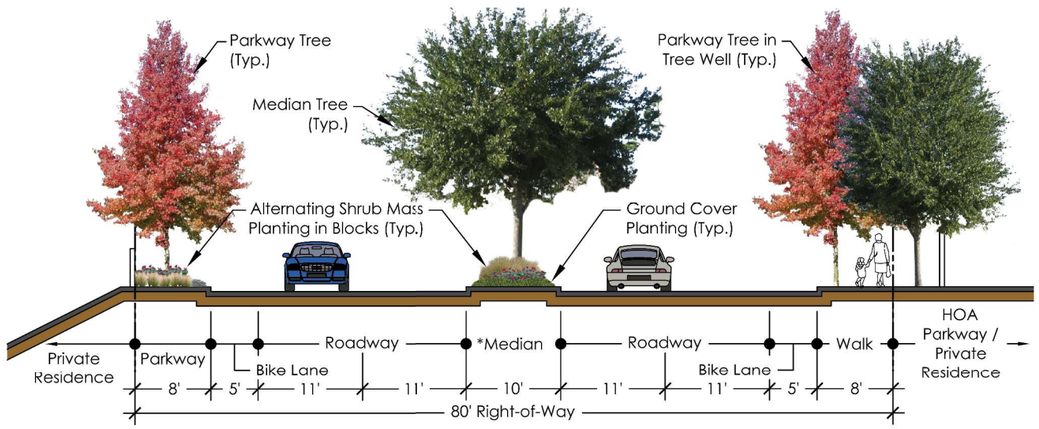


Liquidambar styraciflua - Sweet Gum



Quercus agrifolia - Coast Live Oak

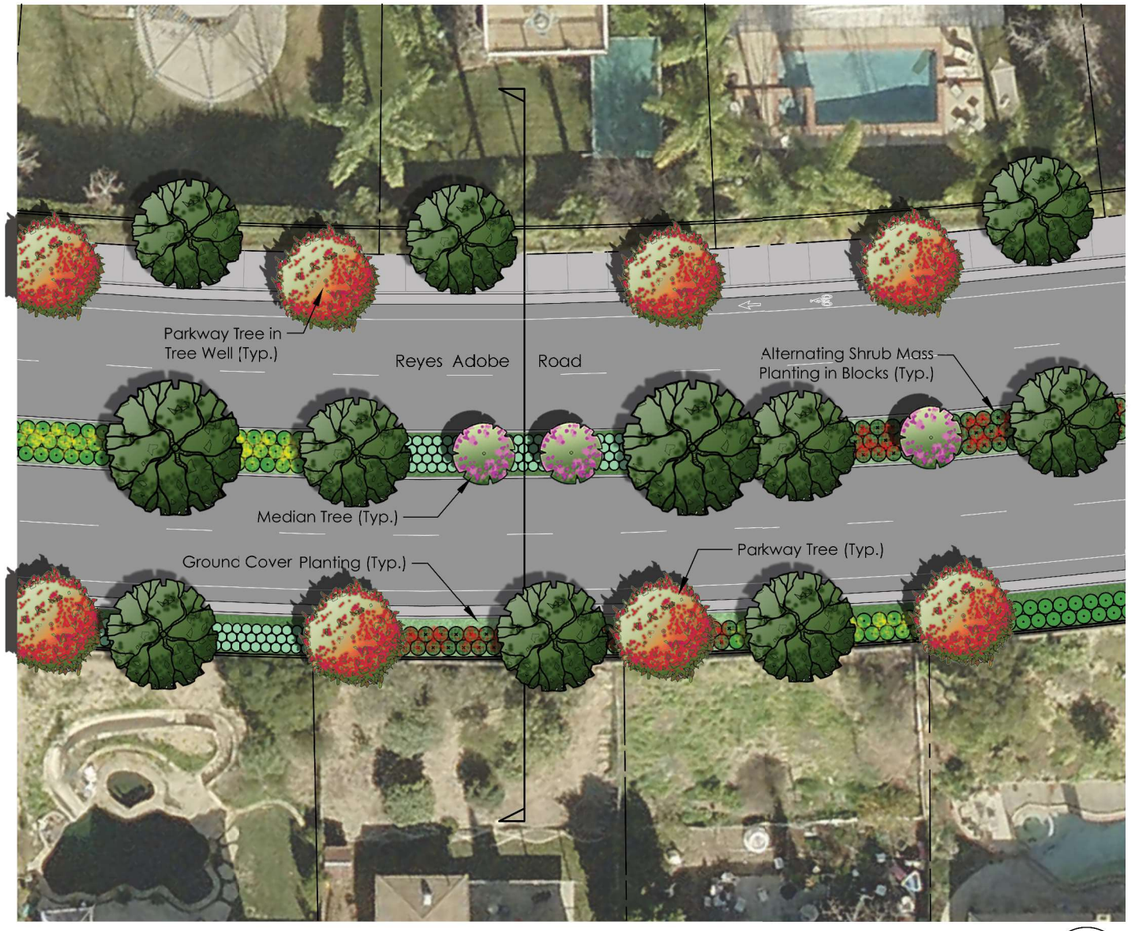
* New median width based on 11' lanes. With Traffic approval, lanes can be reduced to 10' and the median width can be increased to 14'.



Reyes Adobe Road

Section

Scale: 1/16" = 1'- 0"



Reyes Adobe Road

Plan View

Scale: 1" = 30'- 0"

Median Shrubs and Groundcover



Callistemon viminalis 'Little John' - Dwarf Bottlebrush



Hemerocallis Hybrids - Daylily



Mahonia aquifolium 'Compacta' - Oregon Grape



Muhlenbergia rigens' - Deer Grass



Rosmarinus officinalis 'Huntington Carpet' Huntington Carpet Dwarf Rosemary



Senicio serpens - Dwarf Blue Chalk Sticks



Trichostema lanatum - Wooly Blue Curls

1.5 Design for Landscape Improvements- Thousand Oaks Boulevard

As depicted in Figures 1.5

Tree removal and replacement program

The Thousand Oaks Boulevard streetscape consists of medians, parkway tree wells and other isolated private areas. It is proposed to keep all existing healthy, upright *Liquidambar styraciflua* (American Sweet Gum) and remove all Crape Myrtle and Pine trees from the medians. Replace removed trees and enhance median tree planting with *Quercus agrifolia* (Coast Live Oak) as the primary median tree and *Cercis occidentalis* (Western Redbud) as an accent tree at the median ends.

It is proposed to remove all existing Pine and Sycamore trees from the parkway tree wells. Remove all American Sweet Gum trees greater than 12" diameter from the parkway tree wells. Keep all existing healthy, upright *Fraxinus oxycarpa* 'Raywood' (Raywood Ash). Refurbish all existing tree wells previously filled with concrete to re-establish and replant the street tree. Provide *Fraxinus oxycarpa 'Raywood'* (Raywood Ash) as the replacement tree in the parkway tree wells.

Shrub removal and replacement program

Remove all median turf areas. Replace with *Senecio serpens* (Dwarf Blue Chalk Sticks) in select locations to preserve turf appearance, color, and sight visibility in transition to other various blocks of plantings. Remove all existing shrubs and groundcover from the Thousand Oaks Boulevard medians. Replace shrubs, groundcover and remaining turf with species from the proposed shrub palette specified below. New median shrubs shall be planted in alternating blocks of species with various color, form, texture and scale.

Thousand Oaks Boulevard - Proposed Plant Palette

Trees (Medians)

Botanical Name	Common Name
Cercis occidentalis	Western Redbud
Liquidambar styraciflua	Sweet Gum
Quercus agrifolia	Coast Live Oak

Trees (Parkways)

Botanical Name	Common Name
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Liquidambar styraciflua	Sweet Gum

Shrubs

Botanical Name	Common Name
Galvezia speciosa	Island Bush Snapdragon
Heuchera 'Dainty Bells'	Coral Bells
Mahonia aquifolium 'Compacta'	Oregon Grape
Muhlenbergia rigens'	Deer Grass
Salvia mellifera 'Terra Seca'	Black Sage
Senecio serpens	Dwarf Blue Chalk Sticks
Trichostema lanatum	Wooly Blue Curls

Landscaping: Thousand Oaks Boulevard

Median Trees


Cercis occidentalis - Western Redbud

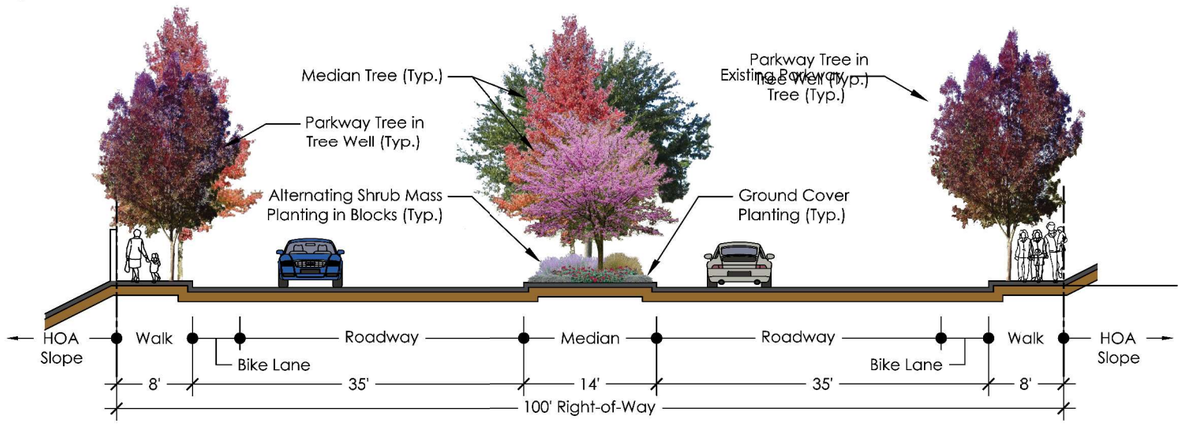

Liquidambar styraciflua - Sweet Gum


Quercus agrifolia - Coast Live Oak

Parkway Trees


Fraxinus oxycapa 'Raywood' - Raywood Ash

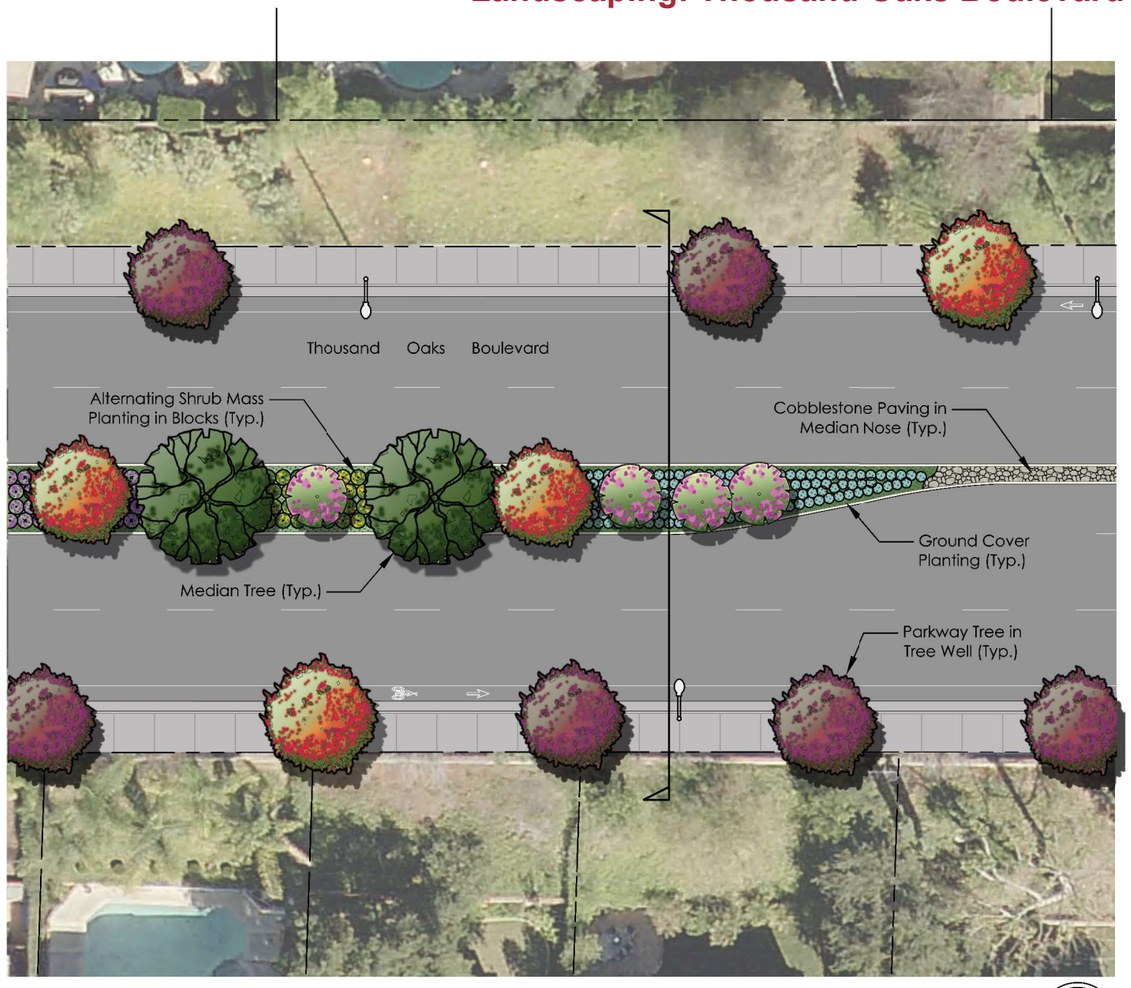

Liquidambar styraciflua Sweet Gum



Thousand Oaks Boulevard

Section

Scale: 1/16" = 1'- 0"



Thousand Oaks Boulevard

Plan View

Scale: 1" = 30'- 0"

Median Shrubs and Groundcover


Galvezia speciosa - Island Bush Snapdragon


Heuchera 'Dainty Bells' - Coral Bells


Mahonia aquifolium 'Compacta' - Oregon Grape


Muhlenbergia rigens' - Deer Grass


Salvia mellifera 'Terra Seca' - Black Sage


Senicio serpens - Dwarf Blue Chalk Sticks


Trichostema lanatum - Wooly Blue Curls

Rendering: Example of Median Improvements



Existing median on Thousand Oaks Blvd. Mostly consists of turf, some trees and some shrubs.



Proposed median on Thousand Oaks Blvd. Eliminating turf, adding trees and blocks of various shrubs.

Proposed Median Hardscape Improvements - Detail

Median Hardscape Improvements



Random Stone Cobble Paving at Median Noses

Note: For median noses under 4' wide install random stone cobble paving the full length without planting areas. Terminate paving as indicated in detail above.

Proposed Median Improvements - Detail (Typ.)

Plan View

Scale: 1" = 20'- 0"

Random Cobble Paving at Median Nose - Detail (Typ.)

Plan View

Scale: 1/4" = 1'-0"



CITY OF

AGOURA HILLS

Arterial Streetscape Master Plan

Final Draft- August 12, 2025

Introduction

The 2025 City of Agoura Hills Arterial Streetscape Master Plan updates and amends the City of Agoura Hills Arterial Streetscape Master Plan approved by the City Council on September 27, 2017.

This plan includes revisions to the plant replacement program and the plant palettes for each arterial street in the City of Agoura Hills. These revisions are based on the observed performance of plant replacements as conducted in alignment with the 2017 Arterial Streetscape Master Plan on Agoura Road, Kanan Road, and Reyes Adobe Road, and general observations throughout the City. It is intended that these changes will improve the success of the renovation efforts and ultimately reduce maintenance costs.

Because all landscapes are constantly growing and changing, further revisions to this document may be proposed periodically, to ensure the continued success of the mature landscape.

This document includes a standard plan (Figure 1) for planting and hardscaping (rock nose) of medians. The standard plan is a template to guide the design and renovation of the City's landscaped medians. A rendering (Figure 2) showing the implementation of the standard plan is also included at the end of this document for illustrative purposes.

Changes to the 2017 Master Plan include the removal of native and other plants that did not adapt well or resulted in high maintenance. Native and adapted plants that have performed well are proposed as replacements. Understory plants are now further categorized as "shrubs," indicating primary plants, and "accent plants," indicating secondary plants.

Arterial Streetscape Master Plan

Final Draft- August 12, 2025

Table of Contents

1. Streetscape Master Plan		Pages
1.1	Design for Landscape Improvements- Agoura Road Plants: Agoura Road	1-3
1.2	Design for Landscape Improvements- Kanan Road Plants: Kanan Road	4-6
1.3	Design for Landscape Improvements- Liberty Canyon Road Plants: Liberty Canyon Road	7-9
1.4	Design for Landscape Improvements- Reyes Adobe Road Plants: Reyes Adobe Road	10-13
1.5	Design for Landscape Improvements- Thousand Oaks Boulevard Plants: Thousand Oaks Boulevard	14-16
1.6	Fig. 1- Typical Planting Plan	17
1.7	Fig. 2- Before/ After Exhibit	18

KEY:

*** = Denotes California Native Plant Species**
N = New Plant

1.1 Design for Landscape Improvements - Agoura Road

Tree removal and replacement program

The Agoura Road streetscape has been implemented as part of the Agoura Road Widening Improvement Project from the western City limit east to Cornell Road. The remaining portions of the streetscape include areas adjacent to open space, the Old Agoura area between Cornell and Chesebro and the Kanan Road and Agoura Road intersection. The existing tree palette consists of *Quercus agrifolia* (Coast Live Oak), *Cercis occidentalis* (Western Redbud) and *Platanus racemosa* (California Sycamore) with *Cercis canadensis (*Eastern Redbud) and *Pistacia chinensis* (Chinese Pistache) accent trees. The use of these primary street trees in the Agoura Road medians and right-of-way landscaping should be continued and enhanced. Accent trees should be implemented in conjunction with the primary street trees in the Agoura Village Specific Plan area. There are no existing trees to remove within the Agoura Road right- of-way.

Shrub removal and replacement program

Remove select shrubs from the existing Agoura Road medians and parkways. Replace shrubs and groundcover with species from the proposed shrub and accent plant palette specified below. New median and parkway landscaping shall be planted in natural arrangements with plants of various color, form, texture, and scale.

Agoura Road - Proposed Plant Palette

Trees (Medians)

Botanical Name		Common Name	Notes
Cercis canadensis		Eastern Redbud	
Cercis occidentalis *		Western Redbud	
Chilopsis linearis	**N**	Desert Willow *	(accent, drought tolerant, native hybrid)
Platanus racemosa *		California Sycamore	
Quercus agrifolia *		Coast Live Oak	

Trees (Parkways)

Botanical Name	Common Name
Cercis occidentalis *	Western Redbud
Pistacia chinensis	Chinese Pistache
Platanus racemosa *	California Sycamore
Quercus agrifolia *	Coast Live Oak

Shrubs

Botanical Name		Common Name	Notes
Arctostaphylos 'John Dourley' *	**N**	Manzanita	
Mahonia aquifolium 'Compacta' *		Oregon Grape	
Muhlenbergia dubia	**N**	Pine Muhly	(same Genus, different species)
Salvia apiana *	**N**	White Sage	(same Genus, different species)
Salvia clevelandii *		California Blue Sage	
Salvia spathacea *	**N**	Hummingbird Sage	(same Genus, different species)

Accent Plants

Botanical Name		Common Name	Notes
Convolvulus sabatius *		Ground Morning Glory	
Iris douglasiana *		Douglas Iris	
Lantana 'New Gold'	**N**	Lantana	
Penstemon 'Margarita BOP' *		Margarita Foothill Penstemon	
Festuca glauca 'Elijah Blue'*	**N**	Blue Fescue	(low growing)

Trees



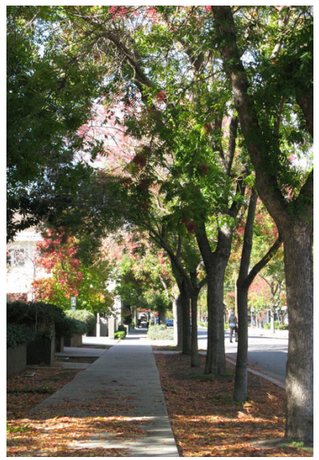
Cercis occidentalis
Western Redbud



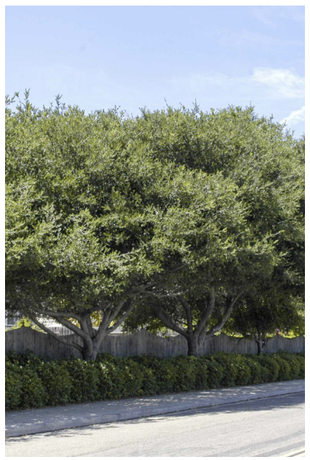
Chilopsis linearis N
Desert-Willow
(accent, drought tolerant, native hybrid)



Platanus racemosa
Western Sycamore



Pistacia chinensis
Chinese Pistache



Quercus agrifolia
Coast Live Oak

Shrubs



Arctostaphylos 'John Dourley' N
John Dourley Manzanita
(adapted variety selection)



Mahonia aquifolium 'Compacta'
Compact Oregon Grape



Muhlenberigia dubia N
Pine Muhly Grass
(same Genus, different species)



Salvia apiana N
White Sage
(same Genus, different species)



Salvia clevelandii
Cleveland Sage



Salvia spathacea N
Hummingbird Sage
(same Genus, different species)

Accent Plants



Convolvulus sabatius
Ground Morning Glory



Festuca 'Elijah Blue' N
Blue Fescue
(low growing)



Iris douglasiana
Douglas Iris



Lantana 'New Gold' N
New Gold Latana
(previous addition)



Penstemon 'Margarita BOP'
Foothill Beardtongue

1.2 Design for Landscape Improvements - Kanan Road

Tree removal and replacement program

All existing *Pyrus kawakamii* (Evergreen Pears) to be removed from the Kanan Road medians between the northern Agoura Hills City limit to the Twin Oaks Plaza Shopping Center. All existing healthy *Lagerstroemia indica* (Crape Myrtle) to remain. Provide *Quercus agrifolia* (Coast Live Oak) to replace trees in the northern medians. Remove *Liquidambar styraciflua* (American Sweet Gum) and *Ginko biloba* (Maidenhair Tree) in medians from the Twin Oaks Plaza Shopping Center south to U.S. Route 101. Replace and enhance the southern median tree plantings as needed with species from the list below. It is proposed to remove all existing pine and sycamore trees from the parkway tree wells. Keep all existing healthy upright *Fraxinus oxycarpa* 'Raywood' (Raywood Ash) and *Lagerstroemia indica* (Crape Myrtle). Replace and enhance parkway tree plantings with predominantly Raywood Ash and Crape Myrtle as an accent tree. The addition of Crape Myrtle is recommended to enhance and vary the tree color palette, along with Chitalpa.

Shrub removal and replacement program

Remove all existing turf and Iceberg shrub roses in the medians from the Twin Oaks Plaza Shopping Center south to U.S. Route 101. Replace all median landscape with shrub and accent plant species from the proposed plant palette specified below. New median and parkway landscaping shall be planted in natural arrangements with plants of various color, form, texture, and scale.

Kanan Road - Plant Palette

Trees (Medians)

Botanical Name	Common Name	Notes
Chitalpa tashkentensis *	Chitalpa	(native garden hybrid)
Lagerstroemia indica	Crape Myrtle	
Quercus agrifolia *	Coast Live Oak	

Trees (Parkways)

Botanical Name	Common Name
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Lagerstroemia indica	Crape Myrtle

Shrubs (Medians)

Botanical Name	Common Name	Notes
Baccharis pilularis 'Twin Peaks' *	Dwarf Coyote Brush	(keep only existing)
Ceanothus 'Anchor Bay' * **N**	California Lilac 'Anchor Bay'	
Lavandula species	Lavender	
Muhlenbergia capillaris * **N**	Pink Muhly Grass	
Salvia 'Bee's Bliss' * **N**	Creeping Sage	

Accent Plants (Medians)

Botanical Name	Common Name	Notes
Iris douglasiana *	Douglas Iris	(keep only existing)
Epilobium [*Zauchneria*] 'Bowman's #1' *	California Fuchsia	(keep only existing)
Achillea millefolium 'Moonshine' * **N**	Yarrow	(native accent)
Lavandula species	Lavender	

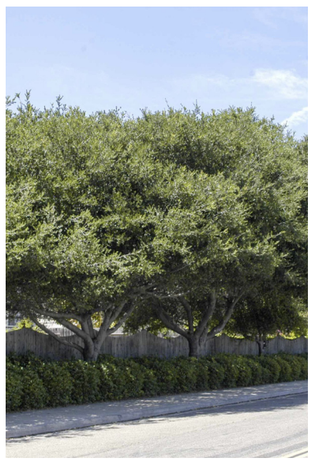
Trees



Chitalpa tashkentensis
Chitalpa
(native garden hybrid)



Lagerstromia indica
Crape Myrtle



Quercus agrifolia
Coast Live Oak



Fraxinus oxycarpa 'Raywood'
Raywood Ash

Shrubs



Baccaris pilularis 'Twin Peaks'
Coyote Brush
(keep only existing)



Ceanothus 'Anchor Bay'
California Lilac
(same Genus, different species)



Lavandula sp.
Lavender



Muhlenberigia capillaris N
Pink Muhly Grass
(existing)



Salvia 'Bee's Bliss' N
Bee's Bliss Sage

Accent Plants



Iris douglasiana
Douglas Iris
(keep only existing)



Epilobium canum
California Fuschia
(keep only existing)



*Achillea millefolium '*Moonshine' N
Common Yarrow
(native accent)

1.3 Design for Landscape Improvements - Liberty Canyon Road

Tree removal and replacement program

The Liberty Canyon Road streetscape includes several short medians, a narrow 3' wide right-of-way on the east side and parkway tree wells on the west side. Keep all existing healthy upright *Liquidambar styraciflua* (Sweet Gum) and remove all *Lagerstroemia indica* (Crape Myrtle), except in medians. Replace with *Liquidambar styraciflua* (Sweet Gum), *Quercus Agrifolia* (Coast Live Oak) and *Chitalpa tashkentensis* (Chitalpa) at the median ends.

Remove all Sycamore trees and keep all healthy upright *Liquidambar styraciflua* (Sweet Gum) from the existing parkway tree wells. Refurbish all existing concrete filled parkway tree wells. Add new tree wells to the walkway South of County Glen Road to the City boundary. Provide *Liquidambar styraciflua* (Sweet Gum) in all parkway tree wells.

Add *Quercus agrifolia* (Coast Live Oak) and *Quercus lobata* (Valley Oak) on the west side private slope areas. Keep all existing healthy upright trees within the east side right- of-way adjacent to the Flood Control Channel.

Shrub removal and replacement program

Remove all existing shrubs and groundcover from the Liberty Canyon Road medians and the east side right-of-way adjacent to the Flood Control Channel and replace with species from the proposed shrub plant palette specified below. New median and parkway landscape shall be planted in natural arrangements with plants of various color, form, texture and scale.

Liberty Canyon Road - Proposed Plant Palette

Trees (Median)

Botanical Name	Common Name
Chitalpa tashkentensis *	Chitalpa
Liquidambar styraciflua	Sweet Gum
Quercus agrifolia *	Coast Live Oak

Trees (Parkway)

Botanical Name	Common Name
Liquidambar styraciflua	Sweet Gum
Quercus agrifolia *	Coast Live Oak
Quercus lobata *	Valley Oak

Shrubs (Median and Parkway)

Botanical Name	Common Name	Note
Arctostaphylos 'John Dourley' * **N**	Manzanita	
Muhlenbergia dubia **N**	Pine Muhly Grass	(same Genus, different species)
Rosa californica 'Plena' *	California Rose	
Rosmarinus officinalis 'Huntington Carpet'	Dwarf Rosemary	

Accent Plants (Median and Parkway)

Botanical Name	Common Name	Note
Achillea millefolium 'Moonshine' * **N**	Common Yarrow	(same Genus, different species)
Convolvulus sabatius *	Ground Morning Glory	
Iris douglasiana *	Douglas Iris	
Senecio serpens	Dwarf Blue Chalksticks	
Sesleria autumnalis **N**	Autumn Moor Grass	

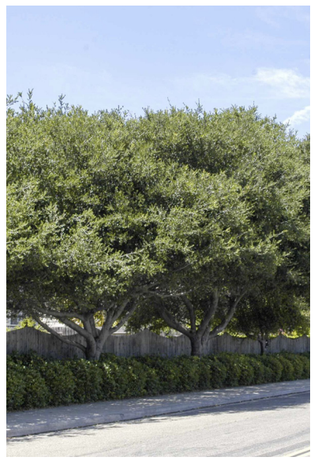
Trees



Chitalpa x tashkentensis
Chitalpa
(native garden hybrid)



Liquidambar stryaciflua
Sweet Gum



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak

Shrubs (Median & Parkway)



Arctostaphylos 'John Dourley' N
Manzanita



Muhlenbergia dubia N
Pine Muhly Grass
(same Genus, different species)



Rosa californica
California Rose



Rosmarinus officinalis 'Huntington Carpet
Huntington Carpet Rosemary

Accent Plants (Median & Parkway)



Achillea millefolium 'Moonshine' N
Common Yarrow
(same Genus, different species)



Convolvulus sabatius
Ground Morning Glory



Iris douglasiana
Douglas Iris



Senecio serpens
Dwarf Blue Chalksticks



Sesleria autumnalis N
Autumn Moor Grass

1.4 Design for Landscape Improvements - Reyes Adobe Road

Tree removal and replacement program
There are currently no medians north of U.S. Route 101 on Reyes Adobe Road. It is proposed that new 10' wide minimum medians be added to the full length of Reyes Adobe Road where feasible. New proposed median tree plantings shall consist of *Quercus agrifolia* (Coast Live Oak) and *Cercis occidentalis (*Western Redbud) as an accent tree.

It is proposed to remove all *Pyrus calleryana* 'Bradford' (Bradford Pear) from the parkway tree wells between Canwood Street and Thousand Oaks Boulevard. Keep all healthy upright *Liquidambar styraciflua* (American Sweet Gum) in the parkway tree wells north of Thousand Oaks Boulevard and remove all other tree species. Provide *Quercus agrifolia* (Coast Live Oak) as the replacement tree for the parkway tree wells.

An existing Oak tree and refurbishment landscaping project has been realized for most of the privately owned and maintained landscape areas adjacent to the Reyes Adobe Road right-of- ways between Canwood Street and Thousand Oaks Boulevard. The project required agreements with each property owner to remove and replace plantings and irrigation. The City maintains this landscaped area within private property, but under a maintenance agreement.

Shrub removal and replacement program
Plant the proposed and existing maintained landscapes with shrubs and groundcover species from the proposed shrub palette specified below. New median and parkway landscaping shall be planted in natural arrangements with plants of various color, form, texture and scale.

Reyes Adobe Road - Proposed Plant Palette

Trees (Median)

Botanical Name	Common Name
Cercis occidentalis *	Western Redbud
Quercus agrifolia *	Coast Live Oak

Trees (Parkways and Adjacently Owned Landscape Area)

Botanical Name	Common Name
Cercis occidentalis *	Western Redbud
Quercus agrifolia *	Coast Live Oak

Shrubs (Median and Parkways)

Botanical Name	Common Name	Note
Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	
Ceanothus 'Anchor Bay' *	California Lilac	**N**
Elaeagnus pungens 'Fruitlandii'	Silverberry	**N**
Frangula californica 'Eve Case' *	Eve Case Coffeeberry	**N**
Mahonia repens	Creeping Barberry	
Muhlenbergia rigens *	Deer Grass	
Myrsine africana	African Boxwood	**N**
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Dwarf Rosemary	
Salvia clevelandii *	California Blue Sage	**N**

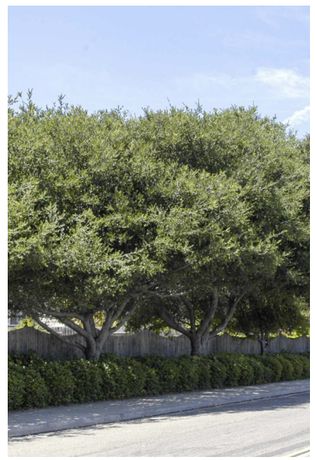
Accent Plants (Median and Parkways)

Botanical Name	Common Name	Note
Bulbine frutescens	Stalked Bulbine	**N**
Senecio serpens	Dwarf Blue Chalk Sticks	

Trees



Cercis occidentalis
Western Redbud



Quercus agrifolia
Coast Live Oak

Shrubs



Callistemon viminalis 'Little John'
Dwarf Bottle Brush



Ceanothus 'Anchor Bay' N
California Lilac
(existing)



Elaegnus pungens 'Fruitlandii' N
Silverberrry



Frangula californica 'Eve Case' N
Eve Case Coffeeberry



Mahonia repens
Creeping Barberry



Muhlenbergia rigens
Deer Grass

Shrubs (continued)



Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary



Salvia clevelandii N
Cleveland Sage

Accent Plants



Bulbine frutescens N
Stalked Bulbine



Senecio serpens
Dwarf Blue Chalk Sticks

1.5 Design for Landscape Improvements- Thousand Oaks Boulevard

Tree removal and replacement program

The Thousand Oaks Boulevard streetscape consists of medians, parkway tree wells and other isolated private areas. It is proposed to keep all existing healthy, upright *Liquidambar styraciflua* (American Sweet Gum) and remove all Crape Myrtle and Pine trees from the medians. Replace removed trees and enhance median tree planting with *Quercus agrifolia* (Coast Live Oak) as the primary median tree and *Heteromeles arbutifolia* (Toyon) as an accent tree at the median ends.

It is proposed to remove all existing Pine and Sycamore trees from the parkway tree wells. Remove all American Sweet Gum trees greater than 12" diameter from the parkway tree wells. Keep all existing healthy, upright *Fraxinus oxycarpa* 'Raywood' (Raywood Ash). Refurbish all existing tree wells previously filled with concrete to re-establish and replant the street tree. Provide *Fraxinus oxycarpa 'Raywood'* (Raywood Ash) as the replacement tree in the parkway tree wells.

Shrub removal and replacement program

Remove all median turf areas, existing shrubs, and groundcover from the Thousand Oaks Boulevard medians. Replace shrubs, groundcover, and remaining turf with species from the proposed shrub and accent plant palette specified below. New median and parkway landscaping shall be planted in natural arrangements with plants of various colors, form, texture, and scale.

Thousand Oaks Boulevard - Proposed Plant Palette

Trees (Medians)

Botanical Name	Common Name	Notes
Heteromeles arbutifolia * **N**	Toyon	(accent)
Liquidambar styraciflua	Sweet Gum	
Quercus agrifolia *	Coast Live Oak	

Trees (Parkways)

Botanical Name	Common Name
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Liquidambar styraciflua	Sweet Gum

Shrubs

Botanical Name	Common Name	Notes
Eriogonum fasciculatum * **N**	California Buckwheat	
Mahonia var. repens *	Creeping Barberry	
Muhlenbergia emersleyi * **N**	Bull Grass	(same Genus, different species)
Salvia mellifera 'Terra Seca' *	Black Sage	

Accent Plants

Botanical Name	Common Name
*Galvesia speciosa**	Island Bush Snapdragon
Carex praegracilis * **N**	Clustered Field Sedge
Senecio serpens	Dwarf Blue Chalk Sticks

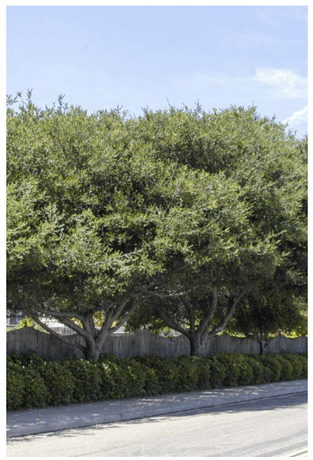
Trees



Heteromeles arbutifolia N
Toyon



Liquidambar stryaciflua
Sweet Gum



Quercus agrifolia
Coast Live Oak



Fraxinus oxycarpa 'Raywood'
Raywood Ash

Shrubs



Eriogonum fasciculatum N
California Buckwheat



Mahonia var repens
Creeping Barberry



Muhlenbergia emersleyi N
Bull Grass



Salvia mellifera 'Terra Seca'
Black Sage

Accent Plants



Carex praegracilis N
Clustered Field Sedge



Senecio serpens
Dwarf Blue Chalksticks



Galvesia speciosa
Island Bush Snapdragon

Rendering: Example of Typical Median Planting and Hardscaping

Figure 1

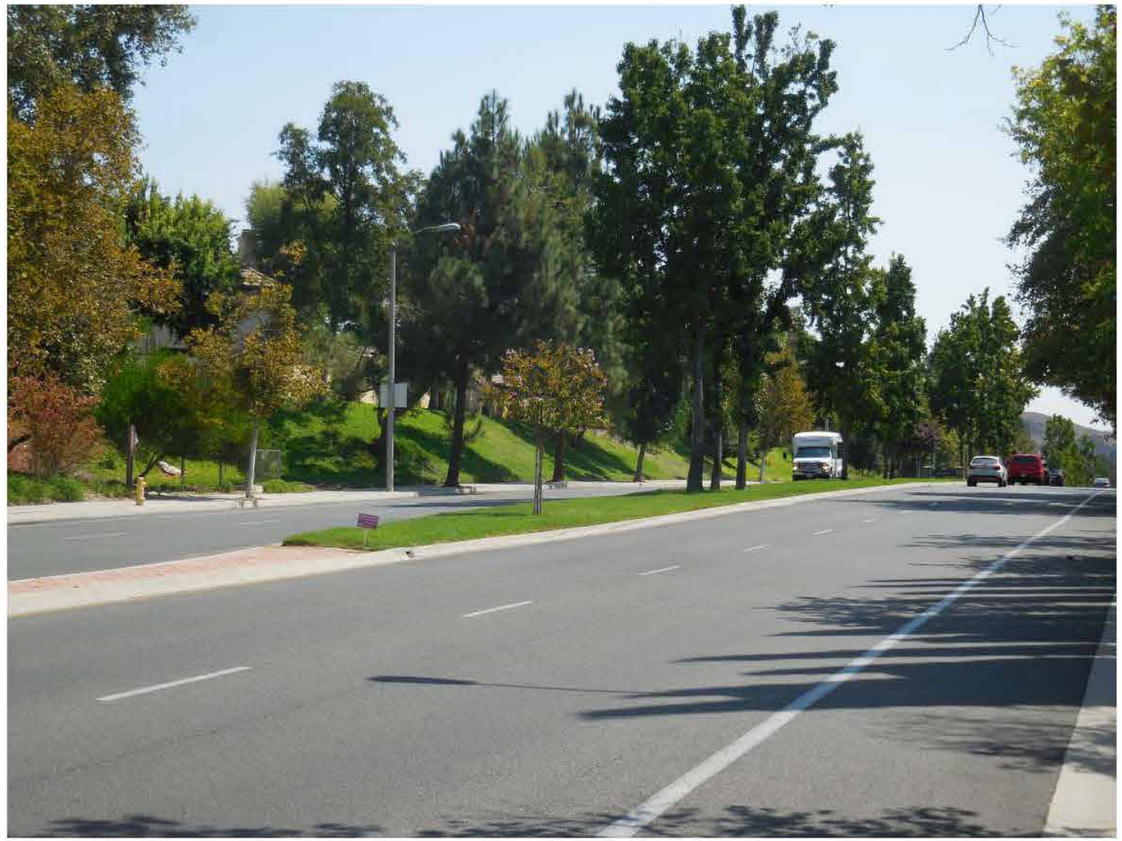




Example of Typical Median Planting

Rendering: Before and After Median Planting

Figure 2



Existing median on Thousand Oaks Blvd. Mostly consists of turf, some trees and some shrubs.



Proposed median on Thousand Oaks Blvd. Eliminating turf, adding trees and blocks of various shrubs.

Example of Before and After Median Planting