
From: Rabbi Moshe D. Bryski <rabbibryski@chabadconejo.com>
Sent: Wednesday, June 24, 2020 1:33 PM
To: Comments
Subject: Agenda Item #24

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Honorable Council Members, City Staff and Fellow Citizens,

With the departure of the very capable Greg Ramirez as our City Manager, i would like to encourage and endorse the selection of Nate Hamburger to replace Greg and serve as Agoura Hills City Manager. I actually remember the day Nate started working with the city. I had called the city to ask about applying for the Friendship Circle for the non-profit grant the city offered. I was directed to a Nate Hamburger to walk me through the process. He shared with me that he had just started working at the City. Well, it's been quite a few years. And Nate has worked his way up the ladder. He is friendly, courteous, bright, respectful and has a love for this City. Nate knows the City. He knows the community. He knows the city staff. I would love to see him serve our community in this vital capacity for many years to come.

Sincerely,

Rabbi Moshe Bryski

From: Ed Corridori <edcorridori@gmail.com>
Sent: Wednesday, June 24, 2020 3:08 PM
To: Kimberly Rodrigues
Subject: Comments on tonight's City Council Agenda

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hello Kimberly,

I would like to submit the following comments on two items that are on tonight's City Council agenda.

Item 23: I support the vacation of the remnant part of Vendell Place. This "street" is no longer a viable roadway. Vacating the street will achieve consolidation of the final section of land in the Wildlife Corridor that began with the acquisition of the Abrams property some 20 years ago.

Item 24: I support the appointment of Nate Hamburger to the position of City Manager. Nate has served the city exceptionally well since he was hired in 2006. In particular, his leadership in launching the Tourism Improvement District and dedication in shepherding the city through the Wolsey Fire and its aftermath indicate that he is very well prepared to lead the city staff.

Regards,
Ed Corridori
Agoura Hills

From: Garry Collett <collett@ccinvest.com>
Sent: Wednesday, June 24, 2020 3:24 PM
To: Allison Cook; Jessica Forte; Ramiro Adeva; Kimberly Rodrigues; Nathan Hamburger; Greg Ramirez; Linda Northrup; Deborah Klein Lopez; Chris Anstead; Denis Weber; Illece Buckley Weber
Cc: Lou Mellman; Hilton Cohen; Danielle Hastie; Brad Rosenheim; Don Dusablon
Subject: Resolution No. 20-1942
Attachments: LLG comments - Agoura Hills draft VMT (06.24.20).pdf

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Honorable

Mayor Illece Buckley Weber
Mayor Pro Tem Denis Weber
Councilmember Linda L. Northrup
Councilmember Deborah Klein Lopez
Councilmember Chris Anstead

We are writing with respect to item number 22 on today's Council Agenda (**Resolution No. 20-1942**). We received a draft copy of the proposed ordinance on June 19,2020; upon receipt of the draft we asked our traffic consultant, David Shender of Linscott, Law & Greenspan, Engineers, to review and provide his thoughts on how it could potentially affect the AVE project. We've included his thoughts in the attached PDF.

Thank you for your review and consideration.

Garry & Lou



California Commercial
Investment Companies



Garry Collett

Founder

4530 E. Thousand Oaks Blvd., Suite 100

Westlake Village, CA 91362

(t) (805) 495-8400 x 427

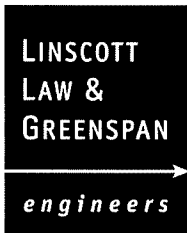
(f) (805) 495-5471

ccinvest.com



At CCI, we care about the environment so if possible, please refrain from printing this email unless it is necessary. It helps to keep the environment forested and litter-free. Thank you!

CONFIDENTIALITY NOTICE: This electronic message is intended to be viewed only by the individual or entity to whom it is addressed. It may contain information and/or material that is privileged, confidential and exempt from disclosure under applicable law and receipt by anyone other than the intended recipient does not constitute a loss of the confidential or privileged nature of the communication. Any dissemination, distribution, retransmission or copying of this communication or attachments hereto is strictly prohibited without the sender's prior written permission. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, or if you have received this communication in error, please notify us immediately by return e-mail and delete the original message and any copies of it from your computer system.



MEMORANDUM

To: Honorable Mayor and Members of the Agoura Hills City Council Date: June 24, 2020

From: David S. Shender, P.E. LLG Ref: 5-15-0153-1
Linscott, Law & Greenspan, Engineers

Subject: **Agoura Hill City Council Meeting – Agenda Item No. 22
(Implementation of SB 743)
LLG Comments to the Proposed Transportation Thresholds of Significance**

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers
20931 Burbank Boulevard
Suite C
Woodland Hills, CA 91367
818.835.8648 T
818.835.8649 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to provide our comments and concerns related to the draft update to the City of Agoura Hills methodology and thresholds of significance for purposes of analyzing transportation impacts of development projects under the California Environmental Quality Act (CEQA) in compliance with Senate Bill 743 (SB 743). As the City Council is aware, SB 743 requires jurisdictions to replace the prior roadway capacity-based traffic analysis methodologies (e.g., Levels of Service or LOS) used to assess the transportation impacts of development projects under CEQA with a Vehicle Miles Traveled (VMT) evaluation.

Specific comments are provided below to the SB 743 Implementation Report¹ (the “SB 743 Report”) attached to the Agenda Item No. 22 Staff Report submitted to the City Council. It is noted that LLG is currently providing transportation consulting services to the applicant of the proposed AVE development project located at the southeast corner of the Kanan Road/Agoura Road intersection. However, these comments could apply to all development projects proposed in Agoura Hills that would be subject to the proposed VMT methodology and thresholds of significance provided in the SB 743 Report.

- The SB 743 Report Does Not Address Beneficial VMT Effects of Mixed-Use Projects. The SB 743 Report (page 5) states that the beneficial effects related to mixed-use developments in terms of reducing VMT are “not covered in this documentation.” Mixed-use developments, such as the AVE project, should be encouraged in the City as they allow for trip-making to occur internally via walking (e.g., hotel guests walking to the on-site restaurants and residents walking to the on-site retail and office uses) rather than by the automobile. Further, it is not clear whether the VMT Calculator developed by the City’s consultant will account for the recent and future pedestrian-focused improvements constructed by the City to encourage walking between the various land uses within the Agoura Village area. At a minimum, the SB 743 Report should be revised to more affirmatively state that reductions in the calculated VMT will be applied to mixed-use projects, as well as to projects located within the Agoura Village Specific Plan.

¹ Senate Bill 743 Implementation – City of Agoura Hills, Kimley-Horn, June 2020

- The SB 743 Report Does Not Clearly Define Local-Serving Retail. The SB 743 Report appropriately references the State’s Office of Planning and Research (OPR) guidance² with respect to the VMT effects of local-serving retail. Specifically, the OPR guidance states that local-serving retail should be encouraged because it “tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact.” Further, the OPR guidance states that “retail development including stores larger than 50,000 square feet might be considered regional-serving” and therefore may or may not increase VMT. The AVE project consists of retail and restaurant uses that in the aggregate total to less than 50,000 square feet of floor area and should be considered as local-serving and therefore reducing VMT. The SB 743 Report, however, does not affirmatively state that such retail developments would result in a less than significant VMT impact and instead ambiguously states on Exhibit 2 that “Project is local-serving *as determined by the City*” [emphasis added]. It is recommended that the SB 743 Report be revised to state that retail development providing less than 50,000 square feet of floor area will result in a less-than-significant VMT impact, consistent with the OPR guidance.
- The Selection of SCAG VMT Values for Evaluating Office Projects May Result in the Finding that All Non-Residential Projects will Have Significant and Unavoidable VMT Impacts. For office projects, the SB 743 Report (page 13) recommends a VMT threshold of significance based on VMT values provided for the SCAG (Southern California Association of Governments) region, which includes the counties of Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial. The recommended per office employee threshold of significance provided in the SB 743 Report based on the SCAG data is 18.5. By comparison, the SB 743 Report notes that the City of Agoura Hills current average office employee VMT is 25.6. Further, the SB 743 Report (page 15) states that the effectiveness of potential Transportation Demand Management (TDM) measures that will be considered in its VMT Calculator will be capped at 15%. Based on this, it would seem that any office project in Agoura Hills would have a calculated per employee VMT of 25.6, which can be reduced to no lower than 21.8 with implementation of mitigation measures, which is still in excess of the proposed VMT threshold of significance of 18.5. Accordingly, it is likely that any office project proposed in Agoura Hills – including the office component of the AVE project – would result in the finding of a significant and unavoidable significant VMT impact.

² *Technical Advisory on Evaluating Transportation Impacts in CEQA*, Governor’s Office of Planning and Research, December 2018

Assuming this assessment is correct, the SB 743 Report should be revised to include a less onerous threshold of significance for office projects. It is noted that for residential projects, the SB 743 Report does recommend a per capita VMT threshold of significance that is consistent with the City's average per capita VMT. Thus, it is anticipated that for residential projects, with application of mitigation measures as needed, it should result in the finding of less than significant VMT impacts. A similar approach should be applied for choosing the office per employee VMT threshold of significance.

- The SB 743 Report Does Not State How Hotel Projects Will be Evaluated for Potential VMT Impacts. The AVE project provides a hotel component but it is not clear from the SB 743 Report how it would be evaluated for VMT impacts in the City's VMT Calculator. Further, what is of concern is that some jurisdictions have chosen to evaluate hotel projects based on the VMT of its employees. Thus, if the office per employee threshold of significance as currently provided in the SB 743 Report were applied to the AVE's hotel component, it will likely result in a significant and unavoidable VMT impact. Accordingly, it is recommended that the SB 743 Report be revised to clarify how hotel projects will be evaluated for VMT impacts.
- VMT Calculator Should be Made Available for Use by Transportation Consultants. The final version of the City's VMT Calculator should be made available for use by transportation consultants. This will allow transportation consultants to advise development project applicants of potential VMT impacts and implement adjustments as needed. This will reduce staff review time and encourage project applicants to put forward proposals that are consistent with the City's vehicle trip-reduction goals.

Thank-you for this opportunity to submit our comments and concerns related to the City's adoption of a VMT methodology and thresholds of significance consistent with SB 743.

cc: File