

---

**From:** Mary Wiesbrock <@sbcglobal.net>  
**Sent:** Wednesday, August 26, 2020 11:28 AM  
**To:** Comments  
**Subject:** Item #4 Alternative Design Kanan/Agoura Roads/Oak tree Preservation  
**Attachments:** Agoura Hills City Council, SOS comments, #4 Kanan Aroura Rds, Oak Tree Preservation.pdf

Caution! This message was sent from outside your organization.

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

Let me know that you received these comments and the comments will be part of the record and handed out to each city council member.

Thanks!

Mary

# SOS SAVE OPEN SPACE

Re: Item #4, (04082620) Alternate Designs Alternative Kanan/Agoura Rd. agenda item,

August 26, 2020

Dear City Council:

On this Agoura/Kanan intersection, we support alternative B which will preserve one of the Heritage Oaks in place.

We disagree that the council has to allow the buildout of Agoura Village Specific Plan (AVSP) to be at the very high/ worst case scenario densities which will cumulatively cause a Level of Service (LOS) to end up being a LOS D here. The Agoura Hills Council has the right to vote against AVSP projects with very high density land uses, have building massing, and cumulatively cause the standard allowable LOS to fall below a LOS C. LOS D reflected in alternative B assumes our 2020 City Council members will approve "worst case scenario" (Kamino 2006 memo to Ramirez) densities at AVSP properties which hopefully will not be the case.

Traffic at this intersection affects residents of Agoura Hills as they drive on Agoura Road, and/or try to get through this and/or the intersection south at Kanan Bridge. Agoura Hills residents have wisely set a standard for getting through these intersections and all intersections in Agoura Hills at a LOS of C.

The Council should allow options in the revised AVSP (open to all AVSP projects) to directly result in less density which translates into an acceptable LOS here by 1) allowing the elimination of the very expensive underground parking which directly contributes to more density hence more car trips 2) allowing land uses which generate less traffic like senior housing and townhomes 3) not requiring mixed use which is not the use (commercial/office) needed in today's market and 4) request buildings be 2 story instead of 3 or 4 levels which will better compliment view corridors of our scenic Santa Monica and LadyFace mountains. Please act right away on putting forth a revised/updated AVSP with land uses and density which helps lower car trips at this intersection to ensure a functional LOS traffic level here.

This density maximum shown in the old AVSP is cumulatively too much for this intersection. Update the AVSP immediately with more options which will help lessen the traffic impacts and allow this intersection to function at a LOS C as the residents of Agoura Hills put in their General Plan as the standard which they find acceptable.

*Mary Wiesbrock*  
Mary Wiesbrock, Chair Save Open Space/Santa Monica Mountains