



# AVSP CAG MEETING II MINUTES

<b>Date:</b> March 16, 2021	
<b>To:</b> Denice Thomas, AICP (Community Development Director)	<b>Organization:</b> Agoura Hills
<b>From:</b> Rachel Raynor	<b>Title:</b> Associate Planner
<b>Project Name:</b> Agoura Village Specific Plan Update	<b>Project Number:</b> 1800-01-UR19
<b>Topic:</b> CAG Meeting 2 Minutes	

## Citizen's Advisory Group Members:

1. Mayor Pro Tem Deborah Klein Lopez
2. Councilmember Chris Anstead
3. Planning Commission Vice Chair Jeremy Wolf
4. Member Ed Corridori
5. Member Marianne Escaron - **absent**
6. Member Deanna Glassberg
7. Member Irma Haldane
8. Member Gordon Larimer
9. Member Cyrena Nouzille
10. Member April Powers
11. Member Gregory Sprague
12. Member Benjamin Suber
13. Member Rik Zelman

## Two members of the public present

### Staff

1. Denice Thomas, AICP (Community Development Director)
2. Nathan Hamburger (City Manager)
3. Ramiro Adeva (Assistant City Manager)

### Consultants

1. Erik Justesen, RRM Design Group
2. Lance Wierschem, RRM Design Group
3. Rachel Raynor, RRM Design Group

**Minutes:**

1. Minutes from February 23, 2021 AVSP CAG Meeting (Attachment A: Minutes – February 23, 2021)
  - **Community Development Director Thomas shared minutes and how to access Zoom recording of previous February CAG meeting**
2. Introduction (**Community Development Director Thomas**)
  - a. Objectives
    - i. Identify the natural features within the AVSP;
    - ii. Understand the environmentally sensitive areas as defined by CEQA;
    - iii. Identify the features to be preserved within the AVSP; and
    - iv. Prioritize the features to be preserved within the AVSP.
  - b. Planning Principles associated this discussion
    - i. Consider allowing mixed-use redevelopment of certain existing commercial properties, and/or relocating certain land uses and development density from the south side of Agoura Road to the north side to fulfill the vision of AVSP (Planning Principle 4);
    - ii. Reconsider allowable building heights along Agoura Road and Kanan Road frontages to maximize and/or preserve view sheds to the surrounding hills and open space (Planning Principle 8); and
    - iii. Consider incorporating design standards that support a sustainable wildlife urban interface (Planning Principle 15).
3. What are the natural features of AVSP? (**Community Development Director Thomas and CAG Discussion**)
  - **Community Development Director Thomas overviewed Zone A within the AVSP area and its primary uses.**
  - **Member April Powers – noted that the AVSP is 2.5 miles from freeway wildlife crossing/corridor; bring the outside in within the AVSP; importance of maintaining views.**
  - **Vice Chair Wolf – which part of Zone A are we discussing?**
  - **Community Development Director Thomas – important to look at Zone A holistically – north is developed, and south is less developed.**
  - **Vice Chair Wolf – valley oaks are crucial to save; iconic in undeveloped side; in developed side, interest in public storage redevelopment turn to housing and/or mixed-use development.**
  - **Member Ed Corridori – most critical natural features are the creeks since they support wildlife habitat; essentially, we have been building near the water to retain views of the mountains; three major creeks that come through the area however and we need to ensure we are respecting/protecting habitat in all zones. Big opportunity to restore creeks and those features, in the same manner as what was done between Kanan Rd. and the apartments (Avalon Oak Creek per Benjamin Suber). It expanded the park and provided pedestrian access to Chumash Park. Need some incentive for storage business owner in**

**Zone A north to move. The site is also lower, so a 3-story building would have less impact than on A south, where the elevation is higher.**

- **Member Ben Suber – agrees that oaks are important to protect. Asked how much weight do certain data sets such as the California Wildlife Habitat and Vegetation Inventory have in this process?**
- **Member Greg Sprague – asked about the history of the foundation / old footings (pg. 4-49) in Zone A South; echoing what April said – need development that blends in with hillsides; Reyes Adobe – couple two story office buildings that blend in nicely with the hillside environment.**
- **City Manager Hamburger and Member Corridori confirmed the site originally had a chicken ranch, then a modular building for a bank. The footings are still there.**
- **Member Cyrena Nouzille – agree with Vice Chair Wolf said; can eminent domain occur to acquire public storage? The more greening we can do for things that have been covered with concrete, the better. On the north side, oak trees are important; but hillside is also important. On the south side, the hill is difficult to excavate. Envisioned a European village with small houses scattered up the hill. Leave it open for a vista or natural amphitheater, with lawn and venue. Keep connectivity and paths along the back side with walkways.**
- **Member April Powers – do we have access to an assessment for special status species or plants?**
- **Community Development Director Thomas – in the materials provided is a mitigation and monitoring report with mitigation measures that address/reducing environmental impacts; site specific projects will still need to determine any specific / direct impacts; explained Environmental Impact Report (EIR) process with initial studies to determine impacts.**
- **Member Rik Zelman – Mentioned a project proposed on south side of Zone A / south of Agoura Road, meandering trails going through 1 and 2 story mixed use development, restoring creek back to natural habitat, with thought to retain hillside / protect views; if that can still be done, that would be preferred.**
- **Vice Chair Wolf – importance to highlight creek; mentions Calabasas creek path by the Albertsons parking lot as a good example; signage – informational / directional would be beneficial; should have a longer conversation if possible, regarding creeks, particularly in Zone B.**
- **Member Ben Suber – 50 ft versus 100 ft buffer from creek; what triggers dictate the 50-ft or the 100-ft setback?**
- **Community Development Director Thomas – will need to get back to you Member Suber.**
- **Member Greg Sprague – underutilized public works lot?**
- **City Manager Hamburger – actually is LA County Flood Control property and is highly utilized.**
- **Member Ed Corridori – met with LA County; attempted to persuade LA County Flood Control to put that lot over where the land fill is.**

- **City Manager Hamburger** – previous efforts to move LA County Flood Control to the Reyes Adobe location by the hotel, but unfortunately has not panned out as it has been said it is too small to fulfill need.
- **Member Cyrena Nouzille** – important to keep pushing on this idea.
- **Member Ed Corridori** – in truth, I think La County Flood Control is in violation of environmental guidelines/requirements; pushed embankments up to the creek to give themselves more room to park their vehicles.
- **City Manager Hamburger** – property is owned by LA County Flood Control
- **Member Deanna Glassberg** – is Zone A North zoned for housing? Any development inquiries/proposals at vacant public supply?
- **Community Development Director Thomas** – does not indicate housing in this Zone. Would have to amend AVSP to allow housing.
- **City Manager Hamburger** – public forum April 1<sup>st</sup> out to the public for development application and information available on City website; commercial development proposed at public supply lot; new owner.
- **Member Cyrena Nouzille** – shared link for development project: <https://www.agourahillscity.org/Home/Components/News/News/3248/>
- **Member Deanna Glassberg** – agree with priorities for creeks, oaks, and views; how do we manage setting requirements if there are different resources on different properties?
- **Community Development Director Thomas** – we are in the process of trying to figure out the standards for creeks, oaks, and views and will utilize the consensus from the CAG to inform those decisions.
- **Member Deanna Glassberg** – can we do a walking site guided by City staff?
- **Member Ben Suber** – agree with Member Glassberg on walking tour.
- **Community Development Director Thomas** – we could do a walking tour of the AVSP from the right-of-way to determine natural features. Would need an aerial to help define parcel boundaries. Let me see what I can do to set up a walking tour. We also have a drone. Cannot access private property though.
- **Member Deanna Glassberg** – would be helpful to have that context.
- **Mayor Pro Tem Lopez** – coordinate small groups to ensure social distance, great idea to set it up.
- **Public: Penelope Sylvester** requested to be included in walking tour.
- **Member Gordon Larimer** – interested in walking tour; development at Reyes Adobe and Agoura Road should be a model for integration into the hillside; driven by the City or the developer?
- **Community Development Director Thomas** – that property is in Ladyface Mountain Specific Plan.
- **City Manager Hamburger** – combination of all sides – the City, developer, and community added in the success of the project.
- **Member Cyrena Nouzille** – lighting was largest concern of night pollution from the Planning Commission.

- **Member Ed Corridori** – Council did change the architecture significantly for the Reyes Adobe/Agoura Road development; colors too – wanted to blend into the hillside but applicant was receptive.
- **Member Greg Sprague** – Zone A south, much more gradual slope up. The trick would be to push it as far east as possible.
- **Member Cyrena Nouzille** – village on Zone A south lot is a 45’ height limit. Could we have a story pole to understand that height? Would be great to have a story pole for context during walking tour.
- **Community Development Director Thomas** – defined story pole: poles that are erected up in a vertical manner from the ground to understand the height and scale of development from a pedestrian perspective.
- **Councilmember Chris Anstead** – we should let the group know about what is realistic with the changes on Lot A. Input will be considered but complete applications might not be applied with new rules.
- **City Manager Hamburger** – The proposed project on Zone A South is a deemed complete application, which locks in the rules at the time of complete determination.
- **Member Deanna Glassberg** – currently the intent is to have the structure close to the sidewalk; can we change that to further setback so then you can see the mountains behind and over the structure? Part of that is understanding the depth of the lots which will hopefully become apparent from the walking tour.
- **Community Development Director Thomas** – that is certainly something that you can recommend. The AVSP area is unofficially the Downtown area, and typically in downtown areas, buildings are closer to the street. If the buildings are set farther back might appear more suburban in nature. It is a balance / tradeoff that has to be considered.
- **Member Irma Haldane** – good example of buildings by Lupe’s in Thousand Oaks – mixed use buildings that are 45-ft.
- **Councilmember Chris Anstead** – agree with Member Irma Haldane about Thousand Oaks project.
- **Member Gregory Sprague** – 10-foot setback off sidewalk is too tight.
- **Community Development Director Thomas** – corrected that the sidewalk minimum is 10-ft with a maximum of 15-ft.
- **Member Cyrena Nouzille** – question about property deemed complete – why are we having this conversation then?
- **City Manager Hamburger** explained that projects change and / or they become idle at this stage and do not proceed. Important to still have the conversation.
- **Councilmember Chris Anstead** – since councilmembers and commissioners are present, we are listening to what this group is discussing.
- **Member Gregory Sprague** – would like to know what projects you like Member Nouzille.
- **Member Cyrena Nouzille** – biggest issue with Rick Caruso developments is that they are out of scale, massive, and look like Disneyland; alternatively, the new project proposed, Agoura Yard looks good, and the Lab in LA is more unique.

Shared links to <http://www.thelab.com> and <https://www.thecampsite.com> as more appropriate projects for AVSP.

- **Member Ed Corridori** – previously tried to avoid having a sea of parking in front of developments with pulling developments/structures closer to the street
- **Member April Powers** – agreed that I do not love Caruso developments, but what is the secret sauce or component that keeps drawing the user back? Not always location. Consider ability to walk, bike, and park there, with natural elements ore more setbacks for breathing room. Commented that she loves the Lab in LA but has bad parking.
- **Member Deanna Glassberg** – agree, do not agree with building a Caruso level development in Agoura, which is relatively a small town
- **Community Development Director Thomas** – directed the CAG group to Zone B
- **Member Rik Zelman** – four or five EIRs completed on this property over the years; is there anything on the table? Creek is important to protect
- **Member Ben Suber** – is this area noted as more sensitive as compared to Zone A South?
- **Community Development Director Thomas** – not really a comparison
- **Vice Chair Wolf** - in terms of biological resources, Zone B is important. Lot of trash. Homeless population currently occupying. Need to be sensitive about creek; most concerned about this Zone
- **Mayor Pro Tem Lopez** – Zone B is the iconic piece of Agoura Hills, defines Ladyface Mountain, entrance into the beach and Santa Monica Mountains; important to carry out vision; ‘the gateway’
- **Member Gregory Sprague** – status of the property adjacent to the creek?
- **City Manager Hamburger** – City has come close to acquire property west of the creek
- **Member Gregory Sprague** – property on the left side of the creek could work still, but would need to ensure vistas are retained
- **Member Ed Corridori** – no bank stabilization to keep buildings 30-40-ft from the high flow line of the creek; might be good to show The Village development plans (at Christmas tree lot, owned by Symphony)
- **Member Gordon Larimer** – as someone who avoids the Kanan Rd. and Agoura Road intersection during the summer, it is really the most important intersection for Agoura Hills
- **Member Ben Suber** – 900 property – is that under City ownership?
- **City Manager Hamburger** - under City jurisdiction but not City ownership; same ownership of The Village property
- **Member Irma Haldane** – if we are the ‘gateway’ to the Santa Monica Mountains, shouldn’t these frontages be a greenbelt / grass / parks?
- **Community Development Director Thomas** – cautioned the group that if housing is moved out of Zone B, would have to be moved to another zone; have to retain a no net loss with regards to the housing designated in the AVSP
- **Member Irma Haldane** – Canwood Street is an opportunity for housing

- **Member Gregory Sprague** – in front of **USA** gas station, single lane on-ramp, is it possible to make it a two lane on-ramp?
  - **City Manager Hamburger** – Kanan Road intersection redesign is underway.
  - **Member Cyrena Nouzille** – suggested we move on to **Zone E** regarding its natural features.
  - **Member April Powers** – why was there litigation for the development in **Zone E**?
  - **City Manager Hamburger** – biological issues – in court approval was overturned; applicant appealed and lost appeal
  - **Mayor Pro Tem Lopez** – so the development is completely off the table.
  - **Member Ed Corridor** – first drawing for the village was a single building on the knoll in **Zone E**
  - **Member Rik Zelman** – is the property owned by one person?
  - **City Manager Hamburger** – yes owned by same owner.
  - **Member Gregory Sprague** – I cannot see development on **Zone E**, but **Member Corridori**'s reference about a single-use restaurant I like.
  - **Member Ed Corridori** – mentioned the land conservancy might be interested in this property.
  - **Member Ben Suber** – topography, looks like this is one of the most sloped/steep properties; **Zone E** is likely my second priority area to **Zone B**.
  - **Member Cyrena Nouzille** – previous developer had wanted to clear cut oak trees and grade down; environmental and topographic concerns should be met.
  - **Community Development Director Thomas** – **Zone D** is largely built out; next steps I would like to summarize the priorities of the zones as heard in tonight's discussion; include as an infographic for **CAG**'s package for a future meeting; referenced **Market Study** (pg. 2-20) done in 2008; **RRM Design Group** to provide presentation on **April 20, 2021** on **Market Study** update.
  - **Member April Powers** – capture priorities heard tonight, but hold off until walking tours have been held to confirm priorities. Even a bike ride would be a good idea for tour.
  - **Community Development Director Thomas** – will likely proceed with **Market Study** presentation at **April** meeting and pick up natural feature discussion at **June** meeting
  - **Zone C, D, F, and G** reserved for future **CAG** meeting
  - **No public comments** received during meeting
4. What did the AVSP EIR identify as sensitive?
- **Reserved for future CAG meeting**
5. What do we want to preserve?
- **Reserved for future CAG meeting**
6. Future meeting schedule: April 20, 2021 at 6:00 p.m. Welcome by Mayor Pro Tem Lopez p