

From: [Ed Corridori](#)
To: [Kimberly Rodrigues](#)
Subject: Comment for Item 7 on tomorrow night's agenda
Date: Tuesday, April 27, 2021 2:26:56 PM
Attachments: [Comment on zone change.docx](#)

Caution! This message was sent from outside your organization.

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

Hi Kimberly,
I hope all is well with you. Please provide the attached letter to the city council for their meeting tomorrow night.
Thank you,
Ed

May 27,2021

To: Mayor Weber and members of the city council

Re: Item 7, Proposed zone change

Thank you for the opportunity to comment on the proposed zoning change to accommodate a project on Canwood Street.

It is evident that the state mandated RHNA requirements will necessitate some planning changes that will allow for additional housing, low and moderate cost housing in particular. The question is: what sites within the city are most appropriate and suitable for residential development and particularly, low and moderate cost housing?

The Citizens Advisory Group (CAG), was formed to review the Agoura Village Specific Plan (AVSP) with particular emphasis on the issue of housing and the suitability of sites within the AVSP where additional housing might be appropriate. I believe when the committee has completed its review, they will have identified several sites within the Agoura Village and possibly adjacent to it that will be appropriate and much better suited for housing than the proposed site on Canwood Street.

The sites in and around Agoura Village will have the following advantages:

1. A pedestrian friendly environment,
2. Proximity to existing bus routes,
3. Walking distance to small shops and services within the Village,
4. A reasonable distance from the noise, exhaust, and dust generated by the freeway,
5. A short walking distance to the planned park over Palo Comado Creek,
6. Relatively flat terrain of many parcels within the Village.

The proposed location on Canwood Street has none of these advantages. It would be the closest homes to the freeway since those built before cityhood and the homes closest ever to the freeway interchange. Walking east from the project brings you to the Kanan/Canwood/Freeway intersection. Walking west, there are 4 commercial properties and the fire station before you come to the first residential street. To the south is the freeway and to the north the Edison right of way with its towering power lines. The 2 nearest city parks, Chumash and Forest Cove, are each about eight tenths of a mile away, with most of that distance on non-residential streets.

If the project proposes affordable housing, consider the environmental justice of putting it so close to the freeway. Four huge Amazon type warehouses are being built right now as major distribution centers in Oxnard, south of the 101 at Del Norte Blvd. There is the potential for a significant increase in heavy truck traffic traveling on the 101 from the ports of L.A. and Long Beach to Oxnard. Truck exhaust, particularly diesel, is a major health risk. There is also a significant amount of particulate matter generated by normal freeway traffic. A 2002 study at UCLA found that "People who live, work or travel within 165 feet downwind of a major freeway or busy intersection are exposed to potentially hazardous particle concentrations up to 30 times greater than normal background concentrations found at a greater distance." We live more than

165 feet from the freeway, but close enough to have some experience of this. As a result, we have 2 HEPA air purifiers that run in our home 24/7.

I urge the council to discourage this applicant from pursuing this particular plan for the reasons I have stated above. It is an inappropriate location for a housing development. The city has many better locations, particularly within the AVSP and adjacent properties for housing. There will, no doubt, be many developers coming forward with poorly thought-out proposals such as this one, in the hope that the city will jump at any chance to meet its RHNA obligation. We should not create a city where some people are relegated to living in an unhealthy or sub-standard environment.

You have already taken the prudent course of action by creating the CAG process to update the AVSP. Trust your Planning Dept. and follow through with the CAG to re-examine the AVSP and identify the best places for additional housing within our city. When the council makes its decision about housing, it will be armed with the best information available about potential sites and be reasonably assured that most citizens will support that decision.

Thank you for the opportunity to comment on this item.

Sincerely,
Ed Corridori