

[REDACTED]

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**From:** Steve Hess [REDACTED]  
**Sent:** Wednesday, July 14, 2021 8:01 AM  
**To:** Comments  
**Cc:** Allison Cook; Chris Anstead; Deborah Klein Lopez; Denis Weber; Doug Hooper; Illece Buckley Weber; Linda Northrup  
**Subject:** STACK Response to AVE consideration by AH PC AVDP-01161-2015 and VTTM No. 73881  
**Attachments:** STACK Response to AVE consideration July 15 2021 Planning Commission.pdf

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Hello,

Attached please find the STACK comment letter re: Thursday Jul 15 AH PC meeting on AV AVE project.

AVDP-01161-2015 and VTTM No. 73881

Sincerely,  
Steve Hess  
[REDACTED]

July 14, 2021

STACK - Save The Agoura Cornell Knoll

To: Agoura Hills Planning Commission

Re: AVE Development Consideration for approval

Case #: **AVDP-01161-2015 and VTTM No. 73881**

Summary: Recommend denial

The members of STACK request that the application AVDP-01161-2015 (*the application*) and VTTM No. 73881 be denied because it does not meet the basic guidelines of the City requirements for the Agoura Village Specific Plan (*the plan*) in the following ways:

- The *application* design does not conform to the required property setbacks
- The *application* design does not conform to the mountain and other view requirements
- The *application* design does not conform to the plans height requirements
- There was no EIR for *application*.
- The *application* does not conform to the existing Oaktree ordinance
- There is insufficient traffic analysis. LOS is insufficient to measure the impacts and traffic impacts immediately beyond the project and was not analyzed. Specifically, the impacts on Cornell Road and Kanan South of Cornell.
- The *application* does not include environmental and air quality analysis as required by the City's climate action plan
- The *application* lies entirely in a high fire zone and absolutely no consideration has been given to this in the design.
- The AVSP lacks any concept of becoming sustainable with respect to water or energy
- The plan is inconsistent with the Agoura Hills general plan traffic standards
- The *deletion of the roundabout* from the design resulted in one level decrease in LOS yet the "*with roundabout*" numbers are still used in planning.

For these reasons we respectfully ask that you deny this application.

Sincerely,  
Save The Agoura Cornell Knoll (STACK)

[REDACTED]

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**From:** Allison Cook  
**Sent:** Wednesday, July 14, 2021 11:03 AM  
**To:** Kimberly Rodrigues  
**Cc:** Denice Thomas  
**Subject:** FW: official SOS comments, AVE, Planning Commission July 15, 2021  
**Attachments:** AVE SOS comments.pdf

Hi – Another public comment on Agenda Item 3 for PC. Thanks.

**From:** Mary Wiesbrock [REDACTED]  
**Sent:** Wednesday, July 14, 2021 10:58 AM  
**To:** Allison Cook <ACook@agourahillscity.org>  
**Subject:** official SOS comments, AVE, Planning Commission July 15, 2021

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Allison: Please put in the record for the Planning Commissioners.

Thanks!

Mary



RE: AVE project  
July 14, 2021

Dear Planning Commissioners:

We agree with the staff report recommending denial of this project for all of the reasons specified in the report and more. The project is inconsistent with numerous City requirements including building height, building setbacks, preserving views of the Santa Monica Mountains and LadyFace (Aesthetics), and the Agoura Hills Oak Tree Preservation Guidelines.

While the report makes findings that the density is also too high based on City standards, it is important for this Commission to consider this issue in the appropriate context. When the EIR was prepared for the Agoura Village Specific Plan, it was based on a "worst case scenario". It identified a maximum density premised on the assumption that the traffic circle would be built on Kanan as a significant traffic calming measure to accommodate the additional traffic generated from new development. Without the traffic circle, it was determined that traffic impacts would rise to an unacceptable level (LOS D).

Now that the traffic circle is no longer a reality, the density numbers for all proposed development in the Village including this project must be reduced to be consistent with the City's traffic congestion and air quality requirements.

In the past 15 years, the housing needs of the City have increased and the availability of land for new housing is practically non-existent. Therefore, in denying this project and providing guidance as to any new proposals for the project site, the Planning Commission should strongly encourage the applicant to focus more of the development on meeting Agoura's housing needs.

Finally, this project as proposed is not designed in a manner that will actually provide public amenities in the areas set aside for this purpose. The plans for the Agoura Village envisioned equestrian trails and an equestrian center. If these plans are not incorporated in each development in the Village, this important public feature will never be realized.

*Mary Wiesbrock*

Mary Wiesbrock, Chair