



DATE: AUGUST 10, 2021

TO: AGOURA VILLAGE SPECIFIC PLAN CITIZENS ADVISORY GROUP

FROM: DENICE THOMAS, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: OBJECTIVE DESIGN STANDARDS

The purpose of this memorandum is to recap where we are in the review of the objective standards, provide an overview of the methodology used to curate the objective standards list, and to provide information that will allow for a focused objective standards discussion.

As you are aware, the City Council charged the AVSP CAG with working with staff to recommend, by consensus or vote, amendments to the AVSP for consideration by the Planning Commission and subsequently the City Council. The City Council defined our purpose and provided us with planning principles we are empowered to address. As part of the work, we were tasked with recommending objective standards. Staff will take the recommendation from the AVSP CAG and prepare the item for consideration by the Planning Commission and approval by the City Council. A consensus vote on the standards is required of the AVSP CAG to move forward.

Your vote is not to enact any regulation but rather to send feedback to the appointed and elected officials who will consider, deliberate, and vote on the measures at a duly noticed public meeting. The AVSP CAG recommendation will be written into a report to the Planning Commission. The report will be reviewed by the City Attorney prior to distribution. The final language and final objective standards will likely change from these draft standards, but it is still important for you to vote as a group on the topics we need to touch upon.

It is also important to understand that these objective standards are going to be used as interim standards. State law requires us to have objective standards by which affordable housing projects, subject to by-right approval, may be evaluated. We have many standards in our ordinances, plans and environmental documents, but a great deal of them are subjective and geared toward discretionary review of projects. To address state law, staff reviewed the AVSP, the General Plan, and the associated environmental documents certified and adopted by the City Council to curate a list of objective standards from objective standards we currently have adopted. Many of the standards proposed exist today and have existed since the adoption of the current AVSP, General Plan, and the certification of the environmental documents (2008 – 2010).

In instances where standards existed but were subjective, the standard has been amended to an objective form and included in the list. All of the objective standards proposed fit into the main areas of concern identified by your group (i.e.: Environment/Preservation of Natural Features, Traffic/Circulation/Evacuation, Design, Responsible Hillside Development, and Oak trees).

In an attempt to provide you with information that will facilitate our discussion, I have attached a table for your review and use. The table lists all 18 objective standards proposed by staff, which document the language was pulled from, and proposed language for the standards that exist but are not objective. The language is the same as what you received previously and we discussed during the last meeting.

We will begin promptly at 6:00 p.m. on August 17th. To prepare for the meeting, please review this information and the information from the last meeting. I look forward to our discussion. Feel free to reach out to me if you have any questions or comments at dthomas@agourahillscity.org.