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From: Allison Cook
Sent: Thursday, July 15, 2021 9:51 AM
To: Denice Thomas; Jessica Cleavenger; Katrina Garcia
Cc: Kimberly Rodrigues
Subject: FW: Agenda items 2 and 3: for official record: PC Meeting tonight
Attachments: 20210715_080942_1626362538708.jpg; 20210714_080354_1626277836607.jpg

Hi – Please see attached and below for Items 1 and 2 on the agenda tonight.

From: Mary Wiesbrock [REDACTED]
Sent: Thursday, July 15, 2021 9:46 AM
To: Allison Cook <ACook@agourahillscity.org>
Subject: Agenda items 2 and 3: for official record: PC Meeting tonight

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Allison: Will you get these email comments in the official record of tonight's Planning Commission hearing on these 2 items. Also, send to all Planning commissioners. Let me know when they have received these comments.

Thanks!

Mary

Dear Planning Commissioners: Please continue these items for your next meeting.

Item 2 On the Calmfield addition and conversion # (02071521)
All Fountainwood residents need a notice on Fountainwood projects which are additions or conversions. What you are considering for approval might impact privacy of adjacent homes, views, and/or the character of the Fountainwood neighborhood and set a precedent.

This might be a very compatible attractive addition and conversion, but I and others might need more time to look over the plans.

Fountainwood with its single and two story homes was developed very well with a solid wall and no windows between the mix to insure privacy. Driveways are for parking so that there is enough street parking for everyone and to insure that our neighborhood streets accommodate well two way street traffic.

Please continue this item, until there is sufficient time for all Fountainwood residents to review the plans.

Item 3. ADU proposed amendments #03071521

Please also continue this item until your next meeting also.

Unfortunately, a recently approved ADU in Fountainwood is out of character with the existing Fountainwood neighborhood. (see attachments of drastically changed frontage) The 4 very large windows convey the appearance of an apartment building. Since a typical home has 3 to 5 cars, is the placement of the many and very large windows (where the garage door was located) causing the residents to always park their cars in the street thus impacting street parking for adjacent neighbors?

Cities are now required to approve Garage conversions. I would like our city to consider strong amendments which do not allow a garage conversion to set a precedent, impact aesthetics and privacy, and/or destroy the character of our city neighborhoods- Fountainwood, Lake Lindero Community, Peacock Ridge, Morrison Ranch and Old Agoura.

If staff has not researched ADU ordinances in our sister cities, I would like the Planning Commissioners to consider requesting a continuance before approving an ordinance which has loopholes which allow more of these -severely incompatible with neighborhood character -garage conversions.

I suggest the following to tighten these amendments:

- 1) Garage conversions shall not be out of character with the community neighborhood. Finding should be made.
- 2) The city shall send out notices to the communities of Fountainwood, Liberty Canyon, and etc on any proposed ADU with architectural renderings of view of the new ADU unit from adjacent residents and from the frontage streets, of window placement, and a requirement that in any ADU addition that the new cars will park in the driveway before filling up the streets.

See below attachment of the recent Fountainwood garage conversion and how it is incompatible with the similar next door existing two story Fountainwood home.

Thanks for your consideration of this neighborhood character issue which has city wide neighborhood impacts. Please continue this item until research of other ADU ordinances is done by staff and the amendments are the strongest possible to best protect our single family neighborhood character.

Mary Wiesbrock, 45 year Fountainwood resident, past member of Agoura Hills Committees: Original General Plan Committee, Open Space Committee, and Sign Committee.



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