

[REDACTED]

From: Steve Hess [REDACTED]
Sent: Wednesday, July 14, 2021 8:01 AM
To: Comments
Cc: Alison 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)

Kimberly Rodrigues

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

Kimberly Rodrigues

From: Campomanes, Rochelle E. <RECampom@lasd.org>
Sent: Wednesday, July 14, 2021 4:05 PM
To: Comments; Allison Cook
Cc: Wang, Meghan Y.
Subject: Public Hearing - Agoura Village East AVDP-01161 and VTTM No. 73881
Attachments: Notice of Public Hearing for Agoura Village East.pdf

Importance: High

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Dear Ms. Cook,

Please find the attached file for the project mentioned above. This is the Los Angeles Sheriff's Department's review comments for the project.

Please let me know if you have any comments or questions. Thank you very much.

Rochelle Campomanes, LEED AP
Departmental Facilities Planner I
Facilities Planning Bureau
Tel: 323-526-5614



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OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



July 14, 2021

Allison Cook, Assistant Planning Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301-2583

Dear Ms. Cook:

**REVIEW COMMENTS
NOTICE OF PUBLIC HEARING FOR
AGOURA VILLAGE EAST
(CASE NO. AVDP-01161-2015; VTTM No. 73881)**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the July 2021 Notice of Public Hearing (NOPH) for the Agoura Village East Project (Project). The proposed Project is a mixed-use commercial development which consists of 45,235 square feet of retail/restaurant space, 3,765 square feet of office space, a 70,000 square-foot 120-room hotel, 1,370 square-foot residential community building/clubhouse, and 118 dwelling units for multi-family residential use with associated amenities, parking and landscaping to be located in the southeast corner of Agoura and Kanan Roads in the City of Agoura Hills (City). The Project Applicant requests for approval of an Agoura Village Development Permit, including an Oak Tree Permit and for approval of a Vesting Tentative Tract Map to subdivide a single parcel into seven parcels.

The proposed Project is located within the service area of the Department's Malibu-Lost Hills Sheriff's Station (Station). The proposed Project will increase employees and daytime population of the Station's service area, which will generate an increased demand for law enforcement services. The Station expects the upcoming environmental documents to quantify the population increases, describe potential impacts to our resources and operations, and identify measures that will mitigate these impacts to a level of insignificance. The

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Department will provide further comments on subsequent environmental documents during the public review period.

In addition, the Department generally prescribes to the principles of Crime Prevention Thru Environmental Design (CPTED). The goal of CPTED is to reduce opportunities for criminal activities by employing physical design features that discourage anti-social behavior, while encouraging the legitimate use of the site. The overall tenets of CPTED include defensible space, territoriality, surveillance, lighting, landscaping, and physical security. With advanced notice, Station personnel can be available to discuss CPTED with the Project developer.

The Department remains concerned that continued growth and intensification of multi-use land uses within the service area will ultimately contribute to significant cumulative impacts on the Department's resources and operations. Also, for future reference, the Department provides the following updated address and contact information for all requests for review comments, law enforcement service information, California Environmental Quality Act documents, and other related correspondence:

Tracey Jue, Director
Facilities Planning Bureau
Los Angeles County Sheriff's Department
211 West Temple Street
Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me at (323) 526-5657, or your staff may contact Ms. Rochelle Campomanes of my staff, at (323) 526-5614.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Tracey Jue, Director
Facilities Planning Bureau