



[REDACTED]

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**From:** Larry L.A. Brown [REDACTED]  
**Sent:** Wednesday, August 25, 2021 6:30 AM  
**To:** Comments  
**Cc:** Linda Northrup; Illece Buckley Weber; Chris Anstead; Deborah Klein Lopez; Denis Weber; 'Kathi Colman'; George Colman; Jeremy Wolf; Murtaza Mogri; Jess Thomas; Phil Ramuno; Paul Edelman; Pat Macgregor; Mary Wiesbrock; Rae Greulich; Richard.Bloom@asm.ca.gov; Fran Pavley; Joan Yacavone; Steve Hess  
**Subject:** Public Comments

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**RE: CITY OF AGOURA HILLS  
NOTICE OF PUBLIC HEARING  
CASE NO. AVDP-01161-2015 and VTTM No. 73881**

*Dear City of Agoura Hills,*

*For all the reasons offered by the Planning Commission I urge you to deny this project outright and support the wisdom of our Planning Commission.*

*I would like to offer several additional reasons.*

*We now know for a fact, what we suspected for many years, that being that our mayor, Denis Weber, has performed nefarious acts behind the scenes with other dishonest actors who conspired with him. It is in evidence that this has already compromised other city decisions. There is strong evidence that this is not the first time Weber has manipulated business deals behind the scenes and one would have to be extremely naive to believe that it is. This conscienceless elitist scofflaw should have already been removed from his position by the full council, but at the very least, he should be prohibited from voting on anything of importance hence forth.*

*I also submit that it be considered, that previous council members who are no longer present, were sycophantic toadies of Weber's dominance, along with mercenary co-conspirators like Brad Rosenheim. By mindlessly rubber stamping his rabidly pro-development agenda they allowed this project to progress to a point which it never should have reached under false pretenses. I have not one, but two legal opinions that **Measure H which would not have allowed this project**, was altered illegally by a previous council. See the article below from the LA Times from 20 years ago in which DENIS WEBER TELLS THE TRUTH. (that may have been the last time). Weber states on the record, "voters would have to approve a new ballot measure before developers could build a similar business". Hmmm ... **I wonder how that went from true to untrue without a ballot measure. A good lawyer can tell you exactly how.***

*These projects today, claim to be in the spirit of the original concept but nothing could be farther from the truth. (see photos below) They are diametrically poles apart and the urbanization they would bring is a cancer to Agoura Hills.*

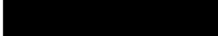
*Furthermore nobody has taken into consideration the climate change that allowed the Woolsey Fire, and other unprecedented California fires to grow, far in excess of anything previously experienced. Pretending everything*

*is just as it was in 2002, will cost lives and dollars. It is penny wise pound foolish aside from being aesthetically disastrous.*

*We have excessive development just one or two freeway ramps to the North **and** to the South of us. Let us stand strong and be what we say we are and what we have always sought to be, "The Gateway to the Santa Monica Mountains". That alone would not permit any such avalanche of concrete and stucco to bury our city, in order to line the pockets of a couple of individuals, not to mention Denis Weber himself who I do not trust to refuse "additional incentives."*

*For all those reasons and more, I urge the city to turn away developers who want to build totally inappropriate projects in the most environmentally sensitive and aesthetically important part of our city.*

*Sincerely,*

*Larry Brown*  


### **Natural Resource Preservation**

Preservation and restoration of natural resources such as creeks, native vegetation, trees, and unique topographical features is an important component of the Village vision. Natural resources should be integrated into the planning considerations for proposed developments in an effort to reduce the potential impacts on these resources.

- Incorporate passive recreation and open space uses that capitalize on the area's natural setting and proximity to surrounding open space.
- Minimize grading and protect the natural surroundings. Graded slopes should be rounded and contoured to blend with the existing terrain. Significant natural vegetation should be retained and incorporated into the project whenever possible.
- Retain views of the natural surroundings.
- Promote the preservation of open space.
- Incorporate new oak trees and other native species into the landscaping of future development.
- Promote the development of an equestrian center or similar recreational use.
- Expand upon existing hiking and equestrian trail system.
- Promote the restoration of Medea, Chesebro, and Lindero Canyon creeks.

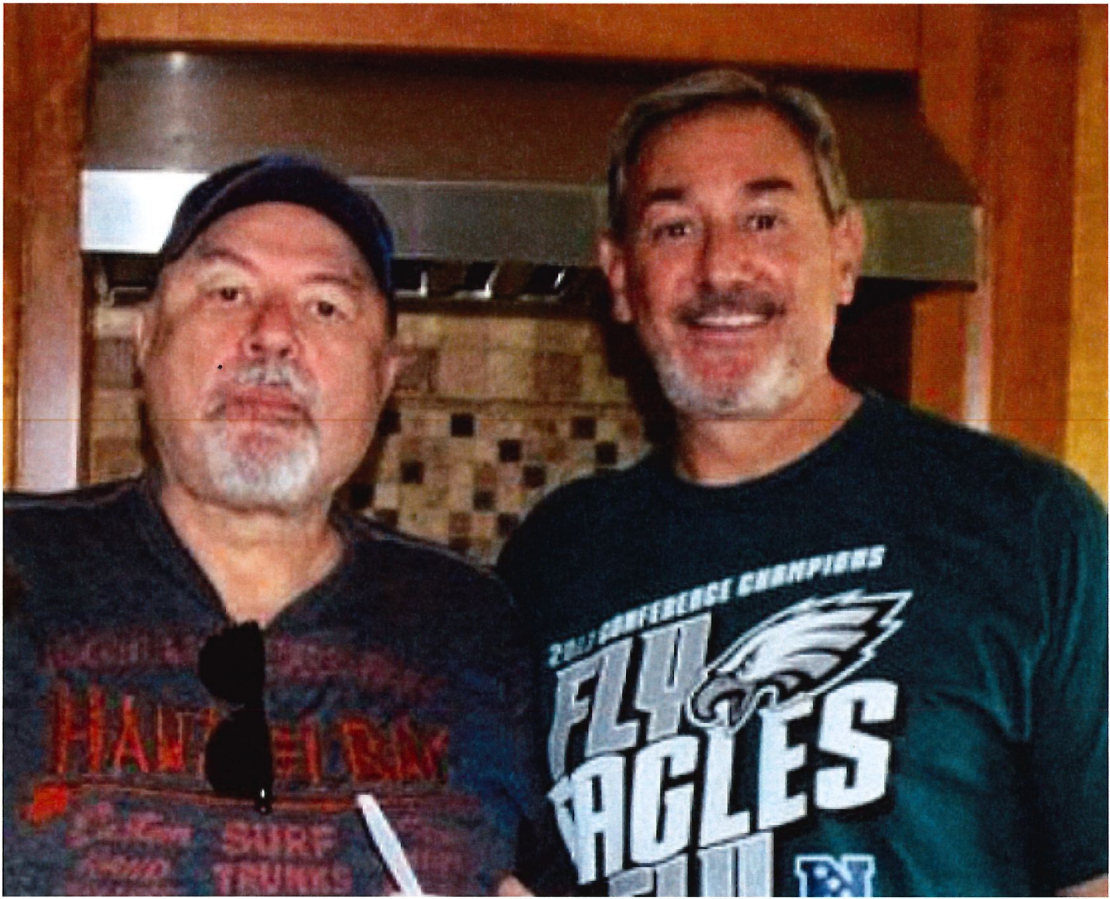


***Pedestrian-oriented buildings and sidewalks welcome people to walk within the Village***



***Roundabouts provide a better traffic flow, calm traffic, and provide a visual interest to the area***





# Mixed Results for 'Big Box' Stores

**Retail: Voters reject Home Depot plans in Agoura Hills, Mountain View. Other chains have better luck elsewhere.**

By KAREN ALEXANDER  
SPECIAL TO THE TIMES

Two "big box" retail development plans were defeated and two were approved this week in California cities where local officials left the decision in the hands of voters.

Home Depot was the big loser: A proposed store in Agoura Hills was handcuffed by size limits approved by voters in that city, and a construction proposal in the Bay Area community of Mountain View was resoundingly defeated, even though Home Depot sent videotapes to 14,000 voter households seeking support.

In East Palo Alto, a struggling municipality bordered by some of Silicon Valley's most affluent neighborhoods, voters Tuesday narrowly approved construction of an Ikea furniture store that was controversial because some residents feared it would worsen traffic. In the Imperial County town of Calexico, a measure backed by Wal-Mart also carried the day.

Agoura Hills voters approved Measure H, a ballot initiative that would prohibit construction of any retail building larger than 60,000 square feet. It arose from business

residents ruffled by a preliminary proposal to build a Home Depot that would include a 115,000-square-foot anchor store alongside a 24,000-square-foot garden center.

Mayor Denis Weber said Wednesday that he was disappointed because voters would have to approve a new ballot measure before a developer could plan to build a similar business. "We're handcuffed," he said, adding that the city needs the sales tax for police, fire, road improvements and other city services.

Dueling campaign forces in Mountain View spent more than \$700,000 in what became the city's most expensive political battle.

In the end, a measure that would have allowed Home Depot to build on the site of an abandoned department store lost in a landslide—opposed by 65% of voters.

"In a campaign such as this, the 'no' side has the definite advantage," said campaign consultant Victor Ajlouny, who headed Home Depot's Mountain View campaign. "All they have to do is confuse voters. 'No' is the status quo, and that's a comfort zone for people. And a quarter of a million dollars buys you a lot of confusion."

Cities have increasingly turned to the ballot as a way of deciding controversial planning measures, including the so-called big box measure, especially in California, where it is relatively easy to

**'We're handcuffed.'**

**Agoura Hills Mayor Denies Weber on future attempts to attract such a big project**

bring initiatives to a vote.

East Palo Alto has long struggled to stay afloat as other Bay Area communities have prospered. The city's unemployment rate is about double the county-wide figure.

Opponents worried that the giant Ikea store next to the Bayshore Freeway would bring more congestion to a city already choked by commuter traffic.

But the project also offered the promise of about 550 jobs, and guaranteed at least \$1 million in annual revenue to the city for eight years. Additional money for job training and city services has also been pledged.

Even then, East Palo Alto voters endorsed the plan to build the 300,000-square-foot Ikea by a margin of just 75 votes out of 2,715 cast. An unknown number of absentee ballots remained to be counted today, but proponents of the store expressed confidence that their advantage would hold.

Mountain View, just two towns away, is considered more affluent but has suffered recently from the slowdown in high-technology businesses. By some accounts the city's commercial vacancy rate soared from less than 2% at the height of the boom to more than

25% early this year.

But the jobs and tax revenue offered by a Home Depot was not enough to sway voters.

"As communities become more affluent and more economically secure, they reach a level where other kinds of values and concerns take priority," said DeLeon, a political science professor at San Francisco State who studies community development. "As your basic security needs are satisfied, new higher needs emerge to be increasingly important motivators, such as aesthetics and other concerns not related specifically to survival."

The East Palo Alto camp was decidedly low-tech—and less costly than Mountain View's—but no less contentious.

"In my 20 years of politics, this is the hardest election I've ever run," said Ikea consultant McGovern. "It seems like every person in that town takes political issues very personally."

In Calexico, 65% of voters proved a measure backed by Wal-Mart, overturning limits on amount of floor space that local retailers can devote to grocery sales.

There is already a Wal-Mart in Calexico, and the corporation not decided whether to build a bigger store there.

"We just wanted to have more options available to us," said Wal-Mart spokesman Peter Kanelec.

Times staff writer Kris Sauerwein contributed to this report.

[REDACTED]

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**From:** Larry Brown [REDACTED]  
**Sent:** Wednesday, September 1, 2021 3:58 PM  
**To:** Comments  
**Subject:** Public Comments

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*City Council,*

*Why even have a planning commission if you are going to ignore them and go randomly about your business rubber-stamping developer deals? The planning commission is not intended to give plausible deniability to cowardly councilmen and women.*

*Please VOTE NO and support the planning commission.*

*Larry Brown*  
[REDACTED]



[REDACTED]

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**From:** George Colman [REDACTED]  
**Sent:** Wednesday, August 25, 2021 12:02 PM  
**To:** Comments  
**Cc:** Denis Weber; Deborah Klein Lopez; Chris Anstead; Illece Buckley Weber; Linda Northrup; directors@oldagoura.org  
**Subject:** FW: the AVE PROJECT APPEAL..9/8/21

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Kathi and George Colman are requesting affirmation of the denial of this project as determined by the Planning Commission by a 5- 0 vote on 7/15/21.

First , in view of his breach of oath of office, we request that Denis Weber recuse himself from participating in this hearing , if he has not resigned as Mayor. .

Secondly , we thoroughly support the City Staff's findings with respect to this project ,some of the objections are too lengthy to restate here .

Thirdly ,as previously stated before the Planning Commission on 7/15/21 ,and besides the considerable other objections, is the fact that this project is "just too big ".Basically, it destroys the aesthetics of our community ,and what we know is truly the Gateway to the Santa Monica Mountains .Although bigger may be better from the developer's view , as an economic model ,it simply does not fit .Maybe a considerable downsizing would work ,and therefore back to the drawing board is a good solution ,versus the considerable expense in time and legal fees as the alternative . Many of you have heard the wise words of Cyrena Nouzelle on this particular project ,envisioning structure and architecture similar to what has worked in Italy, i.e, developments being built into the natural slopes of the surrounding hills or in conformity with the terrain .

Lastly ,this development is dangerous .Half of the buildings destroyed by wildfire in California over the last 30 years ,and more recently ,have been developments on the urban fringe ,next to wildlands and open space. We need to assert our authority of not bulldozing untouched chaparral and scrubland ,and placing residents , shopping centers ,offices and parks in fire prone areas .

Thank you for your consideration .....Kathi and George Colman [REDACTED]

[REDACTED]

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**From:** Joanne Ventresca [REDACTED]  
**Sent:** Wednesday, August 25, 2021 12:08 PM  
**To:** Comments  
**Subject:** PUBLIC HEARING

Dear City Council,

Re: THE CITY OF AGOURA HILLS HAS SCHEDULED A PUBLIC HEARING FOR THE CITY COUNCIL TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO DENY THE AVE PROJECT

Please, please, please do not grant an appeal of this decision! Denying this project was a step in the right direction, let's not go two steps back.

If Mayor Weber does not resign for violating his oath of office and breach of his duty and trust to the citizens of Agoura Hills , at a minimum , he must recuse himself from participating in this appeal hearing.

Regarding the RHNA - please keep as much housing AWAY FROM KANAN AND AGOURA ROADS. We are in enough trouble with this as it is. Put as much as possible towards Chesebro and let all of these new incoming people use Chesebro Exit instead of Kanan. There is an empty lot right on the corner of Chesebro and Agoura Roads. There is also empty space further down on Agoura Road.

PLEASE

Joanne Ventresca  
[REDACTED]  
Agoura Hills, CA 91301

[REDACTED]

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**From:** Joanne Ventresca [REDACTED]  
**Sent:** Wednesday, September 1, 2021 1:47 PM  
**To:** Comments  
**Subject:** PUBLIC HEARING

Please deny the appeal for AVE on September 8. Please, please, please.

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Jo Ventresca  
[REDACTED]  
Agoura Hills, CA 91301

[REDACTED]

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**From:** Patricia Rasmussen [REDACTED]  
**Sent:** Thursday, August 26, 2021 7:25 AM  
**To:** Comments  
**Subject:** THE AVE

It's a death trap  
Please make it a pro for all to enjoy so we're not trapped getting out of this town!!!

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Sent from my iPhone

[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
Wednesday, September 1, 2021 2:10 PM

**To:**

Comments

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**I AM VERY MUCH AGAINST THE AVE PROJECT IN IT'S PRESENT FORM**

**Mike Monteleone**