

**From:** [Brad Rosenheim](#)  
**To:** [Kimberly Rodrigues](#)  
**Subject:** Housing Element - Cornerstone Letter  
**Date:** Monday, September 6, 2021 6:17:11 PM  
**Attachments:** [AH City Council Cornerstone Housing Element 9.8.2021.pdf](#)

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Hi Again Kimberly,

Attached is a letter to the Council related to the Housing Element, Item No. 8 on behalf of the Cornerstone property ownership.

Thanks again for forwarding this letter to the Councilmembers as well.

Brad

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Brad M. Rosenheim  
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September 8, 2021

## SENT VIA EMAIL

The Honorable Denis Weber  
And Agoura Hills City Council  
Attn: Kimberly M. Rodrigues, MPPA, MMC,  
City Clerk  
Civic Center – City Hall  
30001 Ladyface Court  
Agoura Hills, CA 91301

[krodrigues@agourahillscity.org](mailto:krodrigues@agourahillscity.org)

**Re:** Agoura Hills City Council Agenda, September 8, 2021, Agenda Item  
No. 8, Public Hearing Regarding the Sixth Cycle Housing Element 2021-  
2029

Honorable Mayor Weber and City Council Members:

I am writing to you on behalf of the owners of the Cornerstone property located at the southeast corner of Cornell and Agoura Roads. This vacant property has been identified in City of Agoura Hills 4<sup>th</sup> and 5<sup>th</sup> Housing Elements and was approved by the Agoura Hills City Council for a mixed-use development in 2017. The site was identified as a housing development site in the June 9, 2021 report to the City Council but was removed from the list of potential housing sites at the request of the City Council.

On June 10, 2020 the California Department of Housing and Community Development (HCD), Division of Housing Policy Development provided a Memorandum for Planning Directors and Interested Parties with the Subject line: Housing Element Site Inventory Guidebook Code Section 65583.2. In this Memorandum, HCD provides the following guidance;


Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdictions RHNA. A jurisdiction must identify, as part of an inventory, sites within its boundaries ... that could have potential for new residential development within the eight- or five-year timeframe of the housing element planning period.

Given that the Cornerstone property has been identified in the City's two previous Housing Elements, was approved for a mixed-use development in 2017 and, but for the inadequacy of the environmental document prepared for the project by the City of

Agoura Hills, the site would be under construction (or completed) with a development project inclusive of thirty five (35) residential dwelling units, it seems prudent and appropriate for the City Council to include the property in the 6<sup>th</sup> Housing Element list of housing sites.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad M. Rosenheim". The signature is fluid and cursive, with a large initial "B" and a distinct "M" and "R".

Brad M. Rosenheim  
**ROSENHEIM & ASSOCIATES, INC.**