

From: [Alyse Lazar](#)
To: [Comments](#); [Kimberly Rodrigues](#)
Subject: Public Hearing re the AVE Project (item 7, City Council meeting of 9/8/21)
Date: Wednesday, September 8, 2021 9:22:47 AM
Attachments: [SOS comment letter to deny AVE project appeal_0001.pdf](#)

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Kim,

Please distribute to all council members and include in the record the attached comment letter submitted on behalf of Save Open Space, Santa Monica Mountains pertaining to tonight's City Council meeting agenda item 7 (the Ave Project appeal) and send a confirming return email acknowledging receipt. If you have any questions or cannot open the document, please call me immediately at the number below.

Many Thanks, Alyse Lazar

This email may contain privileged and confidential information protected by attorney-client privilege. If received in error, please disregard and notify sender.

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September 8, 2021

Agoura Hills City Council
30001 Ladyface Court
Agoura Hills, CA 91301

[submitted via email to comments@agourahillscity.org; krodrigues@agourahillscity.org]

Re: City Council Meeting Item 7, The AVE Project (AVDP-01161 and VTTM No. 73881)

Honorable Mayor Weber and City Council Members:

These comments are submitted on behalf of Save Open Space, Santa Monica Mountains (SOS) supporting the Planning Commission's decision/staff recommendation to deny project approval.

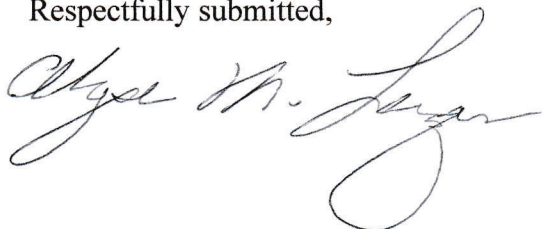
The applicant has presented an argument which defies common sense and planning law. It asks you to approve this project even though it has not yet undergone environmental review as required by CEQA in arguing that the project's violations of City policies, including those adopted for the Agoura Village Specific Plan, should be ignored. Even if this argument is valid, which it is not, the remedy is to **not grant any approvals, but simply refer the project back to planning to prepare a detailed analysis of all issues in a draft EIR as mandated by CEQA.**

Before this Council determines if there has been compliance with Agoura's General Plan and the Village Area Plan as well as CEQA, the public has the right to weigh in on this project and all of these issues after full analysis of the facts. The vehicle for enabling valid consideration and public participation in this process is a duly circulated draft environmental impact report.

At this juncture, it is certainly premature to grant any approvals. Denial of the project as currently presented is appropriate for all the reasons stated in the staff report. SOS and the many Agoura residents it represents intend to present information regarding the project's non-compliance with City environmental standards, including but not limited to traffic and housing impacts, as well as other inconsistencies with the General and Specific Plans when the draft EIR is shared with the public.

We thank you for considering our comments and request all council members to deny applicant's appeal.

Respectfully submitted,



From: [Larry Brown](#)
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](#); [Steve Hess](#); [John Loesing](#)
Subject: Re: Public Comments
Date: Wednesday, September 8, 2021 10:30:34 AM

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Dear Council et al,

Even in the shadow of admitted corruption by the mayor of our city and the unambiguous rejection of our Planning Commissioners, here we are, still looking at a project that is totally inappropriate on it's face, a clear and present fire danger, and a project which almost certainly would have been euthanized years ago if it was not for Mayor Weber's aforementioned avarice when it comes to the adoration of developers and their dollars.

Speaking of "The Denis Weber days" when Brad Rosenheim had only to show up and sling some BS from the podium and Denis Weber would rubber stamp it, it appears little has changed and that is where this abomination is heading. I sincerely hope that is not the case.

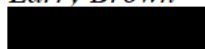
This project was denied and rejected, both by our very own Planning Commission and all of the planners and staff that are part of their process. Among the grounds cited for their rejection are the following:

This project does not meet the "height requirements" AND/OR the "set back requirements" for either The Agoura Hills General Plan OR the Agoura Hills Specific Plan. Furthermore it contains only token "work force housing" (which we used to call "low income housing") that does not belong at the "Gateway to the Santa Monica Mountains" and is far too little to make a difference in the first place.

Seems to me the Council has a golden opportunity to break with decades of corrupt processes and demonstrate for once and for all that you can do things transparently and above board. If you decide to ignore the very people you appoint to document the pros and cons of such decisions I can only conclude that nothing has changed, a posture already evidenced by your satisfaction with Denis Weber's apology rather than even a verbal censure. Apologies are fine if you are in the 2nd grade but for a 6 time mayor of our city you are continuing to make a mockery of the reasons we voted for you.

Sincerely

Larry Brown



From: [Joanne Ventresca](#)
To: [Comments](#)
Subject: PUBLIC HEARING
Date: Wednesday, September 8, 2021 12:03:39 PM

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Please deny the appeal from AVE. In addition to the fact that you were so right to deny it, we have not been able to review the EIR, so it's not even possible to approve it.

Joanne Ventresca



Agoura Road, CA 91301

From: [Cristina Lopez](#)
To: [Comments](#)
Subject: Public Hearing 9/8/21 (The AVE project)
Date: Wednesday, September 8, 2021 12:12:12 PM

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I recommend denial of The Ave project because the public has not had the opportunity to see The Ave's EIR.


Thank you!
Please confirm receipt of this email.

From: [Steve Littlejohn](#)
To: [Comments](#)
Subject: PUBLIC HEARING
Date: Wednesday, September 8, 2021 12:57:21 PM

To whom it may concern:

Please deny the appeal from AVE. In addition to the fact that you were so right to deny it, we have not been able to review the EIR, so it's not even possible to approve it.

Thank you

Steve Littlejohn

Agoura Hills

From: [Steve Hess](#)
To: [Allison Cook](#); [Comments](#)
Subject: REQUEST DENIAL OF AVE APPEAL - Sept 8 2021 CC meeting
Date: Wednesday, September 8, 2021 1:09:16 PM

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Good day,

On behalf of Save The Agoura Cornell Knoll its many supporters and voters we urge the Council to follow the recommendation of the City Staff and the Planning Commission and deny the developers' appeal of the City's denial of the AVE Project.

Based on the applicant's Attorney's behavior at the Planning Commission meeting, it is obvious to us all that the developer does not respect the City's planning process, guidelines, City Staff, or the desires of the citizenry.

Thank you for allowing us to participate in the process.

Most sincerely,
Steve Hess
Cornell, CA