

From: [Joan Yacovone](#)
To: [Comments](#)
Date: Wednesday, September 8, 2021 10:38:52 AM
Attachments: [September7.docx](#)

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September 7, 2021

Re: Public Hearing Item 8

Mayor Weber and Council members,

After carefully reviewing the proposed locations for the State mandated RHNA housing, I urge you to consider a couple of locations. My thoughts are meant to avoid adding excessive traffic to the already overburdened Kanan/Agoura Road intersection.

First of all, please consider Dorothy Drive. The office/commercial buildings there appear to have vacancies, there is a vacant parcel at the end of the cul-de-sac, and it is near public transportation. It is a quiet street and, I think, would lend itself nicely to multifamily housing.

Secondly, please consider the southwest corner of Palo Comado and Agoura Rd. The office building there also appears to be vacant and has "for sale/lease" sign in front.

The third area I think should be seriously considered is the Kanan/Thousand Oaks Blvd commercial area. Residential units on a second story of shopping centers is a widely used practice in many cities for low and very low income housing. Services are readily available, public transportation is convenient, and it would be especially attractive to seniors with limited mobility. All three of our shopping centers should be zoned to allow for residences.

Additionally, I would like to see our City actually facilitate or provide some of these much needed units, not just satisfy a bureaucratic exercise required by the State, by the use of incentives and the creative cooperation of public/private/charitable organizations for construction with funding provided by grants and the sale or swap of existing city owned property, which is not appropriate for multifamily development.

Joan Yacovone

From: [Cristina Lopez](#)
To: [Comments](#)
Subject: Public Hearing 9/8/2021 (potential housing sites/the City's Regional Housing Needs Allocation (RHNA))
Date: Wednesday, September 8, 2021 12:10:37 PM

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I'm writing today to remind everyone that, at the May 15, 2021 Planning Commission meeting, **Commissioner John Asuncion warned against placing too much state-mandated, high-density housing close to the area's singular evacuation route, Kanan Road.** Kanan does double-duty as a County Designated Disaster Route, and the intersection of Kanan and Agoura Roads lies critically in the path of exit for those attempting to evacuate disaster and the safety of the 101 Freeway.

In addition to all the small communities south of the 101 (Cornell, Malibou Lake, Triunfo Canyon, Lobo Canyon, Latigo Canyon, Seminole Springs, etc), **Malibu's Evacuation Zone 13 utilizes Kanan Road.**

As we are all well aware, fire season is now year round! Fire doesn't care what is in its way, nor whether it's a beautiful day or not. It just burns. Just recently there was a small brush fire on Kanan between Troutdale and Sierra Creek around 2:10pm on a Wednesday. Both Kanan Rd and Mullholland Hwy were closed while firefighters worked on putting the fire out. Kanan was backed up heading north and Sierra Creek was not accessible heading south on Kanan at 4:30pm. I can't help but wonder what it would have been like had the fire been larger.

Kanan is also a very well-traveled road for pleasure (to & from the ocean, to beach communities near & far) and for commuting to and from work traveling well past Oxnard and West Los Angeles and back again. Kanan Road runs through the city of Agoura Hills, but it belongs to the people of the State of California and they need it in times of disaster.

Please, please, please consider these facts and the effect that developments will have at this particular intersection and surrounding areas.

Thank you and please confirm receipt.
Cristina Lopez

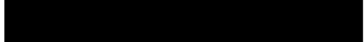
From: [Steve Hess \(via Google Docs\)](#)
To: [Comments](#)
Cc: [Allison Cook](#)
Subject: STACK RHNA Comments 09_08_21
Date: Wednesday, September 8, 2021 12:44:54 PM
Attachments: [STACK RHNA Comments 09_08_21.pdf](#)

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 attached a document




 has attached the following document:

STACK RHNA Comments for Sept 8 CC meeting



STACK RHNA Comments 09_08_21

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because  shared a document with you from Google Docs.



DATE: September 8, 2021

TO: Ms. Allison Cook
CITY OF AGOURA HILLS
Planning Department

FROM: Save The Agoura Cornell Knoll (STACK)

RE: 2021 City of Agoura Hills Housing Element – RHNA

COMMENTS:

STACK respectfully submits our feedback to the proposed sites for low-income housing. Our low and very-low-income residents are best served by living in areas of the city whereby they have access to public transportation, services, and shopping. With these considerations, we believe the most appropriate sites are located within existing retail and commercial areas. These include either frontage areas of US 101 north of Agoura Road and the Kanan Road/Thousand Oaks Boulevard intersection neighborhood.

We believe the city has an obligation to incentivize developers to build much-needed non-market rate housing units. STACK suggests that development credits, subsidy programs, and targeted mitigation projects, *e.g.*, parks, funding programs, be part of required new construction projects in higher-value construction sites in the city in order to ensure the RHNA unit numbers are achieved.

The following infrastructural and environmental concerns add to the basis for our comments about multi-family low-income housing in the city:

- These units are best placed on sites that are considered in-fill. This will help preserve the beauty and integrity that lure residents to the city
- High-density construction of undeveloped lots adjacent to open space and parkland will be deleterious to air quality, natural, cultural, historic, and water resources
- Any and all multiple unit construction proposed for south of Agoura Road will be located in the Very High Fire Severity Zone, inappropriate as hillside and wildland-adjacent development, and place residents at risk for evacuation and protection
- High density construction sited directly along and adjacent to the Kanan corridor south of US 101 must be avoided as it will negatively impact existing gridlock, viewsapes, and access for emergency services

We greatly appreciate your opportunity to participate in the process.

Most sincerely,

Steve Hess
STACK spokesperson

From: [Allison Cook](#)
To: [Kimberly Rodrigues](#)
Subject: FW: Public Comment Letter to City Housing Element RHNA
Date: Wednesday, September 8, 2021 1:39:53 PM
Attachments: [Aqoura Hills 2021 Housing Element.pdf](#)

Hi – Another letter re HE. Thanks.

From: Native Conservation <native.conservation@gmail.com>
Sent: Wednesday, September 8, 2021 1:35 PM
To: Allison Cook <ACook@agourahillscity.org>
Cc: LA/Santa Monica <snowdy.dodson@csun.edu>; Julie Clark DeBlasio <conservation@lacnps.org>
Subject: Public Comment Letter to City Housing Element RHNA

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Dear Ms. Cook;

Please see the attached letter sent by Snowy Dodson on behalf of the Los Angeles/Santa Monica Mountains Chapter - California Native Plant Society.

Thank you for the opportunity to comment.

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Julie Clark De Blasio
Conservation Co-Chair
Los Angeles/Santa Monica Mountains Chapter
California Native Plant Society



CALIFORNIA
NATIVE PLANT SOCIETY

Los Angeles /Santa Monica Mountains Chapter

15811 Leadwell Street
Van Nuys, California 91406-3113

Allison Cook
Assistant Planning Director
City of Agoura Hills
30001 Ladyface Court
Agoura Hills CA 91301

VIA EMAIL

September 8, 2021

**RE: 2021 CITY OF AGOURA HILLS HOUSING ELEMENT
STATE MANDATED REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)**

Dear Ms. Cook;

California Native Plant Society (CNPS) respectfully submits comment to the RHNA after careful review of 22 sites proposed for low to very low-income multiple family housing units. Our statewide organization focuses on conserving biodiversity of California native plants, habitat, and landscaping using those materials. A primary focus of how to best achieve these goals is by working with governance and planners to ensure equitable, balanced, and contemporary smart planning principles.

Several of the 22 proposed sites are inappropriate for the targeted constituents because they are not close to public transportation hubs, services or goods needed to sustain those who may have issues with accessibility or access to private vehicles. CNPS believes the best land use to satisfy RHNA requirements is to plan multiple unit housing in areas of the city that are already developed. These new homes will satisfy both residents' needs and city infill best land use.

CNPS is concerned and does not support eight of the 22 proposed sites for multiple reasons. All eight abut or are adjacent to Santa Monica Mountains perpetually protected parkland or undisturbed open space located on the southern side of Agoura Road. These parcels are inappropriate for high-density construction and will be counter to city planning conventions of the General Plan, Oak Tree Ordinance, and Climate Action Plan. Each of these sites either hosts or is located next to special resources including and not limited to: Rare plant alliances, protected flora and fauna, cultural and historical resources, special plants, animals, and arthropods.

Furthermore, multi-family construction, methods, and land use at these eight sites will increase threats from wildfire, to water quality and flooding. As Los Angeles Superior Court recently decided in the Tejon Ranch – Centennial decision, multiple unit housing and new development has no place in the Very High Fire Severity Zone, as is the State designation for all areas south of Agoura Road.

CNPS supports the City’s plan to construct low to very-low income housing at the remaining 14 proposed sites. It will be best land use and reuse within existing urban infrastructure. Many of these parcels are infill lots, under-utilized or unused retail, commercial, or light industrial zones that are close to needs of future residents.

We look forward to continued engagement with the City of Agoura Hills.

Sincerely,

A handwritten signature in black ink that reads "Snowy Dodson". The signature is written in a cursive, flowing style with a long horizontal flourish at the end.

Snowy Dodson, Co-Chair
Los Angeles/Santa Monica Mountains Chapter
California Native Plant Society