

From: [Tamir Lahav](#)
To: [Comments](#)
Subject: Additional housing units in shopping center of T.O blvd and Kanan
Date: Thursday, October 14, 2021 10:15:12 AM

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To the members of Agoura Hills City Council,
I wanted to reach out and share my dismay at the idea of you authorizing the building of 500+ additional housing units at the above mentioned shopping center.
I understand that you are obligated to provide additional area for development from the state, but surely there must be another option. This area is far and away already the busiest traffic area in all of Agoura Hills and the main artery of transportation for those of us living and sending our kids to the schools directly surrounding this area (Willow, Sumac, Agoura high, etc)

The reason many of us have moved to Agoura hills over the years is because we wanted a true suburban town that didnt have the congestion and density of most other parts of Los Angeles. The city has enough space on its periphery to allocate area for these housing units and placing them directly in this area will completely transform and forever negatively alter the main attraction to people living in this area.

I strongly urge and request you to reconsider this proposed development and go with an alternative location that will have much less of an impact on our beautiful city

Respectfully,
Tamir Lahav
Long term resident of Agoura Hills

From: [Lynne Pearlman](#)
To: [Comments](#)
Subject: Affordable housing
Date: Friday, October 15, 2021 7:59:50 AM

In Agoura Hills please remove these three Neighborhood shopping centers from the proposed housing sites. Why can't you build up on the industrial parks and medical office centers all along Canwood and Agoura Road?

Thank you.

From: [Shawna Enyart](#)
To: [Comments](#)
Subject: Agoura Hills Proposed New Housing Sites
Date: Thursday, October 14, 2021 5:49:59 PM

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Hello,

My family and I just bought a house in the Hillrise community of Agoura Hills. As you can imagine with rapidly rising home prices it was a stretch for us to move our family to the area but we did everything we could to get situated there for a little bit of quiet, clean streets and good schools.

I recently became aware of development plans to rezone 3 shopping centers located very close to our new home. Let me start by saying I believe California needs additional housing and I believe in mixed income housing but from what I understand these developments will be lumped, in high density and at high development costs into a few select locations. This high density strategy seems ill conceived. It will ultimately create traffic and congestion in nearby areas and isolate new residents into an undeveloped and under resourced "downtown" in addition to changing the area for existing residents.

I am writing to urge that this be planned out better with more forethought. The housing is necessary but it seems a lazy solution to lump a huge amount of additional housing into a few select locations without exploring existing spaces (office spaces no longer in use, undeveloped lots in existing neighborhoods) thereby introducing new residents into existing neighborhoods. Has a more spread out solution been explored? Are there existing spaces that could be converted into housing at less development cost, with less environmental impact? Why is it necessary to create high density congestion when other solutions may be available?

I know other areas like Santa Monica and Pacific Palisades are working very hard to identify these areas for development that will not change the flow of traffic or specifically impact one or two parts of town. This would be more beneficial to new residents, giving them the opportunity to live within the community and not be isolated into a few specific buildings and it would create less traffic in one selected area. Is it possible for Agoura to look at these alternatives to create a better living situation for current and new residents of all incomes?

Sincerely,
Shawna Enyart

From: [J.P.](#)
To: [Comments](#)
Subject: future projects in Agoura Hills
Date: Thursday, October 14, 2021 8:23:26 PM

I would appreciate it if you would please be very transparent as to the number of apartments/multiuse centers that you plan to open and **WHEN** each project will begin.

With all the open space, vacant office and industrial space along canwood and agoura road, why would you tear down and put in multiuse housing centers on KANAN.

Not only is it dangerous due to Fire and other emergencies as that is a main street to exit our area, but the pollution, noise pollution, and over population of an area that was not meant to be heavy traffic.
To destroy all these businesses to add housing and then rebuild.

Look what is going on with all the new Thousand Oaks developments. The streets are a nightmare to drive , with constant roadwork. There is **NO** affordable housing only very small percentage in each new unit.

Why not build senior communities that are multiuse centers, with housing...

Please announce to the public via acorn or nextdoor what your plan is exactly and when you are planning to start construction for each project. We all feel blindsided here.

From: [Terry Whitney](#)
To: [Comments](#)
Subject: Housing
Date: Thursday, October 14, 2021 12:23:58 PM

Please do not vote for additional housing on the corner of TO Blvd. and Kanan Road. It is the most congested corner in Agoura Hills. Please do not make it worse.

Thank you,
Terry Whitney

Sent from my iPhone

From: [Mark Safran](#)
To: [Comments](#)
Subject: new housing units
Date: Thursday, October 14, 2021 2:28:32 PM

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To whom it may concern,

As a resident of Agoura Hills, I would like to add my comments for the proposed 500 units of housing at the corner of Kanan and Thousand Oaks Blvd. I cannot begin to think of a worse idea for this neighborhood. The infrastructure of streets, shopping and other resources are already at what any reasonable person would consider maximum capacity. Clearly this many new residents would require an expansion of the streets, additions made to the local schools and other necessary improvements that the local taxpayers would be bearing the cost of. In speaking to my neighbors, we will be involved in blocking this plan at all costs including whatever necessary legal action is needed. We would rather spend the money on preserving Agoura the way it is, than spend it on unnecessary expansion.

Thank you,

Mark Safran

Office: [818-772-7464](tel:818-772-7464)

Fax: [818-772-4945](tel:818-772-4945)

mark@jdcgroupla.com



From: [Samantha Bookman](#)
To: [Comments](#)
Subject: No housing at TO and Kanan Rd
Date: Thursday, October 14, 2021 12:18:05 PM

I understand the need for affordable housing and I support it. However this intersection is already so busy. I think the traffic would be a nightmare and I totally oppose building housing here.

Samantha Bookman

(Sent from my iPhone)

From: [Deborah Weise](#)
To: [Comments](#)
Subject: Proposed Housing Sites in Agoura
Date: Monday, October 18, 2021 2:18:18 PM

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The plan for your proposed housing is very alarming and disturbing and should be completely dismissed. I'm a long time resident of Agoura/Oak Park since 1968 and I've seen it all, but this one proposal definitely has me responding to your Planning Commission. I've watched traffic grow absurdly out of control over the years and many folks are already rerouting through neighborhoods to avoid Kanan Road and Thousand Oaks Boulevards and this is not fair to residents. Also, this commission should be reminded that the 2018 Woolsey Fire was an absolute nightmare to maneuver the grand exit by our residents. My family and I have lived through every single major fire in Agoura/Oak Park requiring evacuations since 1968 and 2018 was the absolute worst event ever!

*** My request is that Agoura Hills Planning Commission remove these 3 neighborhood shopping centers from their list of proposed housing sites immediately.

Thank you for all considerations regarding this very serious request. Your actions are needed immediately.

Sincerely,

Deborah Weise
Oak Park Resident



From: [Noah Bookman](#)
To: [Comments](#)
Subject: reconsider Kanan/TO housing
Date: Thursday, October 14, 2021 12:36:30 PM

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To whom it may concern:

I respectfully request that the city council find an alternate location for additional housing. Kanan and TO is the busiest intersection in our city. Additional housing in that area would necessitate other infrastructure improvements that are likely infeasible (e.g., ramp up public transportation so that fewer cars are needed).

Please instead consider less populated and congested areas. I fully support the need for more housing in the area, but we need locations that can handle the additional humans, traffic, etc.

Thank you,
Noah Bookman
Resident, Hillrise Neighborhood

From: [Tamara Zderich](#)
To: [Comments](#)
Subject: Removal of OUR shopping centers
Date: Thursday, October 14, 2021 4:07:24 PM

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Absolutely not...

First, we really don't need new homes

Second, it is absolutely necessary to count with shopping centers that are of fast and easy access...where do you want us to drive to get groceries etc?...to Westlake? No, thank you...nobody in the Agoura and Oak Park has time for that...

Simply :. leave as alone! We are very happy just as things are right now!

Thank you

Tamara Zderich
Oak Park

From: [Chris Shahbazian](#)
To: [Comments](#)
Subject: Removal Request For housing plan #'s 20,21, and 22
Date: Thursday, October 14, 2021 9:08:29 AM

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Hello Mr. Mayor and Agoura Hill City Council members

My name is Chris Shahbazian, I am an Agoura Hills Resident and also A Block Captain with the Neighborhood Watch.

I'm voicing my concern regarding the new housing map proposal for Agoura Hills for locations 20, 21 and 22.

I would like you to please consider removing these 3 location for your housing map.

This area already has a vast amount of traffic and congestion and adding additional housing, which could easily accommodate 500+ new unit would make the matter worse.

During the Woolsey fire this was the main fire exit route for Both Agoura Hills and Oak Park residence and the amount of traffic that developed in that intersection was absolutely insane and took resident almost 2 hours just to reach the freeway. By adding more housing, more cars and people will only make the traffic flow even worse and could be a big safety hazard.

Also, demolishing our shopping plaza to add housing in these locations will also alter the aesthetic of our small town and will cause all the current business owners to lose stores which will put a lot of people out of work and that's the last thing people want.

Also, as you know after the Woolsey fires our town got a lot of attention on the media which resulted in a large amount of burglaries in our nice quite town, and by adding more housing in this location will only attract more attention to our area then we already need. As the Neighborhood watch Captain I hear and talk to our neighbors all the time and a large majority of our community is not in favor of this. Also, just last week we started hearing about house break-in's again and we would really appreciate Some more Patrol or security cars in our area. We all need to work as a team to fix this problem and I would really appreciate you take my email into consideration.

I look forward to hearing back from you all!

Thanks and Kind Regards,
Chris Shahbazian
D&H Eng. Inc.
3968 Camino Ranchero
Camarillo, Ca 93012 U.S.A.

AS9100 Rev D and ISO9001:2009 Certified.

chris@dhengineeringinc.com E mail

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From: [Mike Resar](#)
To: [Comments](#)
Subject: Scope meeting
Date: Thursday, October 14, 2021 4:02:48 PM

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Please remove the 3 shipping centers from your housing plan. This is simply not a good idea in these locations.

From: [Deborah Weise](#)
To: [Comments](#)
Subject: Scoping Item #2
Date: Monday, October 18, 2021 2:27:12 PM

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** resending for subject revision

The plan for your proposed housing is very alarming and disturbing and should be completely dismissed. I'm a long time resident of Agoura/Oak Park since 1968 and I've seen it all, but this one proposal definitely has me responding to your Planning Commission. I've watched traffic grow absurdly out of control over the years and many folks are already rerouting through neighborhoods to avoid Kanan Road and Thousand Oaks Boulevards and this is not fair to residents. Also, this commission should be reminded that the 2018 Woolsey Fire was an absolute nightmare to maneuver the grand exit by our residents. My family and I have lived through every single major fire in Agoura/Oak Park requiring evacuations since 1968 and 2018 was the absolute worst event ever!

*** My request is that Agoura Hills Planning Commission remove these 3 neighborhood shopping centers from their list of proposed housing sites immediately.

Thank you for all considerations regarding this very serious request. Your actions are needed immediately.

Sincerely,

Deborah Weise
Oak Park Resident



From: [Judy Desantis](#)
To: [Comments](#)
Subject: Scoping meeting
Date: Friday, October 15, 2021 8:43:12 AM

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Agoura Hills remove these 3 neighborhood shopping centers from their list of proposed housing sites. I enjoy living in a low key community with less density and traffic congestion. I've lived here over 20 years. These quaint shopping centers are wonderful.

Thank you for your consideration.

Judy DeSantis

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Comments](#)
Subject: Scoping meeting
Date: Thursday, October 14, 2021 5:53:29 PM

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I'm writing to request that Agoura Hills remove the three neighborhood shopping centers from your list of proposed housing sites.

The traffic on Kanan is ridiculous NOW and adding hundreds of new residents/cars will make it horrible. Our city has other places to build that are more logical.


--Lisa Schneider

[REDACTED], Agoura Hills

From: [Tal Shmargal](#)
To: [Comments](#)
Subject: Scoping meeting
Date: Thursday, October 14, 2021 10:25:47 AM

Hi I am a resident of Agoura Hills for
Over 20 years.
Please remove from your scoping agenda the 3 small shopping center.

We need the centers desperately
So please do not entertain the idea
Of removing them and DO NOT
Allow more housing there

Tal Shmargal


Sent from my iPhone

From: [Ubaldo Ojeda](#)
To: [Comments](#)
Subject: Scoping Meeting
Date: Thursday, October 14, 2021 8:47:07 AM

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Hello,

I am writing a recent resident to Agoura Hills concerning the proposed residential units at the Ralphs and Vons shopping centers at Thousand Oaks Blvd and Kanan Rd. Please reconsider the location of these 3 housing units, the proposed housing sites are already in a highly congested area. There are two elementary and 1 high school within a ¼ mile, it takes at least 3 lights to move past Thousand Oaks Blvd in the morning and afternoon, the amount of additional traffic would cause more accidents not to mention parking issues for local commerce.

Living in the San Fernando valley the past 15 years my family and I have experienced what poor placement of housing units do to traffic, parking and overall quality of life. Going to Ralphs in Northridge can take up to 1hr in store not to mention circling to locate parking, in the few months we have lived here we have experienced a dramatic shift in the amount of time it takes for grocery shopping. This is one of the reasons why we moved to Agoura Hills. Reviewing the proposed zoning map there are several areas where these 3 proposed residential units can be placed, Agoura Rd and Canwood have several vacant buildings.

I am aware this is a state mandate and the city is required to add the housing units but I am sure the location of the housing units can be modified.

Regards,

Ubaldo Ojeda

Sent from [Mail](#) for Windows

From: [Ronald Monitz](#)
To: [Comments](#)
Subject: Scoping meeting
Date: Thursday, October 14, 2021 8:17:00 AM

Kanan traffic is already overburdened and intolerable for the residents or the City.

Ronald M. Monitz
Monitz & Walker, P.C.
5743 Corsa Avenue
Suite 208
Westlake Village
CA 91362
(818) 722-3343 ext.101

Sent from my cellphone, please pardon the spelling and punctuation.

From: [Alla Poura](#)
To: [Comments](#)
Subject: Scoping meeting
Date: Thursday, October 14, 2021 10:18:43 PM

Please remove the three neighborhood shopping centers from your list of proposed housing sites. I moved to Agoura to escape the chaos, crime and traffic of the valley. There are times when traffic is quite heavy at that intersection. Our concern is if there is a major fire (such as the Wolsey Fire), you will create a bottleneck and trap residents.

Alla Poura

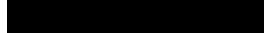
From: [Mindy Leunis](#)
To: [Comments](#)
Subject: Scoping meeting
Date: Thursday, October 14, 2021 6:27:17 PM

Please, remove the 3 neighborhood shopping centers from the list of proposed housing sites in the city of Agoura Hills. Traffic issues can not be ignored. There are already so many accidents on Kansan. What about safety issues? Listen to the members of the community! Thank you, Mindy Leunis

From: [LINDA NIEBERGALL](#)
To: [Comments](#)
Subject: Scoping meeting
Date: Thursday, October 14, 2021 3:38:21 PM

Please exclude the three shopping centers near the intersection of Kanan and Thousand Oaks Blvd for consideration as proposed housing sites. Traffic In that area is already very congested. During the Woolsey Fire, it was extremely difficult to get to safety because Kanan and the surrounding streets were jammed. I understand the need to identify proposed sites for additional housing, but these shopping centers should not be among them.

Linda Niebergall



Oak Park

From: [Elena Resendez](#)
To: [Comments](#)
Subject: Scoping Meeting
Date: Thursday, October 14, 2021 3:18:51 PM

Good Afternoon,

I have heard about the plan to add residential units to the Vons and Ralph's shopping centers and am very concerned.

My husband and I own a condo at the corner of Kanan and Thousand Oaks leaving the street now is already a hassle. Getting on the 101 in the morning is currently a 15 minute task, I cannot imagine how long it would take if we added any additional apartment communities to this specific area. It's not just traffic that is worrying what about consumption of utilities and trash?

Also why is Agoura proposing more sites than Calabassas when we are smaller in size?

Please remove locations 20, 21, and 22 from your list of proposed housing sites.

Thank you for hearing me out.

Elena

From: [Mary Wiesbrock](#)
To: [Comments](#)
Subject: Scoping Meeting, Item #2 Planning Commission hearing
Date: Saturday, October 16, 2021 5:06:12 PM
Attachments: [Scoping Changes Requested SOS.pdf](#)

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Please confirm that these comments from SOS (requesting changes in the Housing and Circulation Elements scope) have been sent to each Planning Commissioner, part of their agenda packet, and are part of the official scoping record. (attached SOS letter and 3 attachments)

These suggested changes, made at the beginning of this process, will help facilitate a quicker and smoother approval of this SEIR.

Thanks!

Mry



SANTA MONICA MOUNTAINS

October 16, 2021

RE: Scoping NOP comments

Dear Chair Mogri and Planning Commissioners:

Housing Element and Circulation Element Scope

Discuss directing staff to remove Housing Sites O (20), P (21), Q (22) from the Housing Element site map because of traffic congestion and emergency evacuation route constraints. (We know that traffic is a number one concern of residents.) Looking at Page 4 of the Agoura Hills Notice of Preparation (NOP), Table 2 lists the proposed housing sites. It shows the total Max Dwelling Unit Capacity as 2,330 units. However, only 1,590 units are required to get the 318 RHNA affordable units Agoura Hills needs, based on 20% of the total units being affordable.

Therefore, Site O, P, and Q (which total max units of 564) are not needed even if the landowners provide 20% affordable. The city has turned in 2,330 max total Dwelling Units which is 740 more units than is needed to meet RHNA. (1590 times 20%= 318.) Therefore, please discuss removing these 3 neighborhood shopping center sites from the scope of the Housing Element Map.

The Housing element scope should include this carrot: If the landowner/developer decides to allow more than 20% affordable units on locations, the city (in appreciation) will apply for financial assistance from the Governor's billion-dollar affordable housing bond. Discuss choosing the new site near the underutilized newly-widened Reyes Adobe bridge. (attached picture) That would distribute the affordable units more equitably throughout Agoura Hills and utilize uncongested roads.

Discuss directing staff for a more adequate scope and less controversial locations

- 1) to add this new vacant BP-M office site to potential housing sites
- 2) to remove O, P, and Q (20,21,22)
- 3) to conduct an inventory of all vacant and partially vacant offices as the new housing law does not prohibit looking at underutilized office/manufacturing/industrial
- 4) to continue LOS analysis in the Circulation element as traffic is our number one voter concern. Just add VMT and continue including LOS as other cities are doing. LOS should not be replaced.

Mary Wiesbrock

Mary Wiesbrock, Chair (saveopenspace.com)

attachments

southern borders.

**Table 2: Proposed Housing Sites
Existing and Proposed Land Use Designations and Dwelling Unit (DU) Capacity**

Map ID	Site Acreage	Existing Land Use Designation	Proposed Land Use Designation	Max. DU Capacity	Assessor's Identification #
A	12.4	PD (AVSP)	PD (AVSP)	309	2061-031-020
B	7.3	PD (AVSP)	PD (AVSP)	183	2061-032-021, -022
C	0.87	PD (AVSP)	PD (AVSP)	22	2061-029-005, -006
D	8.37	BP-OR	RM	209	2053-001-004
E	0.9	PD (AVSP)	PD (AVSP)	23	2061-006-056
F	1.76	RS	RM	44	2055-005-904, -903
G	6.24	PD (AVSP)	PD (AVSP)	156	2061-006-044
H	7.92	BP-OR	RM	198	2061-013-024, -025, -005, -004, -003, -002, -001, -040, -039, -036
I	1.2	PD (AVSP)	PD (AVSP)	30	2061-029-003, -004
J	1.76	PD (AVSP)	PD (AVSP)	44	2061-006-042, -048
K	10	PD (AVSP)	PD (AVSP)	250	2061-007-041, -052, -054, -051, -055, -031
L	2.58	CRS	RM	65	2061-010-017, -015, -006, -016, -008, -007
M	1.65	PD (LMSP)	PD (LMSP)	41	2061-033-015
N	3.06	POM	RM	77	2061-004-049
O	8.05	CS-MU	CS-MU	201	2053-007-030, -026, -024, -025, -027, -028
P	8.8	CS-MU	CS-MU	220	2051-006-141
Q	5.7	CS-MU	CS-MU	143	2051-005-002
R	1.53	CRS	RM	38	2061-009-076, -076, -077
S	2.2	BP-OR	RM	55	2061-029-001. 2061-028-006, -005
T	0.81	POM	RM	22	2061-004-022
			Total DUs	2,330	

Planned Development (PD); Commercial Shopping Center - Mixed-Use (CS-MU); Business Park – Office Retail (BP-OR); Business Park – Manufacturing (BP-M); Residential Single Family (RS); Planned Office Manufacturing (POM); Agoura Village Specific Plan (AVSP); Ladyface Mountain Specific Plan (LMSP); Residential Medium Density (RM)(6-15 dwelling units/acre)

For Sites A, B, C, E, G, I, J and K in Table 2, the designation would remain Planned Development (PD), corresponding to the Agoura Village Specific Plan (AVSP). The zoning would also remain PD and with a density of 20 dwelling units per acre, as identified in the current Fifth Cycle Housing Element (2013-2021). The amount of multi-family housing would increase, including adding the potential for mixed-use residential development to sites where solely commercial uses are presently allowed.

Sites O, P and Q in Table 2 would retain the current Commercial Shopping Center – Mixed-Use designation and zoning, which allows limited multi-family housing development as part of a mixed-use project. The allowed density of multi-family residential development would increase from less

Potential Site

Site 23 (new Map ID= U): Agoura Hills Business Park

Location: 30801 Agoura Road

Acres: 6.33

Zoning:

General Plan: BP-M

Current Use: Vacant

Res. Units Proposed 100-200/TBD

Afford. Units 100(50%)/TBD

Units per Acre 15 or TBD

Counted on Prior Cycle: No

Opportunities

Provisions for substantial units to meet RHNA

Severely Underutilized parcel/vacant office

Minimal enviro constraints (EIR done 1989 for this BP project)

No discussions with landowner/seller

Constraints:

Only needs GPA Housing Element Update and Zone Change

Mary Wiesbrock, Chair (saveopenspace.com)

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W IEE &
ASSOCIATES
COMMERCIAL REAL ESTATE





From: [Rachel Spalding](#)
To: [Comments](#)
Subject: Scoping Meeting/Housing Sites plan for Sacramento.
Date: Thursday, October 14, 2021 9:52:29 AM

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Dear Agoura Hills City Planners,

Since moving here only two years ago from Studio City, I have already witnessed traffic growing in the area. So I was shocked to hear about your plan to build 500 units at the already-overburdened corner of Kanan and Thousand Oaks. Are you aware that in the mornings, it can take TWENTY MINUTES to get to Kanan and Thousands Oaks from Willow Elementary School, at Laro and Kanan, only one major signal away? This is due to traffic amassing at Kanan and Thousand Oaks as people fight their way to the 101 Freeway every morning (and afternoon and evening).

Therefore, I am asking that you remove the three neighborhood shopping centers in this location from your list of proposed housing sites being submitted to Sacramento. There are many other appropriate sites to build up and down Agoura Road, for example. I cannot say strongly enough that this particular corner cannot withstand the added congestion, and it is the wrong place to add such a development.

Thank you for your time,

Rachel Spalding

Agoura Hills, CA 91301

From: [John B. Floyd](#)
To: [Comments](#)
Subject: Scoping residential
Date: Thursday, October 14, 2021 8:05:01 PM

Honorable counsel people

Your plan to put 500+residential units in the shopping centers in Agoura is absolutely insane. To let you know, there are multiple petitions being circulated to recall all of you who voted for this. The neighborhood will see that you or anyone in your family will never hold office again.

Sincerely,

John B. Floyd
Senior Partner
Floyd Skeren Manukian Langevin, LLP


From: [Amie Holmes](#)
To: [Comments](#)
Subject: Shopping center sites???
Date: Thursday, October 14, 2021 7:51:55 PM

>> My name is Amie Holmes. I'm a nurse and I live in old Agoura...I have for 12+ years. I did not know about this. The communication did not make it to me. I strongly disagree about development plans....this place will lose all its charm. My neighbors are equally outraged.

>>

>> How can I express my opinion further? Please include me in your 'news updates'. I understand some people were dismissed from the council meeting?? Why?...Because more of us agree with THEM than we do the development plans. I can assure you that myself and ALL of my neighbors feel the same about this.

>>

>> Thank you for your time.

>>

>> Amie Holmes

>

Sent from my iPhone