



# CAG MEETING #3 MINUTES

<b>Date:</b> April 20, 2021	
<b>To:</b> Denice Thomas, AICP (Community Development Director)	<b>Organization:</b> Agoura Hills
<b>From:</b> Rachel Raynor	<b>Title:</b> Associate Planner
<b>Project Name:</b> Agoura Village Specific Plan Update	<b>Project Number:</b> 1800-01-UR19
<b>Topic:</b> CAG Meeting 3 Minutes	

## **Citizen's Advisory Group Members:**

1. Mayor Pro Tem Deborah Klein Lopez
2. Councilmember Chris Anstead
3. Planning Commission Vice Chair Jeremy Wolf
4. Member Ed Corridori
5. Member Marianne Escaron
6. Member Deanna Glassberg
7. Member Irma Haldane
8. Member Gordon Larimer
9. Member Cyrena Nouzille
10. Member April Powers
11. Member Gregory Sprague
12. Member Benjamin Suber
13. Member Rik Zelman

## **Six members of the public present**

### **Staff**

1. Denice Thomas, AICP (Community Development Director)
2. Nathan Hamburger (City Manager)
3. Ramiro Adeva (Assistant City Manager)

### **Consultants**

1. Erik Justesen, RRM Design Group
2. Lance Wierschem, RRM Design Group
3. Rachel Raynor, RRM Design Group
4. Karen Warner, Karen Warner and Associates (KWA)
5. Roger Dale, The Natelson Dale Group (TNDG)

**Minutes:**

- **Assistant City Manager Adeva reviewed general safety notice for virtual meeting**
- 2. **Approval of Minutes from March 16, 2021 AVSP CAG Meeting II (Community Development Director Thomas)**
  - **Community Development Director Thomas shared minutes and how to access Zoom recording of previous March CAG meeting**
- 3. **Review “What We Heard” from Meeting II (Community Development Director Thomas)**
- 4. **Introduction (Community Development Director Thomas)**
  - a. **Objectives**
    - **Recapped from joint study session with Planning Commission and City Council of Housing Element/Residential Housing Needs Assessment (RHNA) overview**
    - **Retail/food service/hotel projections**
    - **Revisit AVSP vision**
  - b. **Planning Principles associated this discussion**
  - c. **Additional Meeting Dates:**
    - a. **May 4, 2021**
    - b. **July 6, 2021**
    - c. **October 5, 2021**
    - d. **December 7, 2021**
- 5. **Housing Element Update (Karen Warner)**
  - **Community Development Director Thomas introduced Karen Warner, Housing Element consultant**
  - **Member Corridori – assuming we have the density that would allow low or very low income, but the developer does not always sell them at that rate due to the desirability of the City’s location, will likely attract higher price; does that negate hitting the RHNA target; the City is not in a position to require a developer to sell at a certain price**
    - i. **Karen Warner, KWA – all the cities are facing this same challenge with respect to the no net loss state law; why the extra site buffer is necessary to provide for this exact situation; the City can offer density bonus incentives which are fairly extensive now and/or offer land if it is City owned; the City’s Inclusionary Ordinance will likely require a percentage to help meet lower income categories; City of Calabasas is looking at doing an affordable housing overlay over mixed-use designated sites; State Density Bonus Law is also designed to increase the percentage of income restricted units and encourage the development of affordable residential units by offering incentives to developers including affordable units in projects**

- **Mayor Pro Tem Lopez – Karen, when you presented at the Joint Study Session, you translated and explained the RHNA numbers as to what that means in terms of demographics and specific populations to be providing for (i.e., Workforce and entry level housing); the mismatch between the number of jobs in the City and the housing that would help serve those creates traffic impacts;**
  - i. **Karen Warner, KWA – Agoura Hills is an affluent community, senior populations are increasing, young families are leaving as they cannot afford; need for Workforce housing because the reality is that 95% of the people employed in 9,000 primary jobs in the City are commuting in from outside the City**
- **Member Powers – what is considered affordable? Is it Section 8 vouchers? How is affordable defined?**
  - i. **Karen Warner, KWA – affordable is generally 30% gross or less on renting or mortgage payments per month; market rents are not even affordable to market-rate households in the City; ADUs are more affordable; the City does an annual progress report each year to report the number of housing units built; Junior ADUs are another option which do not require a full kitchen which also count towards the City’s RHNA**
- **Member Nouzille – we have talked about rezoning some areas in the AVSP that currently do not allow for housing; is that something we should be considering?**
  - i. **Karen Warner, KWA – that would be my recommendation, but that is ultimately up to the CAG and Council; ultimately, we are short on housing sites; what is interesting of the timing of all of this – the Housing Element Update is due October 15, 2021; we do have a four-month grace period for adoption; will likely need to have a program in the housing element which identifies rezoning in AVSP or elsewhere**
- **Member Nouzille – can you explain the in-lieu fee; does that get off us off the hook for the lower income units?**
  - i. **Karen Warner, KWA – the fee creates funds for another developer to use on another site but still creates the need to plan for low-income units elsewhere**
- **Member Suber – what are your thoughts on identifying housing units per parcel instead of a default density (referring to planning principle 10)**
  - i. **Community Development Director Thomas – this planning principle wants us to look beyond the planning area to specific properties so opportunities for each parcel remain for housing potential/opportunities instead of creating a monopoly for one parcel in a zone**
  - ii. **Member Corridori – I think this type of monopoly happened in the Cornerstone project**
- **Member Haldane – this has more to do with allocating or creating buffer properties; suggest a mixed-use overlay over Vons’s building or Braemar buildings – are there funds that could be utilized to assist with this?**

- i. **Karen Warner, KWA** – changing the zoning can even increase the property’s value which can sometimes create the needed funding for change; bill currently that provides incentive for obsolete retail centers into housing to help City offset sales tax loss
      - ii. **Mayor Pro Tem Lopez** – use to have redevelopment funds about a decade ago
    - **Member Sprague** – in terms of interest in ADUs, have we issued building permits for ADUs?
      - i. **Community Development Director Thomas** - 10 ADU permits per year in the City; for ADUs 800 sf or less, these are permitted by-right; however, for ADUs over 800 sf requires a bit more discretion in review/approval level; one way we can offer incentives for ADU development are prototypes or packets for over-the-counter approval; **City Manager Hamburger** and I are working together with our Local Early Action Planning (LEAP) funding to hire an architect to create these prototype packets
      - ii. **Karen Warner, KWA** stated there are currently 10 ADU applications pending, 5 ADUs completed and 2 in plan check
    - **Member Corridori** – are the ADUs projected?
      - i. **Karen Warner, KWA** – ADUs are projected based on the trends of development in the City
    - **Member Corridori** – not sure how much in-lieu fee we have collected, but with these funds, we could consider subsidizing part of a unit to make it more affordable and if the unit were to be sold, it could recoup the subsidy?
      - i. **Karen Warner, KWA** – for purposes of RHNA, the units would need to be an affordable price; lot more efficient to subsidize rental units instead of ownership units
    - **Member Zelman** – has the zoning changed for a R-I single-family home to allow an ADU? Isn’t that against the zoning?
      - i. **Karen Warner, KWA** – the State has passed several laws pertaining to ADUs and JADUs and allowing them by-right on single-family designated land
- 6. **Market Assessment Overview (Roger Dale, TNDG)**
  - **Vice Chair Wolfe** – you brought up tourism, I think Agoura Hills has a lot to offer, even in terms of eco-tourism. Have you looked at the occupancy for existing hotels? This a delicate balance between making room for hotel use and new housing opportunities.
    - i. **Roger Dale, TNDG** - 80% occupancy pre-COVID for the combined area of Agoura Hills and Westlake Village; new hotels can generally be served when over 70% occupancy
  - **Member Suber** – is it feasible to analyze the market demand by zone type?
    - i. **Roger Dale, TNDG** – we can do that. That is the intent to divide up the demand amongst the different zones in the AVSP

- **Member Larimer – are the hotel occupancy percentages affected from the Woolsey Fire in 2019? Are those artificially high?**
  - i. **Roger Dale, TNDG – actually the hotel occupancy rates were higher in 2016-2018 as compared to 2019**
- **Member Corridori – our hotels have historically done very well. Hotels can be a very good use for the City. Generally, I have been supportive of them. Market demand versus City goals – if we want market demand to dictate what happens, then we do not need zoning.**
  - i. **Roger Dale, TNDG – that is why this study can be helpful for this process – we want to balance the market demand with the long-term and realistic vision; how can we get some of what we want but also provide opportunities for what developers want**
- **Member Nouzille – incentives for development or redevelopment; can you give us examples of what those incentives might look like?**
  - i. **Roger Dale, TNDG – it is different for properties that are City owned, which in this case, most of the properties are privately owned. Conversations with those landowners would be necessary to gauge interest. Marketing through International Council of Shopping Centers (ICSC) for shopping centers/retail; other industry organizations for hotels. Incentives include rezoning land to allow project types that have higher market demand thus creating an up-zoned condition and economic platform for success.**

7. Public Comments

- **No comments**

8. Review and discuss AVSP vision related to housing and land uses (Community Development Director Thomas)

- **Reviewed the CAG recommendation process prior to City Council adoption hearings and reviewed Planning Principle #1 (revisiting the vision of the AVSP)**
- **Planning Principles #2, #3, #4, #5, and #10**
- **Member Sprague – in terms of Planning Principle #4, are those two projects at Kanan too close to the point of no return / been in the City processing for a long time?**
  - i. **Community Development Director Thomas – one project is deemed complete, but the other is close – both projects have been in the process for a while**
- **Mayor Pro Term Lopez – can you explain deemed complete?**
  - i. **Community Development Director Thomas – if the applicant has provided the necessary information to comply with the checklist, that project is then vested and standards at that time are locked in; creates certainty for development community**
- **Member Corridori – you mentioned a project called Clear Vista on Canwood Street; where is that?**

- i. **Community Development Director Thomas – the project is in pre-screen going to City Council for non-binding feedback; zoned BP-OR; asking for ability to do a mixed-use development; plans should be posted on the website**
  - **Member Nouzille - per Planning Principle #10, we have learned that housing is required and desired, but when it comes to allocating per parcel or zone, are we talking about minimums or maximums? Seems like we should not be limiting housing opportunities**
    - i. **Community Development Director Thomas – Zone E, for instance identifies standalone and mixed-use units that can be located on top of other uses; as Member Corridori called out the Cornerstone property, which has requested the use of all housing units designated for Zone E leaving the other Zone E property owners without a residential allocation. Distributing residential units on a per parcel basis ensures each property owner receives their proportionate share.**
  - **Member Nouzille - does the income category have to be noted with respect to each zone in the AVSP?**
    - i. **Community Development Director Thomas – focus on the residential units and let the City’s Inclusionary Housing Ordinance allocate the required affordable or necessary income split**
  - **Member Haldane - How does the new development called the YARD affect the AVSP? Should take the vacant piece of land adjacent to them.**
    - i. **Community Development Director Thomas – does not affect in terms of residential use; however, this is private investment that is intended to create a gathering place. The CAG should consider how the mix of uses will be created to support one other by each zone and within the overall AVSP.**
  - **Member Suber – when are the walking tours?**
    - i. **Community Development Director Thomas – I am shooting for May. Will be sending a Doodle poll for CAG member availability.**
9. Next Meeting: May 4, 2021 at 6:00 p.m.