



# CAG MEETING #5 MINUTES

<b>Date:</b> June 15, 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 5 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 – absent
10. Member April Powers
11. Member Gregory Sprague
12. Member Benjamin Suber
13. Member Rik Zelman

## **Five members of the public present**

### **Staff**

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

### **Consultants**

1. Lance Wierschem, RRM Design Group
2. Rachel Raynor, RRM Design Group

**Minutes:**

1. Minutes – May 7, 2021 Walking Tour (**Community Development Director Thomas**)
  - **Community Development Director Thomas** shared minutes and how to access Zoom recording of previous March CAG meeting and purpose for minutes
2. Objective Standards Presentation (**Community Development Director Thomas**)  
**Overviewed Housing Element RHNA and task at hand to draft/craft objective design standards; meeting again on July 6<sup>th</sup> to review/discuss minimum / crucial items to include in objective standards process**
  - a. Understand what objective standards are;
    - **Community Development Director Thomas** overviewed Streamlined Ministerial Approval Process guidelines and their purpose to provide affordable housing of a variety of categories.
    - **Community Development Director Thomas** read definition of objective standard definition from PPT slides and overviewed objective standard examples.
    - **Member Ed Corridori** – Could a developer petition for a variance from an objective standard? If they meet the standard, can they sell the units without meeting the low/moderate requirement?
      - i. **Community Development Director** - no, all objective standards are permitted over the counter and would not be allowed to be deviated from. Staff would need to annually verify the income levels.
  - b. Understand why they are necessary;
    - **Community Development Director Thomas** reviewed local government responsibility and determination of consistency.
    - **Member Ed Corridori** – Assuming that 1 or 2 or 3 of the properties could not meet the standard, does that change anything?
      - i. **Community Development Director Thomas** – would need to change that or those sites out for an equivalent yield in order to meet the City's RHNA; we need to be careful that we do not entirely regulate / limit development because that could be considered a taking.
    - **Member Suber** – Are high fire hazard areas need to be considered in these standards?
      - i. **Community Development Director Thomas** – explains scenario of property in and outside the AVSP and/or high fire hazard severity zones; need objective standards to review developments projects; otherwise up to the Director.
    - **Lopez** – Could we require something like a sound wall; cannot condition but could not it be required if the sound was above a certain decibel?
      - i. **Community Development Director Thomas** – certain studies are not required/allowed over the counter but within a certain distance could require a sound wall. Likely would need to provide a buffet or menu of options to mitigate the noise.

- **Member Ed Corridori – This raises the question of cost. Would be helpful to have examples from other communities that were successful?**
    - i. **Community Development Director Thomas – HCD will review and consider cost / burden on housing and consistency with State guidelines.**
  - **Councilmember Anstead – Isn't there room / opportunity for litigation?**
    - i. **Community Development Director Thomas – we should be able to provide standards that are objective.**
- c. Understand why they are useful; and  
d. Consider draft objective standards.
- **Community Development Director Thomas stated that it is possible to modify/revise objective standards overtime; overviewed 5 concentration areas**
    - i. **Design**
    - ii. **Responsible Hillside Development (available at July 6<sup>th</sup> CAG meeting)**
    - iii. **Oak trees**
  - **Member Ed Corridori – You mentioned that we could modify a standard, but it seems like we will only know if a standard is inadequate or does not work until we are in the development process; how will we know that? do we have an internal mechanism for evaluating standards?**
    - i. **Community Development Director Thomas – you are right, we would not know that until it does not work on a particular development. We are trying to use what we have, but there is no way to guarantee that these are fool proof standards; what we are looking for right now is a good start and being nimble to adapt**
    - ii. **We would receive feedback from the development team/residents to modify standards or opportunities from the public that staff would consider.**
  - **Member Gregory Sprague – Confirming 200-feet for sensitive plant species, where did that number come from?**
    - i. **Lance Wierschem (RRM Design Group) – We took the mitigation requirements and turned them into a possible objective design standard. The 200' came from the mitigation program in the AVSP EIR.**
  - **Member Gregory Sprague – Could the senior housing development on Canwood be used as a precedent why another development would not have to be required to provide a sound wall? From sidewalk grade, how many stories? It feels like it is 4-stories.**
    - i. **Community Development Director Thomas – would need technical/scientific proof to prove.**
    - ii. **City Manager Hamburger – it is 2-stories.**
  - **Member Benjamin Suber – Would there be a buffer from a stream?**
    - i. **Community Development Director Thomas – still would be subject to Fish and Wildlife requirements; SB 35 did not remove this requirement.**

- **Vice Chair Jeremy Wolfe – Looking at making the Southern California Mountain Lions as federally listed; as well as whether what development would be restricted in the very high severity hazard zones.**
  - i. **Community Development Director Thomas – consider reducing affordable housing requirements in high severity hazard areas; not super likely to provide elsewhere in the city.**
- **Member Gordon Larimer – Sounds like it is easier to make the standards as strict as possible and expect to have to relax them over time.**
- **Member April Powers – Have we learned anything from the fires with regards to plant species? Palm trees are like match sticks!**
  - i. **Community Development Director Thomas – every project has to be reviewed through/by the Fire Department, who looks at the Fuel Management Zones; we could review the liquid amber and let you know.**
- **Member Irma Haldane – Las Virgenes Water District provides a drought tolerant plants; almost anything is in the high fire hazard area and that we are going to be limited in what we can build.**
- **Member Gregory Sprague – Are there any updates on the two projects at the corner of Kanan?**
  - i. **City Manager Hamburger – Ave project will go to Planning Commission in July and the other one is working through submittals.**
- **Member Gordon Larimer – I’ve been going through the County Fire Department review process now and it is entirely subjective; how does this intersect with that?**
  - i. **Community Development Director Thomas – SB 35 does not limit Fire code review; land use review is entirely different than health and safety**
- **Member Ed Corridori – A list of plants that are unacceptable, would that list be objective?**
  - i. **Community Development Director Thomas – that is correct**
- **Member Rik Zelman – can we limit the 3 stories to 2 stories?**
  - i. **Community Development Director Thomas – you need it for the density; might be able to get more open space on one site as well as density spread over fewer sites.**
- **Member Benjamin Suber – Is it overkill to provide one list for City and Fire?**
  - i. **Community Development Director Thomas – not overkill, sometime our arborist would look into.**
- **Councilmember Chris Anstead – Can you clarify the July 6th meeting? Is the CAG supposed to draft the objective standards? How will we move forward?**
  - i. **Community Development Director Thomas – I will provide a list of standards; feel free to send/email additional standards; will need a consensus vote to send to City Council standards approved.**
- **Member Rick Zelman – Is there a way of adopting water conscience landscape plant palette throughout the city?**
  - i. **City Manager Hamburger – definitely something we can look into**

- ii. **Community Development Director Thomas – City arborist to look at landscaping in relation to state regulations.**
- **Member Ed Corridori – Is it possible to have objective standards that vary? Ex: standards in a high fire hazard zone differ from that outside of?**
  - i. **Community Development Director Thomas – standards that vary site to site would be difficult; it is possible to have region to region; your scope is within the AVSP.**
- **Councilmember Chris Anstead – CAG meeting on July 6<sup>th</sup> close to the July 4<sup>th</sup> holiday weekend**
  - i. **Community Development Director Thomas – what is the interest of the CAG to meet again on the objective design standards? I think it is important to meet.**
- **Member Gordon Larimer – The AVSP has different zones; couldn't the standards be applied to each of the different zones?**
  - i. **Community Development Director Thomas – still would recommend against looking from site to site; zones might not exist after this AVSP update.**
  - ii. **Mayor Pro Tem Deborah Klein Lopez – We do not want a patchwork AVSP; we want it to be fluid.**
- **Councilmember Chris Anstead – CAG meeting on July 6<sup>th</sup> close to the July 4<sup>th</sup> holiday weekend.**

### 3. Public Comments

- **No comments**

### 4. Next Meeting: July 6, 2021 at 6:00 p.m.

- **Community Development Director Thomas – reviewed next steps to continue objective standards discussion and finalize draft list of interim objective standards to be reviewed and considered by the Planning Commission and City Council**