



# CAG MEETING #7 MINUTES

<b>Date:</b> August 17, 2021	
<b>To:</b> Denice Thomas, AICP (Community Development Director)	<b>Organization:</b> Agoura Hills
<b>From:</b> Lance Wierschem	<b>Title:</b> Senior Landscape Architect
<b>Project Name:</b> Agoura Village Specific Plan Update	<b>Project Number:</b> 1800-01-UR19
<b>Topic:</b> CAG Meeting 7 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

## Staff

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

## Consultants

1. Lance Wierschem, RRM Design Group

## Minutes:

1. Community Development Director Thomas provided purpose and explanation of the Objective Design Standards as it relates to the CAG, CAG’s consensus on topics, presentation to the CC and PC, and how the City will use interim ODS at this point. Community Development Director

Thomas explained the polling process in the meeting, voting, who votes, and documents provided for the meeting.

- Member Ed Corridori – Does the committee have the option of who votes or was that established before? Community Development Director Thomas – CC members can vote but not be counted, Member Gordon can vote but not be counted.
- Mayor Pro Tem Lopez – Member Wolf and I want Member Gordon’s vote to be included.
- Member Cyrena Nouzille – confirm that you want us to vote tonight rather than do a doodle poll.
- Community Development Director Thomas – Yes, the City wants to confirm these tonight to move forward. Will decide whether CAG needs to approve language or if it can go forward without.

2. Objective Standards Presentation – Poll #1

- (Community Development Director Thomas) Discuss and vote on interim standards for the AVSP to be subsequently forwarded to the Planning Commission and the City Council. Next meeting Oct. 5, 2021 at 6pm.
- 1) Interior noise levels within residential dwelling units shall be constructed to not exceed 45 Community Noise Equivalent Level (CNEL). Prior to approval of development within the AVSP, the applicant shall submit a noise study which, with the use of noise attenuation best management practices, if necessary, demonstrates this objective standard is met.
    - a. Member Gregory Sprague – If a developer is required to provide a noise study, what does this mean? If I vote no, what does that mean? Have previous projects in the City generally complied with this?
    - b. Vote in favor – 8/10 Members
  - 2) Exterior noise levels within residential and mixed use developments shall be developed not to exceed 55 CNEL. Prior to approval of development within the AVSP, the applicant shall submit a noise study which, with the use of noise attenuation best management practices if necessary, demonstrates this objective standard has been met.
    - a. Member Ed Corridori – Do we know what the noise level is at various distances from the ROW of the freeway?
    - b. Community Development Director Thomas – Yes, the General Plan has a figure that provides the information.
    - c. Member Ed Corridori – Do we know what the noise level is at various distances from the ROW of the freeway?
    - d. Lance Wierschem (RRM) – Provided reference to Noise Contour Map, N-1 and N-2
    - e. Vote in favor – 8/10 Members
  - 3) New residential and/or mixed use development projects shall provide a minimum of 15% of the net site area for public spaces.
    - a. Community Development Director Thomas – Explained the intent of public spaces and provided explanation of what public open space is and that CAG can make recommendations for the AVSP later.
    - b. Member Gregory Sprague – Is this for the entire lot or for the FAR?

- c. Community Development Director Thomas – this for the total site area.
  - d. Member Ed Corridori – Can we add the language to the standard by saying the site area for public spaces could be provided with access for the general public?
  - e. Community Development Director Thomas – If you want language included that specifies that public open space should be accessible to the public, raise your hand. (Hands raised – Sprague, Glassberg, Larimer, Suber, Nouzille, Powers, and Zelman.)
  - f. Member April Powers – Concerned that private space needed for housing would be required to be open to everyone. Concerned about safety.
  - g. Member Ed Corridori – I’m not sure a development with a private park is appropriate in the AVSP.
  - h. Community Development Director Thomas – **Revise standard to include language: New and mixed use residential shall provide 15% public open space accessible to the general public.**
  - i. **Vote in favor – 7/10 Members**
- 4) Residential and/or mixed use development projects abutting Medea, Lindero, and Chesebro Creeks shall dedicate and construct the segment of the recreational greenbelt and trail that traverses their property and shall provide connections for adjacent property owners to construct their segments.
- a. Member Cyrena Nouzille – Last time we discussed something written about Chesebro Canyon on a map? Would like this included in the standard.
  - b. Member Ben Suber – There is an area called Chesebro Canyon.
  - c. Community Development Director Thomas – We will verify if Chesebro Creek or Chesebro Canyon Creek are the same or different and how to call this out.
  - d. **Vote in favor – 9/10 Members**
  - e. **Note to Staff: I checked the AVSP document and the General Plan for consistency on creek names. Figure 2-1 in the AVSP calls out Chesebro Canyon, however I believe this should be labeled Chesebro Creek. Per Figure LU-1 in the GP, the creeks are labeled Lindero Canyon Creek, Medea Creek, and Chesebro Creek. We will need to verify and label consistently.**
- 5) At the time of application submission, the applicant shall submit a traffic impact analysis that demonstrates additional traffic generated by the proposed development does not cause a reduction in the level of service on the roadway or at intersections within the AVSP.
- a. Community Development Director Thomas – explained standard and that a developer would be required to provide a traffic impact analysis.
  - b. Member Gregory Sprague – What is existing level of service for streets in AVSP?
  - c. Lance Wierschem (RRM) – Referenced GP Figure M-4 for Level of Service for Agoura Rd. and Kanan Rd.
  - d. **Vote in favor – 9/10 Members**
- 6) Residential and/or mixed use development building coverage shall not exceed 60 percent.
- a. Community Development Director Thomas – provided explanation.
  - b. Member Gregory Sprague – is the senior housing across the freeway 60 percent?

- c. Member Rick Zelman – wouldn't commercial establishments have different requirements? How is that coming to play?
  - d. Community Development Director Thomas – Explained what is included in the 60% building coverage.
  - e. Member Cyrena Nouzille – Is subterranean parking included?
  - f. **Vote in favor – 9/10 Members**
- 7) Residential and/or mixed use building area for individual buildings shall not exceed 30,000 square feet of gross floor area.
- a. Community Development Director Thomas – explain history of standard.
  - b. Member Ed Corridori – This was Measure 8 which was passed by a vote not by City Council, but it only applied to retail buildings. Council was trying to anticipate what the public wanted.
  - c. **Vote in favor – 8/10 Members**
- 8.18) Residential and/or Mixed Use developments shall comply with the landscape provisions set forth in the City of Agoura Hills Municipal Code, as amended.
- a. Member Cyrena Nouzille and Member Gregory Sprague had questions regarding who is required to follow ordinance and what those requirements are.
  - b. **Vote in favor – 9/10 Members**

#### Poll #1 Results

- Community Development Director Thomas – all responses showed approval of the standards with few modifications for consideration.
- Mayor Pro Tem Lopez – Did not like seeing the polling during the asked to discontinue using technology.
- Members agreed to move forward with counting raised hands as votes in favor/against standards. These votes are reflected above.

#### 3. Objective Standards Presentation – Poll #2

- 8) Residential and/or mixed use building height shall not exceed three stories or 45 feet, as measured from the natural grade to the highest point of the parapet or peak of roof, whichever is greater.
- a. Community Development Director Thomas – explain standard, natural grade, and finished grade.
  - b. Member Cyrena Nouzille – No issues with this standard. I have issue with 45' height. Buildings should step down with natural grade.
  - c. Community Development Director Thomas – **We can look at providing two standard for each use – Will use standard from AVSP:**
    - i. **The maximum height of all buildings shall be two (2) stories, or 35 feet, unless at least one floor is dedicated to residential use over a commercial use or the building is a hotel; then, the maximum building height shall be 45' or three (3) stories.**
  - d. Member Cyrena Nouzille – Ensure setbacks for 3rd floor

- e. Member Ed Corridori – Suggest we add language that says measured from the natural grade unless the finish grade is lower, or whichever is lower.
  - f. Community Development Director Thomas – **Take raised hand to remove standard language for natural vs. finish grade and discuss at later date.**
  - g. **Vote to remove – 7/10 Members**
- 9) Residential and/or mixed use development shall comply with the setbacks adopted in the AVSP.
- a. Community Development Director Thomas – explain standard.
  - b. **Vote in favor – 8/10 Members**
- 10) Residential and/or mixed use development shall comply with the City of Agoura Hills Grading and Hillside Ordinances, as amended.
- a. **Vote in favor – 9/10 Members**
- 11) Residential and/or mixed use development shall provide a buffer at least 50 feet from the edge of riparian vegetation on either side of Medea, Lindero, and Chesebro Creeks.
- a. Member Ed Corridori – Does this include retaining walls and rip rap, it could in effect encroach on the creek. Is this a public works standard? I would vote for this standard but I don't know if it would provide enough.
  - b. Community Development Director Thomas – We will have public works weigh in and provide response.
  - c. Ramiro Adeva (Assistant City Manager) – The intent is that a developer would not touch the 50' buffer.
  - d. Member Cyrena Nouzille – Need a way to include disturbed and undisturbed areas of creeks/riparian areas.
  - e. Community Development Director Thomas – We can say no improvements at all can be put in these areas.
  - f. Member Ed Coridori – The problem here is that the word buffer is not objective.
  - g. Community Development Director Thomas – **Would you prefer to have a detailed discussion about the buffer and what is acceptable in the riparian area, and provide those recommendations to the PC at a later date?**
  - h. **Vote in favor – 6/10 Members**
- 12) Solid barrier fencing shall be prohibited around open space adjacent to the riparian areas. Fencing shall be “ranch-style” or a comparable style with at least one-foot of clearance above the ground to permit wildlife movement.
- a. Community Development Director Thomas – This language makes this objective vs. what was subjective
  - b. **Vote in favor – 9/10 Members**
- 13) Residential and/or mixed use development shall comply with the City of Agoura Hills Oak Tree Preservation provisions contained in the City of Agoura Hills Municipal Code, as amended.
- c. **Vote in favor – 8/10 Members**

- 14) Highly flammable species of plant material is prohibited for use within proposed landscape palettes as published and amended by the County of Los Angeles Department of Public Works Environmental Programs Division.
- Community Development Director Thomas – LA County provides species list
  - Member Cyrena Nouzille – is this list in conflict with California natives?
  - Community Development Director Thomas – no, the requirement would be to use native plants
  - Vote in favor – 8/10 Members
- 15) Building façade on the front elevation longer than 50 feet, shall incorporate an offset for each 50 feet of building wall length. The offset(s) shall be a minimum of 18 inches deep and 20 feet long and extend the full height of the building.
- Member Gregory Sprague – I think 18” is not deep enough for variation. 3-4’ at least.
  - Member Cyrena Nouzille – I agree.
  - Community Development Director Thomas – Do you want 4’ setback? Would like an architect to show graphics with different setbacks?
  - Member Ben Suber – can a graphic be included in the standard?
  - Member Ed Corridori – Could we keep this standard for now and review it down the road?
  - Member Cyrena Nouzille – The intent is to address the massing of the building, but we also need to discuss the setback.
  - Lance Wierschem (RRM) – Responded with the subjective standard language in the AVSP - Portions of the second and third story shall be recessed from the front façade.
  - Community Development Director Thomas – Do you want to go ahead and use the standard as it is written, but min. of what amount?
  - Member Rick Zelman – Could color be used to help distinguish between the planes?
  - Community Development Director Thomas – Will add color and material changes standard, for now we can revise this standard to state:
    - Building façade on the front elevation longer than 50 feet, shall incorporate an offset for each 50 feet of building wall length. The offset(s) shall be a minimum of 4’ deep and 20 feet long and extend the full height of the building.
    - Vote in favor – 9/10 Members
  - Member Cyrena Nouzille - Horizontal shifts shall be equivalent to the plate height of the preceding floor.
  - Member Ed Corridori and Member Irma Haldane – Discuss if this is street facing facades for residential over commercial.
  - Community Development Director Thomas – City will provide additional standard for horizontal articulation for buildings 45’ or 3 stories in height, for setbacks between the second and 3rd floor.
  - Vote in favor – 9/10 Members
- 16) Residential Mixed Use developments shall have a ground floor taller than the floors above with a minimum plate height of 12 feet.
- Vote in favor – 8/10 Members

- 17) Residential and/or Mixed use developments shall comply with the Parking Standards set forth in the City of Agoura Hills Municipal Code, as amended.
- a. Member Cyrena Nouzille – What about shared parking or shared uses?
  - b. **Vote in favor – 9/10 Members**

**Public Comments**

- None

**Next Meeting: October 5, 2021 at 6:00 p.m.**