



CAG MEETING #8 MINUTES

Date: October 5, 2021	
To: Denice Thomas, AICP (Community Development Director)	Organization: Agoura Hills
From: Lance Wierschem	Title: Senior Landscape Architect
Project Name: Agoura Village Specific Plan Update	Project Number: 1800-01-UR19
Topic: CAG Meeting 8 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
2. Erik Justesen, RRM Design Group

Minutes:

Presentation by RRM Design Group

1. RRM Design Group presented the Draft Land Use Allocation Summary.
 - Mayor Pro Tem Lopez – Can you provide explanation for others what the overlay means?
 - Community Development Director Thomas provided clarification of base zone and by-right with the overlay at providing the du/acre presented in the housing element.

Questions and Comments

1. Member Ed Corridori – Do any of the project examples have affordable housing? Is it a private or public project?
 - Erik Justesen (RRM) confirmed the project is an affordable project and explained the differences.
2. Member Cyrena Nouzille – Supports the presentation graphics showing that all the parcels provide residential. Concerned about 4-story buildings. Does it block views from the freeway? The site is lower than the freeway so that could help. Voiced concern that Agoura will look like the valley. What does everyone else feel about 4 stories near the highway.? How do we build it into the plan to provide 2 and 3 stories as well as the 4 stories?
 - Erik Justesen (RRM) discussed the elevation at the freeway and offered that we can look at height and massing in additional graphics and visualizations and get CAG input at that time.
3. Member Gregory Sprague – Also concerned about the freeway height. The wagon wheel project in Oxnard is 4 stories and looks large. 4 stories is not Agoura. Hotels are counter to the village strategy and character of Agoura. I'd like to see one hotel at the most. With 4 story buildings, where would the parking go? Is it subterranean or podium? Everything looks like the roads are narrow, would these roads need to be wider for these?
 - Erik Justesen (RRM) graphics will help, parking will likely be podium or maybe surface. We haven't modeled traffic, but reducing commercial will significantly reduce vehicle trips.
4. Member Benjamin Suber – Will there be a map? Will there be a 3D analysis of this AVSP?
 - Erik Justesen (RRM) graphics will help visualize this.
5. Member Ed Corridori – Same concerns as Members Greg and Cyrena. The setbacks for the buildings along Roadside Drive will determine how that looks from the freeway. Whether our roof line is consistent at 4 stories will make a big difference from elevation from one part of the project to another.
 - Erik Justesen (RRM) graphics will help visualize this.
6. Member Irma Haldane – question about the affordable housing required and how much the City needs to provide for RNHA.
 - Community Development Director Thomas – yes, this is included
 - Erik Justesen (RRM) discussed other AVSP sites not on the HE inventory

7. Mayor Pro Tem Lopez – concerned the 4 story is not something the CAG recommended. Confused why this is lumped in to the “what we heard” discussion. Requested confirmation that the CAG did not recommend 4-story buildings in the AVSP.
 - Erik Justesen (RRM) – We did not hear it from you, just wanted to show this as an option to consider.
8. Member Cyrena Nouzille – To Debbie’s point, our concern with 4 story, as soon as you say it can be 4-story, everything will become 4 story. We don’t want to get projects that are all 4 story and then the City and community reject these projects. Also, not heard what happens with the Zone F site.
 - Erik Justesen (RRM) – Zone F is being re-allocated to open space.
 - City Manager Nathan Hamburger – Confirmed Zone F is being re-allocated to Open Space.
9. Member Cyrena Nouzille – When you do the models, can you use boxes that are generic without styles? People viewing documents get caught up on the style.
10. Member Rik Zelman– Aren’t there height and story restrictions already in the AVSP?
 - Erik Justesen (RRM) – correct, there is 45’ height limit. The 4 stories does not comply with the current standards.
11. Member Gregory Sprague – Doesn’t the value of the property owner’s land go way up when changing zoning to residential? I have a hard time allowing 4 stories and feeling bad about the project. They can build to 3 stories and provide enough open space. Does any of this impact the owners of A and P?
 - Erik Justesen (RRM) – In state law there is a no net loss of housing. We’ve made these adjustments based on that, where each area gets the same residential allocation as the 2008 Specific Plan.
12. Planning Commission Vice Chair Jeremy Wolf– Appreciate reducing the commercial in the AVSP. With changes in retail shopping, and with COVID, I don’t see a change in needing future commercial space.
13. Member Ed Corridori – Is there a way to require ODS that apply for just 4-story buildings? Could they go hand in hand with the potential negative effects of large buildings.
 - Erik Justesen (RRM) – Need to create real objectivity with the standards that provide plain, easy to follow standards that provide creative solutions.
14. Erik Justesen (RRM) – In conclusion, heard loud and clear about the concern for the 4 story buildings. Next we will look at the land use plan to show massing. May just show South of Agoura Road at the next meeting to show view corridors, setbacks, step backs etc.

Public Comments

- Brad Rosenheim – All of this work effort is to update the plan and show the housing element. When you do these modeling scenarios, will you be showing the ODS? Also including all the setbacks, open space, 30,000 sq. ft. size requirements and seeing if they really work?

- Erik Justesen (RRM) we will use the interim standards to start with. We can provide comments on the ODS to see if they are achievable and check that our housing densities and quantities can be achievable. We can determine how we will view this with the City.

Next Meeting: October 19, 2021 at 6:00 p.m.

- Community Development Director Thomas – I will bring the interim standards to review with CAG at beginning of the meeting with any changes. RRM will present for the remainder of the meeting.