



CAG MEETING #9 MINUTES

Date: November 16, 2021	
To: Denice Thomas, AICP (Community Development Director)	Organization: City of Agoura Hills
From: Rachel Raynor, AICP	Title: Associate Planner
Project Name: Agoura Village Specific Plan Update	Project Number: 1800-01-UR19
Topic: CAG Meeting 9 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 – absent
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 – absent

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. Rachel Raynor, AICP, RRM Design Group

Staff

Four (4) members of the public

Minutes:

Presentation by RRM Design Group – Land Use Allocation (Zones G & K)

RRM Design Group presented the Draft Land Use Allocation Summary and site plan / feasibility analysis for Zones G & K

Questions and Comments on RRM Design Group presentation

1. Member Sprauge: Question about reducing land use intensity on the What We've Heard Slide. I thought we just stipulated reducing the building height.
 - Erik Justesen Response: We will look into this to confirm.
2. Member Powers: Does this plan restrict / limit housing to certain areas?
 - Community Development Director Thomas Response: Within the AVSP, we have dispersed the units so housing is not just concentrated where the residential uses were previously denoted by stars.
- Member Nouzille: Question about the riparian setback and whether the 50' setback would be a minimum.
 - Community Development Director Thomas Response: The original AVSP already includes this language. A future environmental impact report would evaluate this further as well as a discretionary review process would likely condition the project if a larger setback was required.
- Member Nouzille: Is there a mechanism that alleviates the developer from providing 20 – 25 du/ac?
 - Community Development Director Thomas Response: We would have to find those lost units in the buffer of units assumed in the Housing Element sites inventory.
- Member Nouzille: Is a hotel considered / categorized as residential units? Are they allowed to provide extended stay?
 - Community Development Director Thomas Response: Our definition of hotels includes a temporary use; however, with the pandemic, we have had medical personnel within the extended stay category, which includes stays beyond 30 days.
 - City Manager Hamburger Response: The extended stay hotels in the City typically have a limited number of rooms dedicated to extended stay (beyond 30 days).
- Member Corridori: The LA County area along the creek has no designation at all; does that preclude us from designating it as something else?
 - City Manager Hamburger Response: As the City, we have the ability to zone the underlying land, while the County use would remain in perpetuity.
 - Community Development Director Thomas Response: We would need to check on the specifics of the agreement between the City and County. More than likely, the zoning designation would need to allow for the existing use to allow the continued operation of the County use.
- Member Corridori: Where are we in this diagram?
 - Erik Justesen Response: clarified the roadways orientation for theater site.

- Member Wolf: There is an underpass that connects to the Trader Joes center. We should look at connecting under the freeway by utilizing existing pathways might be helpful.
 - Erik Justesen Response: so noted. Will include in the SP.
- Member Suber: Agree with the comments from Member Wolf. Have there been visual simulations or views from across the freeway in the existing AVSP? My concern would be what impact would a 4-story hotel have from across the freeway that exceeds 45-feet. Would that impact mountain views?
 - Erik Justesen Response: We will confirm if the 2008 AVSP analyzed this. In general, this site is lower than the freeway and why we felt the 4-story hotel could be feasible as it would sit below the freeway. The views to the mountains would not be impacted. For reference, currently, the Whizin's center is approximately 35-foot tall structure.
- Member Sprague: When they finish the construction of Roadside Drive, will it be two lanes each way? In terms of Roger Dale's report, how recent is his data? The two sites near the LA Fitness have been sitting empty the last two years. The 4-story hotel just seems a bit too tall.
 - Erik Justesen Response: It would be a business class hotel, not a resort-style hotel.
 - City Manager Hamburger Response:
- Member Haldane: What is the construction currently undergoing at the underpass location and why are pedestrian pathways not considered at this time?
 - City Manager Hamburger Response: Not the City's money, and the funds are toll monies. The improvements are limited to vehicle lane configuration and upgrades.
- Member Nouzille: With the 4-story hotel, it does not look like the parking would fit on-site. Would the demand still be met with 3 stories?
 - Erik Justesen Response: More than likely, the ground floor would encompass a restaurant, administrative, conference rooms, and other non-overnight accommodation rooms so likely the upper stories would be dedicated for the overnight lodging accommodations. The hotel could still meet the demand with 3 stories; however, we would like to keep the flexibility for a developer to build at 3 or 4 stories.
- Member Corridori: A 4 story hotel could allow for a smaller building footprint.
 - Erik Justesen Response: We are taking notes and capturing this feedback and will certainly review the hotel and its good neighbor considerations as related to the proposed residential uses.
- Mayor Pro Tem Lopez: The Whizin's site is one of the more successful sites in the City and I would prefer to not fix what is not broken. I believe Whizin's was supposed to be a 'gathering place'. My vision would be making it a European square that removed the parking in the center, provide a parking structure and have residential above and around the site. It is a destination that I would like to capitalize on, as well as capitalizing on views to Ladyface Mountain.
- Member Suber: Would like to capitalize on the views as well. The linear park has a lot of potential for pedestrians to avoid playing leap frog across Agoura Road.
- Member Sprague: Agree with Mayor Pro Tem Lopez. The Whizin site is not sunk at the commercial facing the freeway and it is loud in this area from the freeway vehicle noise. Parking is going to be key and when concerts are hosted, parking is an issue. Removing parking might worsen the issue. Maybe hotel goes on batting cages site. Apartments could be located in the Do it Center, on the eastern side of the Whizin's Center.

- Member Glassberg: I have seen the plans for the Whizin's Center before the market went down. We should be looking at existing buildings with vacancies; perhaps place residential uses into these spaces.
- Mayor Pro Tem Lopez: Next Door does not always have accurate information.
- Member Nouzille: It is my understanding that Bill Tucker owns the Do It Center. There is also a historic designation that might apply to the Do It Center.
- Member Wolf: It is important to note that the Whizin's Center also recently went under renovations.
- Member Sprague: Does the landowner of the Whizin's Center want to sell / redevelop? The Canyon Club is an iconic place in our City.
 - City Manager Hamburger Response: There have been previous concepts in the future with smaller pop-up spaces and play areas, which was not supported.
 - Erik Justesen: Thank you for the comments. This is why you have a CAG to take in the comments provided and how we can still tackle the Housing Element allocation.
- Member Suber: How does historic designations play into this?
 - Community Development Director Thomas Response: We do not have a local historic register. The City does review buildings over 50 years old and a historic assessment would be provided in these situations.
- Member Corridor: I agree with Mayor Pro Tem Lopez's comments. I do not know how historic the Whizin's site is. The bell tower used to have operational bells. When I spoke with Bill Tucker when he redeveloped the property, it did not seem possible to restore the bells, which would certainly add to the vision described by Mayor Pro Tem Lopez's comment above.
- Member Sprague: Do you ever see where a zoning code is written that requires one parking space per bedroom? Is parking one of the physical limitations or are these projects able to provide surplus parking?
 - Erik Justesen Response: The City of SLO stipulates a .75 parking space to each bedroom. I would recommend working with Denice and her team to finalize these.
 - Community Development Director Thomas Response: The existing AVSP allows for flexibility to provide a project-specific study to ask for parking relief, which is in the existing AVSP Chapter 9. A lot of developments have been utilizing the project-specific parking analysis option, particularly as it relates to relief on accommodating outdoor eating / seating areas. I would recommend allowing for parking flexibility and reduction.
- Member Haldane: Thank you Denice as she just answered my question. With the pandemic, lot of people are working from home, which is influencing empty parking lots.
- Member Larimer: Do the parking standards speak to electric vehicle requirements?
 - Community Development Director Thomas Response: Would need to confirm electrical grid to supply / locate electrical charging stations. The City's Climate Action and Adaptation Plan (CAP) will be analyzing.
 - Rachel Raynor Response: The California Building Code will also regulate electrical vehicle requirements for residential uses.
- Mayor Pro Tem Lopez: Re-iterate the electrical vehicle requirements per the State Guidelines and the CAP.

Presentation by Denice Thomas, Community Development Director

Community Development Director Thomas presented Objective Design and Development Standards and inquired about questions from the CAG.

Questions and Comments on ODS presentation

- I. Member Corridori: The objective standards given to us have been determined of their objectivity by who?
 - Community Development Director Thomas Response: I determined their objectivity. There are about five standards that are somewhat subjective.
- Member Suber: I have concern about standard Q related to requiring an applicant to provide bus stops in coordination with the transit authority. Is there intent to re-route the existing bus route along Agoura Road?
 - Community Development Director Thomas Response: That language is exactly from the AVSP. Not a lot of development has been approved since 2008 so not a lot of developments have had to adhere to this standard.
 - Erik Justesen Response: The idea was to have better connectivity.
 - Assistant City Manager Adeva: in 20018, there was potential discussions for the LA County Yard to become a transit authority.
- Member Sprague: Will we have a chance to review the AVSP updated document?
 - Community Development Director Thomas Response: When the document is made available, please review and provide comments on the document and share with me and / or the Planning Commission.

Public Comments

- No comments from the public

Next Meeting: December 7, 2021, at 6:00 p.m.

- Site Plan Revisions and 3D modeling
 - Revisions to the Whizin's site feasibility study
 - Consider a 3 story hotel
 - Consider development standards with regards to parking, ground floor commercial and refine and bring it back to the CAG when we refine the other areas
 - Look at remaining zones