

**MINUTES**  
**SPECIAL MEETING – COMMUNITY MEETING**  
**AGOURA HILLS CITY COUNCIL AND**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, CA 91301**  
**December 13, 2006 at 6:00 p.m.**

The meeting was called to order at 7:09 p.m.

The flag salute was led by Councilmember Schwarz.

Present Were:                    City Council  
Mayor Dan Kuperberg, Mayor Pro Tem John Edelston,  
Councilmember William Koehler, Councilmember Harry Schwarz,  
and Councilmember Denis Weber.

Planning Commission  
Chair Phil Ramuno, Vice Chair Steve Rishoff,  
Commissioner Illece Buckley Weber, Commissioner John O’Meara,  
and Commissioner Curtis Zacuto.

Also Present Were:            City Manager Greg Ramirez, City Attorney Craig Steele, Director of  
Planning and Community Development Mike Kamino, Senior Planner  
Allison Cook, Consultants Laura Stetson, Lisa Brownfield and Priya  
Mehendale from EDAW, and Consultant Stan Hoffman from Stanley E.  
Hoffman and Associates.

**APPROVAL OF AGENDA**

On a motion by Councilmember Koehler, second by Councilmember Schwarz, the Agenda was approved without objection.

**ORAL COMMUNICATIONS**

There were no oral communications.

**GENERAL PLAN COMMUNITY MEETING**

A.     Introductions and Overview

Director of Planning and Community Development Mike Kamino introduced the members and consultants at the dais and provided an overview of the community meeting and introductory comments on the General Plan.

Consultant Lisa Brownfield of EDAW provided a PowerPoint presentation and spoke on the following topics: Workshop Participants, What is a General Plan?, Long-Range Emphasis, General Plan Elements (9 Chapters), Why Update the

General Plan, General Plan Update Process and Next Phase, Agoura Hills: Historical Setting, Purpose of Meeting, State of Agoura Hills (Technical Reports Summaries), Purpose of Resident Survey, Methodology of Survey, Factors for Living in Agoura Hills, Residents Want to Stay the Same, Residents Want to Change, Survey Conclusions.

Consultant Stan Hoffman of Stanley R. Hoffman Associates provided a PowerPoint presentation and spoke on the following topics: Current Market Trends, Market Study: Key Findings (Retail), Location of Major Retail Centers, Market Area Population, Estimated Retail Square Feet in Market Area: 2006, Retail Vacancy Rates – Market Area vs. Agoura Hills: 2006, Projects Under Construction and In Review, Agoura Hills Total Taxable Retail Sales: 1994-2004, Comparative Per Capita Taxable Retail Sales: 2004, Major Retail Categories, Market Study: Key Findings (Office), Commercial Building Activity: 1995-2005, Jobs Per Household Trends: 2000-2005, Market Study: Key Findings (Hotel), Number of Hotel Rooms in Market Area: 2006, Market Study: Key Findings (Residential), New Residential Building Activity: 1995-2005, Comparative Median Single Family Housing Prices: 2006, and Comparative Median Condominium Housing Prices: 2006.

Consultant Lisa Brownfield of EDAW provided a PowerPoint presentation and spoke on the following topics: Stakeholder Interviews; Who/When/Where; Responses: Land Use, Circulation, Open Space; Responses: Community Design; Land Use Analysis; Existing Land Use Distribution – 2006; Residential Land Use; Non-Residential Land Use; Existing Vacant Lands; and Summary.

Consultant Laura Stetson of EDAW provided a PowerPoint presentation and spoke on the following topics: Areas of Focus: Greater Common Opinions; and Areas of Focus: Lesser Common Opinions.

**At 7:02 p.m., Mayor Kuperberg recessed the Special Meeting of the City Council and Planning Commission, to call to order the Regular City Council Meeting, and reconvened the Special Meeting at 7:03 p.m.**

Consultant Laura Stetson of EDAW continued her PowerPoint presentation and spoke on the following topics: Areas of Focus: Study Areas (Areas: 1a-Golf Course; 1b and 1c-Retail; 2a-Office/Business Park; 3-Mix of Uses; 4-Agoura Village; 5a-Retail; 5b-Retail; 6a and 6b-Retail; 6c-Residential; 7-Residential; 8-Mix of commercial, R&D, open space, residential; 9-mix of retail, R&D, vacant; 10-Office, retail, vacant),

Consultant Lisa Brownfield of EDAW continued her PowerPoint presentation and spoke on the following topics: Information Needs and Next Steps.

- B. City Council and Planning Commission Discussion and Feedback on the General Plan Update

Following a question and answer period, the City Council and Planning Commission provided feedback to staff (please refer to Attachment A, as provided by the consultants).

C. Public Testimony

The following persons submitted written comments:

Mary Altmann, Agoura  
Nelda Cotte, Agoura Hills  
Herb Eckerling, Agoura Hills  
Marianne Escaron, Agoura Hills  
Alyse Lazar, Thousand Oaks  
Peter Lewis, Agoura Hills

The following persons spoke:

Jess Thomas, (in favor) Agoura Hills, representing Old Agoura HOA  
Robyn Britton, Agoura Hills  
Sandra Pope, representing the Las Virgenes Educators Association  
K. McMenamain-Torres, Agoura Hills, representing two storage facilities  
Alyse Lazar, Thousand Oaks, representing several local residents (submitted a petition of 184 signatures)  
Cyrena Nouzille, Agoura Hills, representing Old Agoura HOA (submitted Old Agoura Overlay draft language for code revision for Old Agoura Overlay)

**The City Council/Planning Commission recessed at 8:02 p.m. and reconvened at 8:14 p.m.**

Dr. Meril Platzer, Agoura Hills  
Mary Ann Rush, (in favor) Agoura Hills (submitted information from Colorado)  
Jodi Regan, Agoura Hills  
Michael Adler, Agoura Hills  
(Former Mayor) Joan Yacovone, Agoura Hills  
Herb Eckerling, (in favor) Agoura Hills  
(Former Mayor) Ed Corridori, Agoura Hills  
Jennifer Lebowitz, Agoura Hills  
Mary Altmann, Agoura  
Colleen Holmes, Agoura  
Kirk Allegro, Agoura Hills  
Marianne Escaron, Agoura Hills

D. City Council and Planning Commission Final Comments

The City Council and Planning Commission provided their final comments (please refer to Attachment A, as provided by the consultants).

E. Community Meeting Wrap-up

No wrap-up occurred (please refer to Attachment A, as provided by the consultants).

**ADJOURNMENT**

At 9:17 p.m., the City Council unanimously consented to adjourn the special City Council and Planning Commission Meeting to 7:00 p.m., Wednesday, December 13, 2006, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center with a Closed Session at 6:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills.

At 9:17 p.m., the Planning Commission unanimously consented to adjourn the Special City Council and Planning Commission Meeting to 6:30 p.m., Thursday, January 4, 2007, for a Regular Meeting of the Planning Commission in the Council Chambers of the Civic Center located at 30001 Ladyface Court, Agoura Hills.

Kimberly M. Rodrigues, CMC  
City Clerk/Recording Secretary