

ATTACHMENT G

Correspondence

CITY OF AGOURA HILLS

08 AUG 22 PM 1:15

CITY CLERK

Mike Kamuro
Director of Planning and Community Development
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Dear Sir :

I am a 46-year resident of Old Agoura. In that time, there has been steady building in Old Agoura of individual homes and neighboring tracts and businesses. There is no denying Old Agoura has a unique rural character and we would like to maintain that. We would also like to protect our right to have horses or other animals on our properties that wouldn't be allowed in the urban parts of the city.

It has come to our attention through a neighbor that the City of Agoura Hills is in the process of determining if Old Agoura and other areas within the city should establish new requirements for front and side yard setbacks, building height, lot coverage and new design requirements (i.e. window placement, building height, homogeneous earth tone exterior colors.) Old Agoura is unique in allowing some individuality while these new ordinances seem to promote the uniformity of "cookie cutter" tracts. These new ordinances are far more restrictive of how a property is developed than the present ordinances which are based on the Uniform Building Code.

In fact, some recent additions to residences in the neighborhood would not have been permitted under the new ordinances.

The front yard setback should remain 25 feet. No one wants to water an extra five feet of lawn in a drought. Also there is a 35-foot minimum from a corral or barn to the back of a house or the kitchen (Health Code). The side yard setback should remain 12 feet and is for the Fire Department. The building height should remain 35 feet. As to the exterior design elements, if someone wants to paint their house pink, that's alright with me. And definitely no stony poles. Someone should know what they are doing before they start.

Any Equestrian Overlay District or K District for Old Agoura should a minimum lot size to $\frac{1}{2}$ acre or more if the slope exceeds a certain angle. Either the Slope Ordinance or the Equestrian Overlay District should also address lot size so a flat pad could be cut for a corral if a horse / large animal is being kept on a hillside property. It should also be noted that some parcels / plots are either too steep or too small for horses / large animals. Some homeowners would rather have a pool and tennis / ball courts. They should not be limited in the use of their property other than the Uniform Building Code and the present Slope Ordinance. I would like more information about the requirements for the Equestrian Overlay District and how it may

be applied to parcels/lots which cannot have horses.

A fair number of residents including myself feel this is being rammed down our throats. Thank you for your consideration in this matter.

Sincerely,

Pat Thille

Miss Patricia Thille
28426 W. Foothill Dr.
Agoura Hills, CA 91301

TO: MIKE KAMINO

FROM: ILLECE BUCKLEY WEBER

DATE: AUGUST 6, 2008

RE: RESIDENTIAL NEIGHBORHOOD COMPATIBILITY ORDINANCE

On June 4, 2008, I attended the workshop regarding the proposed residential neighborhood compatibility ordinance. The following are my notes and observations from the workshop. Since I will not be able to attend the August 21, 2008 Planning Commission meeting, I would like to request that you include this memo in the staff packet.

First, let me point out that some participants of the workshop wanted little to no regulations and/or guidelines. They feel strongly that they should be able to build what they want on their property and that the permit process is too burdensome. However, there was a consensus that people did not want Old Agoura to become "Calabasas" and they cherish the rural feeling of Old Agoura.

Second, although a couple of people don't want to be required to include a horse keeping area, there was a consensus that horse keeping gives Old Agoura its identity and they want it preserved.

Third, the workshop demonstrated that the age old problem still exists. People want the ability to build what they want on their property but when it comes to their neighbor building whatever s/he wants on his/her property, they want regulations and guidelines.

Some of the specific comments were as follows:

I. Notices.

Want expanded notice of hearing requirements.

Want notice of application sign to be posted early in the review process.

II. Story Poles.

Want the story poles/materials to be recycled.

Want limitations on the amount of time that the story poles would be present.

Want story poles to only be required when the % of the remodel reaches a certain threshold.

Some members of workshop voiced concern about the cost of the story poles.

III. Floor Area Ratio.

Remodels should be treated differently than new homes.
The definition of remodel should be stricter.
Most members want fewer rules when it is a remodel.
Guidelines should be the same for everyone.
FAR guidelines should only include the house.
Two car garages should be exempt from FAR but not three + car garages.
The "process," particularly with regards to remodels, is too cumbersome.

IV. Horse keeping.

Horse keeping standards should be in the Code.
1,500 square feet should be the minimum set aside for horse keeping.
Access and usability conditions should be included.
30% slope properties should be exempt from horse keeping.

To summarize, 1) nobody wants *their* neighbor to build a large looming home, 2) they want to preserve oak trees and the rural nature of Old Agoura, and, 3) they want horse keeping requirements maintained.

**Attention: Director of Planning
Mr. Michael Kamino**

**c/o Agoura Hills City Hall
30001 Ladyface Court
Agoura Hills, California 91301**

**Re: Proposed Upcoming Ordinance Old Agoura Equestrian Overlay and Compatibility
Ordinance for the City of Agoura Hills**

City of Agoura Hills Mission Statement:

Agoura Hills is a unique suburban community exemplified by a commitment to the preservation of its history, a high quality of life, a vibrant business community, and environmental sensitivity.

We are a city steeped in a rich historical past through which we have emerged as a vital, prosperous community committed to excellence, innovation, and sound fiscal policies. Our neighborhoods are safe, healthy, and as unique as the individuals who inhabit them.

We believe the City's greatest asset is our people and we welcome the involvement of all those who live and work in the City of Agoura Hills to partner with us in making this community one of excellence.

We are committed to preserving the unique character, historical and rural fabric, and environmental beauty that defines Agoura Hills to its residents. We will accomplish this through the values of Service, Integrity, Positive Solutions, and Cooperation

The above mission statement fosters the impression that the individuals entrusted with the administration of city business functions are interested in promoting an environment in which the rights and opinions of individual property owners are integrated into a balanced socio-economic system of oversight. Unfortunately both the planning and city councils have either never read the city's mission statement or have conveniently forgotten its commitments. Both entities have systematically ignored vigorous public comment while running roughshod over the rights of individual property owners to utilize their property in accordance with existing zoning and ordinance requirements. Through egregious misuse of power they have successfully bullied many property owners into submission, threatening to withhold permits and approvals and causing massive financial hardships. Their cavalier and inconsistent application of existing rules forms the basis of their contention that additional rules are necessary. However their prior performance calls into serious question the advisability of imbuing an already inconsistent and capricious council with additional oversight authority as they have to date failed to prove either their competence or commitment to the betterment of the community.

The proposed administrative changes currently under review in the residential neighborhood compatibility ordinance discussion are a prime example of government run amok. While on the surface, restrictions that deal with land usage and slope stability seem like a reasonable exercise of administrative authority, the crux of the matter lies not in sound engineering practices, nor appropriate oversight to ensure public safety and nuisance abatement but rather in the unilateral enforcement of the preferences of a few on all the residents of Old Agoura.

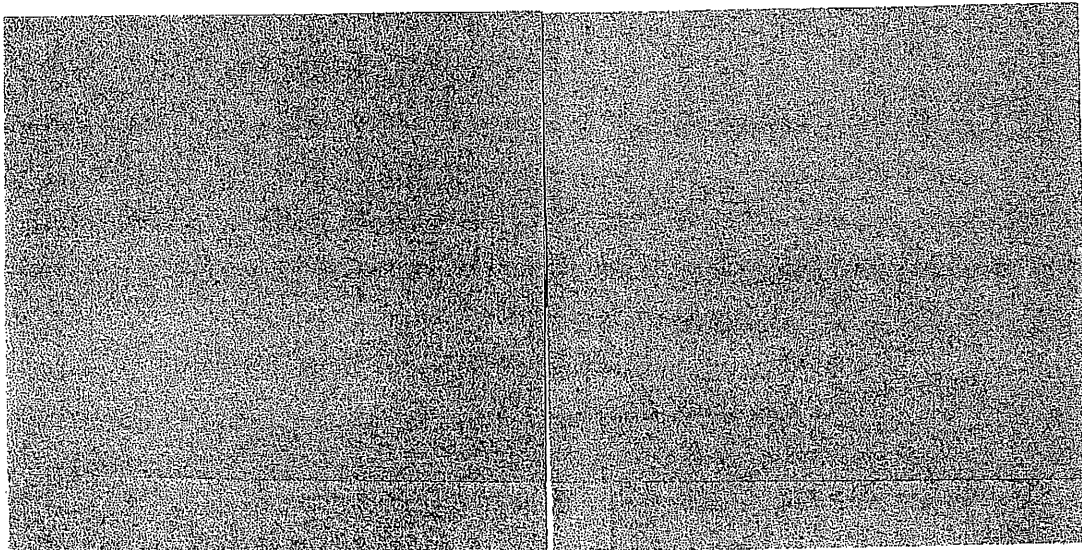
It is unclear why the existing ordinances are insufficient to ensure that safe construction practices are followed as they have functioned successfully for a number of years. The proposed slope ordinance is in actuality a means of limiting the total square footage of structure allowed on the property and has no basis in engineering for establishing actual safe building practices, nor does it make any provision for common sense in evaluating specific site issues. The concept that a reasonable determination of site conditions can be made in the absence of an engineering evaluation of specific local conditions is at best naive, and the proposed Floor Area Ratio chart neglects concepts like soil type, hydrological conditions and foundation bearing pressures in favor of an arbitrary maximum hardscape coverage. As with all flow chart logic this approach effectively destroys the

opportunity for common sense and the utilization of the best design for the site in favor of rules and process. This has the potential for creating significant safety hazards by limiting a homeowners ability to install appropriate infrastructure to meet their specific property conditions, it also renders otherwise usable lots un-buildable.

All large governmental contracting authorities can articulate with painful clarity the pitfalls of such systems, and in large part avoid prescriptive restrictions in favor of performance based requirements that allow for appropriate judgment to be used to account for individual site specific conditions and needs. The proposed ordinances represent a significant backward step in the city's protocol for development and also negate context sensitive and sustainable development.

Theoretically one should be able to rely on the planning commission and city engineering department to make a reasonable interpretation of the rules, however, as has been proven on numerous occasions, this group cannot be relied on to make any decision that may not align with the personal bias of its members. This is in direct opposition to the stated philosophy of the City, yet is an irrefutable fact based on extensive past performance. The purpose and philosophy of any governmental organization is to accomplish the greatest public good with the least private impact, yet all of the proposed ordinances under discussion are not focused on safety or betterment of the community but rather in systematically stripping the rights of property owners to decide for themselves how best to develop the significant personal and financial investment they have in their property.

Of even greater concern, the city council and planning commission seem to think that it is within their purvue to decide these matters with limited public comment orchestrated to support their desired outcome, or in direct opposition to the strenuously stated position of the residents of Old Agoura. The residents have vested authority with the members of these commissions for the purpose of ensuring the proper administration of the City, this does not include the authority to dictate property owners landscape or house paint color selections especially when existing city infrastructure is in disrepair. As elected officials, council members are accountable to the residents. **That accountability requires that they appropriately solicit and respond to the will of those that they represent. They do not have the right to financially injure property owners with excessive restrictions and unreasonable roadblocks in the permitting process. Residents have voiced their opinion strenuously in opposition to additional restrictions and modifications to existing ordinances and codes. The city council and planning commission do not have the right to circumvent their responsibility to act in accordance with that position. The quasi due process currently being employed is an affront to the community and a failure on the part of our elected officials.**



Areas for Discussion
Residential Neighborhood Compatibility Ordinance

CITY OF AGOURA HILLS

08 AUG 19 PM 5:05

CITY CLERK

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- 1 • Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- 2 • Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- 3 • Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- 4 • Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

① Yes. Expand the noticing requirements to 750'. Remodels should be exempt.

② NO. DO NOT INCREASE REVIEW AUTHORITY.

③ NO. STORY POLES NOT NEEDED.

④ NO.

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

yes

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

PLACE FAR CHART IN the Old Agoura Design Guidelines. Old Agoura has no CC + R's and we don't want any CC + R's.

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

House

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

Remain the same.

NO the FAR chart should not establish a maximum structure size regardless of lot size.

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Remain at 1,500 (guidelines)

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

NO PAVING OR HARDSCAPE (guidelines)

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

yes

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

yes.

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

yes.

- Should the required front yard setback be increased from 25 feet to 30 feet?

yes.

- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

yes.

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

Design guidelines should be utilized

NO.

Name and Address (Optional)

Bill + Carol FOSTER (OLD AGOURA)

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of
Planning and Community Development
City of Agoura Hills
30001 Ladyface Court

FROM THE DESK OF
ANDREA LUX

CITY OF AGOURA HILLS

8/20/08

08 AUG 21 AM 11: 59

CITY CLERK

City of Agoura Hills
Planning and Community Development
30001 Ladyface Court
Agoura Hills, CA 91301

RE: Residential Compatibility Ordinance / Design Guidelines Study Session – Comments

Dear Planning Commissioners:

I would like to comment on “Administrative Changes” of the Residential Neighborhood Compatibility Ordinance.

It has been my contention that the current notification processes have favored developers and leave effected resident neighbors of construction/remodel at a disadvantage.

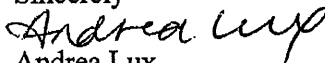
1) The current notification is simply too short. By the time a resident receives a notice of development the public hearing is practically upon them. It does not allow effected neighbors time to study plans and notify the Planning Department of concerns. The Planning Department would be much better served by notifying the surrounding neighbors that the City is aware of “intent to develop”. This notification would be most effective by placing a sign on the intended property of development during the initial submission of plans. This would better allow the Planning Department and the applicant to assist in resolving neighborhood issues (if any) early on in the process. Many surprise concerns at the public hearings could be averted, and city dollars saved.

2) It has been my experience that when a date for a public hearing is granted the City Planning Department makes available to the public the “Official Staff Report” the Friday before the following Thursday’s hearing. Therefore the effected neighbors do not have the *official data* on the proposed development until FOUR days before a hearing. This is again simply too short to form an appropriate response.

3) I have in the past been an advocate for story poles to be placed on properties proposed for development. As a layman in reading construction plans it is very difficult to imagine where a residence is to be placed, how high it will be and what privacies and views will be affected – with the effects of development on property values it is very important to know exactly how neighbors will be affected, story poles benefit all in that no mistake is made as to how to construe proposed development.

Thank you for allowing me to comment.

Sincerely



Andrea Lux

residing at 28233 Balkins Dr., Agoura Hills, CA 91301

DATE: August 7, 2008
FROM: Old Agoura Homeowners Association
TO: Members of the Planning Commission
City of Agoura Hills
SUBJECT: Proposed Zoning Ordinance Amendment

On receiving the first Pulitzer Prize for journalism in 1917, Henry B. Swope of the *New York World*, said: "I cannot give you the formula for success, but I can give you the formula for failure – which is try to please everybody."

As you approach the difficult task of deciding ordinance versus guidelines and all the details therein (and didn't someone else say the devil was in the details), the Old Agoura Homeowners Association would like to offer the following –

We ask that you remember that Old Agoura has been designated an equestrian community since before the City of Agoura Hills was incorporated. Maintaining horse-keeping rights was the reason the Old Agoura Homeowners Association was incorporated in the late 1960s.

We ask that you read the letters from, and listen to the voices of, the long time residents of Old Agoura, who are trying to protect the rural nature and open, spacious feeling of their community. All of us will all be gone from this earth in the not-very-distant future, but the land will remain. The decisions you make can help preserve what one new resident called "the small miracle" that is Old Agoura.

We ask you to reflect on the fact that change comes to any neighborhood, but residents can work together to protect what is most important, and government, in its best moments, can assist them.

We respectfully ask that you consider the following:

Adopt the Equestrian Overlay to formalize the designation Old Agoura has had since the City of Agoura Hills was incorporated.

Adopt specific ordinances regarding the setting aside and preservation of horse-keeping areas. Horses are the keystone of the ambiance in Old Agoura. Paving and hardscape should not be allowed within the set aside area. The planting of specimen trees around the perimeter of a dedicated horse-keeping area could be encouraged but should not be permitted in the horse-keeping area itself.

Adopt a maximum house structure size, with clear findings that must be met before that maximum is exceeded. If those findings are met, the owner of a very large piece of land should be able to build a larger home.

Expand the review authority of the Planning Commission to include all new single family homes, teardowns, and very large remodels and additions, including single and 2nd story. Clearly define 'remodel', as a one-wall-standing remodel is very different than adding a bedroom and bath to a very small older home.

Expand the noticing requirements for Conditional Use Permits, including major remodels, due to the large and irregular properties in Old Agoura. Two possibilities proposed by residents - an increase to 1500 feet; or 3 properties in all directions from the subject property.

There has been much discussion about whether the FAR and Lot Coverage charts should be part of an ordinance or guidelines. There is real concern that, because properties in Old Agoura vary so greatly, an ordinance could not be written that would even come close to addressing every scenario. Remodels of existing homes, and long flag lot or access driveways are especially problematic.

Old Agoura has very few empty lots left, and the majority of applications in the coming years will be teardowns and remodels. We would not like to see homeowners unreasonably limited in their plans. At the same time, we do not want to see the negative effects of mansionization visited upon Old Agoura. If the Planning Commission chooses to adopt the FAR and Lot Coverage charts as guidelines, we would ask that the Commission and the City commit to revisiting the issue in two years to assess whether these guidelines have been helpful to applicants and sufficient for the Planning Commission.

Discuss exempting from lot coverage calculations, true barns (not, for example, garages that could be converted to barns) if the finding can be made that the property is being developed as an true equestrian property. This would necessitate establishing a reasonable maximum size for any true barn based on lot size. Or consider, when a barn has a natural dirt or other permeable surface floor, only using the true hardscape of a concrete tackroom or office floor when calculating hardscape.

Discuss exempting a three car, rather than a two car, garage from lot coverage calculations to reflect the design of most modern homes.

Exempt from lot coverage flag lot and other long access driveways necessitated by remote building pad locations. Discuss exempting from lot coverage calculations driveways where over half the driveway area is permeable, for example concrete strips with grass, d.g. or gravel in the center and on the sides.

Include in the discussion of driveways a type of driveway being used more and more in Old Agoura. Called chip seal, it looks like a permeable surface, decomposed granite drive, yet is considered impermeable because it has an asphalt base. It is much easier to maintain than d.g. and, with its rustic rural look, is esthetically pleasing. It should not, however, be used on a slope or when drainage is an issue.

Adopt Design Guidelines with language that reflects the nature of Old Agoura. There is no one "Old Agoura style". Old Agoura has a history of eclectic and, on rare occasion, eccentric architecture. The notion of western and rural can encompass everything from California ranch houses to Spanish Colonial revival to modernist architecture intended for rural or more spacious settings. It is not suburban, tract or urban architecture. The architecture should respond to the landscape and setting, not just in form (working with the land, not against it), but also in the vocabulary of architectural details.

Finally, in the language of the design guidelines, we would also add incorporating other native California heritage trees as well as oaks into design plans; encouraging eco-friendly home design; and, rather than dictating a specific color palette, applicants be encouraged to take into consideration the colors of the open space around them when choosing a color scheme.

~ ~ ~ ~

What keeps a city and its neighborhoods liveable, harmonious, respectful of neighbors and of the planet? What stops hundreds of residents from losing what their neighborhood IS, while still attempting to give a single individual what he or she wants? It is the ordinances and guidelines that you are being asked to consider.

In his book, "Who's Your City", Richard Florida writes that what makes a city special is living close to people with similar interests and *creating solid neighborhoods with specific personalities*. Old Agoura is one of those neighborhoods. And the proposals you are considering can help keep it that way.

Thank you for all your hard work.

On behalf of the Old Agoura Homeowners Association,

Robyn Britton
Chairperson, Planning & Zoning Committee

August 5, 2008
Re: Residential Neighborhood Compatibility Ordinance
Old Agoura and Community Input

Attention Mike Kamino

Dear Mr. Kamino,

I have enclosed the responses to the proposal of a possible Residential Neighborhood Compatibility Ordinance that pertains to the Old Agoura area. For your convenience, I am also typewriting my responses so my messages come through loud and clear.

First of all, this is not a reflection of the community's input. The Old Agoura Homeowner's Meeting held on July 27th 2008 was not announced and opened to paid members of the OAHA only. I have been a resident of Agoura since 1981 prior to city hood and have been a member of the OAHA, the fact that some members of the community were not advised that the dues were overdue (voluntary dues) is not a reason to exclude these residents. In addition, all households of Old Agoura whether they pay their voluntary dues or not should be included. We are all affected by this proposal and all taxpayers. This is totally a nondemocratic process and if it goes through without including all households may need to be brought up as an unfair proposal. The city should be responsible and send mailings if necessary to all households that are affected by this proposal. Enclosed is a copy of the announcement that I found on the OAHA homeowners site after the meeting was held on July 27th 2008.

My responses are as follows;

Remodels should be exempt from noticing requirements for Conditional Use Permits. No, the city should not increase the review authority of the Planning Commission. They have too much power now.

Storey poles are not needed and a waste of precious resources (lumber) that is not recycled but thrown away after the use of mapping the home site. They are also an eyesore. Use the plans determined by the builder and architectural planner.

Yes. For new construction the property owner should be required to place a notice of application sign on the property early in the review process. This will prevent the owner from insurmountable expenses and fights later in the construction if they do not meet requirements and or satisfaction of the planning department.

Old Agoura Overlay Proposed Changes

No FAR chart, if someone wants to remodel and meets the setbacks, height etc requirements do not create more problems and animosity in this community.

No the FAR chart should not be placed in the Zoning Ordinance. We already have provisions within the ordinances already established under the General Plan.

No FAR chart. Setbacks from property lines and streets already exist. If you follow the present standards, there will be no problems. We do not need more ordinances and restrictions.

Follow the present guidelines and setbacks. We do not need FAR charts. If someone has 10 acres of property and wants to build a two story home stretching over their property and provides horse facilities, so be it, do not push more ordinances on our unique community. This ordinance will push homeowners that love this community to move out and will create a tract house community.

Equestrian Overlay District.

Should a minimum 1,500 square feet be set aside for horse keeping?
It depends on one's property. Some existing properties are on steep hillsides and nonusable land, keeping horses on this type of property is dangerous. Also, it is not fair to those who live on steep hillsides taking away their useable living space.

What types of improvements should be allowed within 1,500 square feet.

Anything but a building (permanent) that would prevent future horse owners.

Small lots should be exempt from horse keeping standards. Horses would be in danger on steep property. The city should not deprive a home owner with a small lot his or her ability to enjoy their property. This is an infringement of the homeowner's quality of life.

Existing Zoning Code Provisions

Yes lot coverage is utilized to regulate size of homes not FAR chart. No need for a FAR chart this is ridiculous.

No need to reduce the height of a building from 35 feet to 30 feet. It is interesting that you allow higher structures with businesses i.e. the New Agoura Village.

No need to change the front yard setbacks from 25 feet to 30 feet again more restrictions on our unique community. It has worked so far over 25 years since the city's inception.

Provisions for flag lots and turn about for the Fire department.

Again it depends on the size of the lot width etc. If it is a fire trap and a new construction is going to be built and it protects the citizens then it is needed. Use common sense.

Design guidelines should be utilized.

Yes, No FAR charts let the planning commissioners use the present guidelines. Do not place more unnecessary ordinances; we have enough ordinances on our unique sector of Agoura Hills.

We do not need more ordinances and restrictions. If this somehow passes, I will not be surprised if civil suits will be filed against the city.

Sincerely,



Meril S. Platzer MD.
28404 Foothill Drive
Agoura Hills California
91303

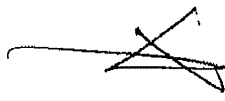


Howdy Partners!

We are in the process of updating our website and email distribution process. Our apologies for any inconvenience. Please check back soon. In the meantime, please make note of the following:

Special ZOA Meeting of the OAHA
Sunday, July 27, 2008
5:30pm - Agoura Bible Fellowship

All current members of the Old Agoura Homeowners Association are urged to attend this special meeting regarding the City's proposed Zoning Ordinance Amendment. Please read this letter from President Jess Thomas, check out the proposed ZOA if you haven't already, and plan to attend. If you have specific concerns about building, renovating or adding on to your property, bring the information with you (size of lot, current home size and lot coverage, slope, etc) and the City's consultant can try and address those concerns.



Please note, this meeting is for Old Agoura Homeowner Association members only. RSVP/Questions may be addressed to info@oldagoura.org

A Letter From President Jess Thomas, OAHA

We have arrived at a turning point in Old Agoura.

Proposed Zoning Ordinance Amendments:

For some years now, your Board of Directors has been diligently attempting to define what it is about our neighborhood that makes it so specially unique. The descriptive passages in the "BUILDING IN OLD AGOURA?" section of the web site are a years-old attempt at an analysis. But, every year it seems as if more and more newcomers, and sometimes even local developers, are intent upon ignoring the features of existing Old Agoura. The trend is to build much larger and more ostentatious homes, which cover more of the lot area, and are out of proportion with the existing homes in the immediate neighborhood. This tendency exists throughout the country and has caused the coining of a new word in our language. Google "manslonization" and you will be astounded at the number of organizations created to study and oppose it.

Before we got completely sidetracked, and absorbed by the Heschel School Issue, the OAHA had asked our City to do something to assist us in limiting the changes in the nature of the neighborhood. Lately, an effort has finally been initiated in that respect. Joyce Parker was a City planning staff member for years and is now working as a freelance planner. The City has hired her to develop a Zoning Ordinance Amendment, (ZOA), which would limit manslonization in Old Agoura. To date, there have been two public meetings held by the City to examine and explain the draft ordinance. While the main objections to the proposed ordinance have come from developers and realtors, some issues have developed which would unreasonably limit existing homeowners' remodel and add-on plans. An example is the way the driveway area is counted in the lot coverage total. The first draft of the new ZOA included all of driveway area to be counted as part of the total lot coverage allowed. However, at the City workshops, it was pointed out that this blanket treatment was particularly not fair to folks with steep lots which require a really long driveway to access the buildable house pad. This is the type of issue we will be looking at during the meeting.

The prevalent attitude among speculative builders, who are the majority of those building the huge new homes lately, is that they should not be restrained in any way in maximizing their profit. Our Association has had the goal of preserving the nature and style of the neighborhood for many years. Your Board of Directors feels that the proposed Zoning Ordinance Amendment

Areas for Discussion
Residential Neighborhood Compatibility Ordinance

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

REMODELERS should be exempt from
noticing requirements

No - the city should not increase
the review authority of the Planning
Commission

Story poles are not needed and a
waste of resources (wood)
use the plans determined by the
builder and architect

Yes for new construction - so the
property owner is not faced with
insurmountable expenses and rights
later in the construction.

addendum

* The Old Agoura Homeowners Assoc
did not include all members
of the Old Agoura community
the city needs to notify all
citizens in this community that
will be affected.

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

NO FAR CHART — IF SOMEONE
wants to remodel and meets
the setback, height etc requirements
DO NOT create more problems
and animosity in this community

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

NO — we already have provisions within
the ordinances already established

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

NO FAR square footage — setbacks
from property lines and streets
already exist. IF you follow
the present standards there will
be no problem — we do not need
more ordinances and restrictions

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

Follow the present guidelines and setbacks we do not need FAR charts. If someone has 10 Acres and wants to build a 2 story home stretching over his property and provides horse facilities, so be it do not push more ordinances on our unique community

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

It depends on one's property. Some existing property are on steep hillsides keeping horses is dangerous

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Anything but a building that would prevent future horse owners.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

Yes — Horses would be in danger
on steep property and the city
should not deprive an owner
with a small lot his/her ability
to enjoy their property

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR?

Yes — no need for a
FAR chart

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

No — no more restrictions
It is interesting you allow
higher structures with the businesses
i.e. New Square Village

- Should the required front yard setback be increased from 25 feet to 30 feet?

No — no more restrictions
It has worked

-
-
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Again it depends on size of lot
width etc - IF IT IS A FIRE TRAP
and a new construction is going on IN
and it protects the citizens then
it is needed

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

YES NO FAR - LET THE
PLANNING COMMISSIONERS USE THE
PRESENT GUIDELINES AND DECISIONS
DO NOT PLACE MORE ORDINANCES
ON OUR UNIQUE SECTOR OF AGOURA HILLS

Name and Address (Optional)

Dr Merin S. PLATZER

28404 Foothill Dr
Agoura Hills CA 91301

Please feel free to provide us with your written comments. They can be mailed to the address below or dropped off at the public counter at City Hall.

Mike Kamino, Director of
Planning and Community Development
City of Agoura Hills
30001 Ladyface Court

Areas for Discussion

Residential Neighborhood Compatibility Ordinance

June 4, 2008 Workshop

2008 JUL 10 PM 4:06

CITY CLERK

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

- Bullet Point #1 - No -

- Bullet Point #2 - Yes, but city must increase review time - no lengthy process

- Bullet Point #3 - NO

- Yes - but time limit of 1-2 months

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

Yes - 25-30% would be a good number

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Old Agoura Design Guidelines

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

FAR - should be house only - possibly only to foot print of the home

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

Modified - possibly to lot size - Area of old Agura between Driver Ave and freeway needs to be excluded - lots tend to be smaller

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

1500 sq feet is adequate per horse up to 1-2 horses - if zoned for 3 or more a turnout of 3000 sq feet if it is fine w/ adequate barns

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

No paving or cement - would like gardens grass, gazebos, pavers and covered patio/BBO (no gas lines) - something 1-2 people could remove in a day or two

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

yes lots in size of @ 24,000 or less sq ft
- lot between Drive and freeway is what I am thinking of

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR?

lot coverage

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

No

- Should the required front yard setback be increased from 25 feet to 30 feet?

No

-
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Yes, exemptions for Flag lots and any requirements
by other governmental agencies

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

No problem with guidelines - too much
room for variance.

Name and Address (Optional)

Duane Griffin 5316 Lewis Rd, Agoura, CA 91301

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Mike Kamino, Director of
Planning and Community Development
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Areas for Discussion

2008 JUL 28 PM 3:41

Residential Neighborhood Compatibility Ordinance

CITY CLERK

June 4, 2008 Workshop

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt? *NO!*
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions? *NO!*
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission? *NO!*
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process? *NO!*

Most of the neighborhood has been built out. It would seem biased & discriminatory to force those who have not yet remodelled to comply with additional & expensive requirements that many in the community & their neighbors have not had to comply with to date.

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

Yes; however, standards should all be guidelines. There is a vast degree of difference among lots, so a case by case analysis is most equitable.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Guidelines!

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Just the home again, only as guidelines

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

No, do not establish a maximum size. The size & character of the lot & its neighboring properties should determine structure size.

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Yes, as property relates to "horse-keeping" area.

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

No hardscape in "horse-keeping" area.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

Determine on a case by case basis.

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

Yes, again as a guideline!

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

No! Many existing homes are already 35', why reduce it for others yet to build or remodel?

- Should the required front yard setback be increased from 25 feet to 30 feet?

No!

-
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Yes, that would be fair & reasonable.

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?
-
-
-

Name and Address (Optional)

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Mike Kamino, Director of
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City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

Areas for Discussion
Residential Neighborhood Compatibility Ordinance
June 4, 2008 Workshop

CITY OF AGOURA HILLS
AM 8:04
CITY CLERK

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- yes Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

750 feet is not a large enough of a radius.
minimum: 1500 ft.

★★ Story Poles are an absolute MUST! It
is impossible to visualize the size of
the proposed house.

Early notice of application is a good
idea. However, if there are ordinances
in place, hopefully this will help
eliminate so much involvement from
the neighborhood. Right now, the
community does not feel that the Planning
Commission has any control over what
is being approved.

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

This would depend. If the FAR
exempts driveways, patios etc., then
additions should not be exempt.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

yes! Guidelines are not adequate.
Builders feel they can dismiss guidelines.
There must be an ordinance!

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Include accessory buildings and 2nd
units, ~~to~~ and covered patios
Exempt 3 car garage (not just 2 car)
Exempt the driveway ~~and patios~~
Exempt horsekeeping structures - structures
that are really being used by horses.

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

The maximum structure size should be dictated by the size and slope of the lot. I am fed up with people building huge homes on the edge of the street or next to the adjacent property lines. New homes should not ruin other peoples views or privacy.

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

at least 1500 sq. ft. ! Horses are the heart and soul of Old Agoura. They keep our community rural and unique. Although I do not own a horse, I believe we must preserve the equestrian flavor of our community.

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Absolutely no paving or hardscape! We want to attract people to our community who value its rural nature - a tennis court or pool in the area set aside for horses ruins the ambiance and attracts a different type of person when the house is resold.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

No

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

Use the FAR

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

Yes!

- Should the required front yard setback be increased from 25 feet to 30 feet?

Yes! Also increase the setback from the sides of a house next to adjacent property lines.

-
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

*only if the driveway is included
as part of the equation.*

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

*Guidelines are fine for the color
and house style. An ordinance is
required to regulate the size of
the house.*

Name and Address (Optional)

*Laurie Turner
Old Agoura*

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Mike Kamino, Director of
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City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CITY OF AGOURA HILLS

Areas for Discussion

Residential Neighborhood Compatibility Ordinance

June 4, 2008 Workshop

2008 JUN -9 PM 4:11

CITY CLERK

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

The above suggestions are great! It gives a citizen time to be responsible and as well as inclusiveness in the proposals of land use and construction near ones house and property. Thank you!

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

I believe small remodels should be exempt - regardless of the footprint or roof line stays the same.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Yes, some sort of guide lines would be helpful because because of density

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Anything with a water proof covering / roof and a floor, like a barn but not a horse shade.

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

*Yes! A chart should state
a maximum, according to lot
size & slope.*

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Yes!

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Landscape, not hardscape.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

No! we don't need to build on every inch's

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

Yes! In the Hollywood Hills some lots are built on every square inch of the property. It's too close to the neighbors and the feeling is too dense.

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

Yes! Again, if the houses are allowed to build within 10 feet even if it is a retaining wall from the road the feeling from the road is that it is a skyscraper and won't let in the sun of the trees. I don't want a rural environment.

- Should the required front yard setback be increased from 25 feet to 30 feet?

Yes! This would prevent blind corners as well as eliminate the feeling of skyscrapers one after another along a road. Again this height and density is wrong for Old Asmara. Is this rural?

-
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

I think lot coverage is 35% which is fine. Also, the fire department turn around should be observed because we live in a fire hazard zone. A life could be at stake!

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?
-
-
-
-

Name and Address (Optional)

Pamela Chandler
5800 Lapworth Dr.
Agoura Hills, CA 91301

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Mike Kamino, Director of
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30001 Ladyface Court
Agoura Hills, CA 91301

CITY OF AGOURA HILLS

Areas for Discussion

Residential Neighborhood Compatibility Ordinance 2008 JUN -9 PM 4:12

June 4, 2008 Workshop

CITY CLERK

ADMINISTRATIVE CHANGES (Increased public participation/notification)

- 1 • Should the City expand the noticing requirements from adjacent properties to properties within a 750 foot radius which is the noticing requirement for Conditional Use Permits? Should remodels be exempt?
- 2 • Should the City increase the review authority of the Planning Commission to include all new single family homes and large 2nd story additions?
- 3 • Should the property owner/applicant be required to construct story poles (silhouette) that depicts the proposed house prior to review and approval by the Planning Commission?
- 4 • Should the property owner/applicant be required to place a notice of application sign on the property early in the review process?

1. The neighborhood is affected beyond 750 feet
1500 feet is more reasonable - What is there
to hide?
2. Clearly additions and tear downs are as important
as new building in determining how a home
fits the land scape and neighborhood, so yes
3. Story poles - yes! while they are an extra
for the builder they will help or hurt passage
of the plan, the city must verify accuracy
or builders may cheat.
4. Current notifications are too short.
A family could be on vacation while a
sign goes up and down. With the
current process the public is involved too
late. Too much is already invested. Deals
with the city seem to be already made.

OLD AGOURA OVERLAY PROPOSED CHANGES

- Should remodels have different standards? For example, additions up to a certain size could be exempt from the FAR chart.

Small remodels should be exempt - perhaps if the footprint or roof line stay the same.

- Should the FAR chart be placed in the Zoning Ordinance or the Old Agoura Design Guidelines?

Yes, this will be helpful as guidance for the builders and the neighbors.

- What should be included in the FAR square footage? Covered patios? Accessory buildings? Garages? Second units? Horse keeping facilities?

Anything with a water proof covering (roof) and a floor. So barns, yes but horse sheds, no.

- Should the maximum allowed structure size in the proposed table remain the same or be modified? If it should be modified, how should it be modified? Should the FAR chart establish a maximum structure size regardless of lot size?

The chart is a compromise. Currently new homes are too large. In the future the trend will be ~~to~~ more energy efficient, smaller and eco friendly homes.

EQUESTRIAN OVERLAY (EQ) DISTRICT PROPOSED CHANGES

- Should a minimum 1,500 square feet be set aside for horse keeping? Should that amount be increased or decreased?

Yes, and it should be practical.

- What types of improvements should be allowed within 1,500 square feet if a property owner does not wish to keep a horse? Paving or other hardscape?

Landscaping, not hardscape. Natural would be best - native trees & plants.

- Should small lots or extremely steep parcels be exempt from the horse keeping standards?

No - we don't need to build on every inch. Some lots can be mostly open. The home should be comfortable with the land, not conquer the space.

EXISTING ZONING CODE PROVISIONS

- Should lot coverage be utilized to regulate size of homes instead of FAR ?

No. Slope needs consideration

- Should the maximum allowed height be reduced from 35 feet to 30 feet?

Generally yes but, it depends on the lot. / Compatibility is key

- Should the required front yard setback be increased from 25 feet to 30 feet?

Yes. Old Agoura homes are set back. We are not Hollywood

-
- For maximum lot coverage, should there be special provisions for flag lots or required Fire Department turn around areas?

Yes, considerations should be made. Avoid big concessions.

- Should design guidelines be utilized to address house size/design instead of FAR? Do the proposed Design Guidelines need to be strengthened or changed?

Old Agoura is Eclectic. The main issue is people building for impact & sale, not live-ability.

Name and Address (Optional)

*Walt Chandler
5800 Lafayette Dr
Agoura Hills, CA 91301
818 991 8465*

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Agoura Hills, CA 91301