

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS CITY COUNCIL**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Wednesday, December 9, 2015**  
**6:00 P.M.**

The City Council meeting was called to order at 6:00 p.m. by Mayor Schwarz.

The Pledge of Allegiance was led Cub Scout Pack 227.

Present were: Mayor Harry Schwarz, Councilmember Illece Buckley Weber, Councilmember William D. Koehler, and Councilmember Linda Northrup.

Absent was: Mayor Pro Tem Denis Weber.

Also Present were: City Manager Greg Ramirez, City Attorney Candice K. Lee, Assistant City Manager Nathan Hamburger, Deputy City Manager Louis Celaya, Administrative Aide John Treichler, Public Works Director/City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Director of Community Services Amy Brink, Recreation Manager Zach Miller, Director of Finance Christy Pinuelas, and City Clerk Kimberly M. Rodrigues.

**REPORT OF CLOSED SESSION**

City Attorney Lee reported on the two City Council Closed Session items, pursuant to Government Code Sections 54956.9(d)(1) and 54956.9(d)(4). The City Council considered the items, direction was given to staff, and no reportable action was taken.

**APPROVAL OF AGENDA**

Councilmember Buckley Weber requested an urgency item, related to the appeal of the Planning Commission's decision on an item from the December 3, 2015, Planning Commission meeting, be added to the Agenda based on the following two findings: 1) the item came to the City Council's attention after the regularly scheduled City Council agenda was posted; and 2) there is an immediate need to take action before the next regular meeting of the City Council in order for the Council to consider filing an application for appeal within 15 days of the December 3, 2015, Planning Commission meeting date. The item would be placed at the end of the agenda for Council consideration.

**ACTION:** Councilmember Northrup moved to add the proposed item to the end of the agenda for consideration. Councilmember Buckley Weber seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Mayor Schwarz and Councilmembers Buckley Weber, Koehler, and Northrup.

**NOES:** None.

**ABSENT:** Mayor Pro Tem Weber.

**ACTION:** Councilmember Buckley Weber moved to approve the Agenda, as amended. Councilmember Northrup seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Mayor Schwarz and Councilmembers Buckley Weber, Koehler, and Northrup.

**NOES:** None.

**ABSENT:** Mayor Pro Tem Weber.

### **PRESENTATIONS**

Mayor Buckley Weber presented an Employee Service Award to Zach Miller, Community Services Department, for five years of dedicated service to the City.

### **INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS**

Greater Conejo Valley Chamber of Commerce Manager of Government & Economic Affairs, Adam Haverstock, provided a Chamber update.

### **PUBLIC COMMENTS**

The following person(s) spoke:

The Agoura Hills Childrens' Class, Agoura Hills, representing the Bahai' Faith

### **CONSENT CALENDAR**

There were no public speakers.

Assistant City Manager Nathan Hamburger noted an administrative amendment to Exhibit A of Item No. 6.

Councilmember Buckley Weber requested a discussion on Item No. 3. The City Council discussed the proposed City Council 2016 Meeting Schedule and concurred that the format would be revisited in 2017. No further action was taken.

**ACTION:** Councilmember Koehler moved to approve Consent Calendar Item Nos. 1-5, as presented, and Item No. 6, as amended. Councilmember Buckley Weber seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Mayor Schwarz and Councilmembers Buckley Weber, Koehler, and Northrup.

**NOES:** None.

**ABSENT:** Mayor Pro Tem Weber.

1. Approve Demand Warrant Register No. 738
2. Approve Treasurer's Investment Report for October 2015
3. Approve City Council 2016 Meeting Schedule
4. Approve Appointments by the Mayor to the City Council and Agency Representative Intergovernmental and Special Purpose Boards, Commissions, or Committees
5. Approve Appointments to the California Contract Cities Association, the California Joint Powers Insurance Authority (California JPIA), the League of California Cities and the League's Los Angeles County Division, and the Los Angeles County City Selection Committee
6. Adopt **Resolution No. 15-1801**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE COMPENSATION PLAN BY INCREASING THE RANGE OF THE RECREATION LEADER I, RECREATION LEADER II, ADMINISTRATIVE INTERN, INSTRUCTOR I, AND PROGRAM TECHNICIAN, IN COMPLIANCE WITH THE 2016 CALIFORNIA MINIMUM WAGE INCREASE TO \$10.00 PER HOUR, EFFECTIVE JANUARY 1, 2016

#### **PUBLIC HEARING/ACTION**

7. Conduct a Public Hearing and Consider the Adoption of **Resolution No. 15-1802**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AMENDMENT CASE NO. AMND-01177-2015 TO REQUIRE UNLOCKED/ OPEN-GATE ACCESS FOR THE PUBLIC, THROUGH AN APARTMENT COMPLEX LOCATED AT 29128 OAK CREEK LANE, DURING THE HOURS IN WHICH CITY PARKS ARE OPEN; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (MARGARITA WYNN/AVALON BAY COMMUNITIES, APPLICANT)

Following presentation of the staff report, Mayor Schwarz opened the Public Hearing at 6:38 p.m.

The following person(s) spoke:

Jason Blue, Agoura Hills, representing Avalon Bay  
Rhoda Monkarsh, Agoura Hills (*in favor*)  
David Randi, Agoura Hills (*in favor*)  
Sara Spires, Agoura Hills (*in favor*)  
Jay Crutcher, Agoura Hills (*in favor*)  
Kara Cardell, Agoura Hills (*in favor*)  
Ed Corridori, Agoura Hills

There being no further public speakers, Mayor Schwarz closed the Public Hearing at 7:04 p.m.

**ACTION:** Following discussion, Councilmember Buckley Weber moved to amend Condition 96 to read as follows:

**SPECIAL CONDITION**

6. *Condition No. 96, of City Council Resolution No. 1245, is hereby amended (added) to read as follows:*

*"96. Pedestrian gates located on the north and south sides of the apartment complex property shall remain unlocked/open for public access through the apartment complex property, during the hours ~~in which City parks are open~~ of 6:00 a.m. to 10:00 p.m. daily. ~~The property owner shall allow for inspections of the gates when requested by the City.~~ The City may inspect the gates at its own discretion. There shall be signage posted on each gate informing the public of the hours that the gates are locked."*

and, adopt **Resolution No. 15-1802**, as amended. Councilmember Northrup seconded.

City Attorney Lee recommended the Public Hearing be reopened to confirm if the applicant was in favor of the proposed amendment.

Mayor Schwarz reopened the Public Hearing at 7:26 p.m. The applicant concurred with the proposed revision. City Attorney Lee suggested the record reflect that the applicant was in agreement with the revised condition of approval.

Mayor Schwarz closed the Public Hearing at 7:27 p.m.

The City Council concurred to direct staff to work with the property management company towards a workable solution related to locking the gates.

Mayor Schwarz called for a roll call vote.

- ACTION:** The motion and second to amend Condition No. 96 and adopt **Resolution No. 15-1802** carried 4-0, by the following roll call vote:
- AYES:** Mayor Schwarz and Councilmembers Buckley Weber, Koehler, and Northrup.
- NOES:** None.
- ABSENT:** Mayor Pro Tem Weber.

### **DISCUSSION/ACTION**

8. Update on Preparation for El Nino Storms and Consider Budget Adjustment for Preparation Costs

Following presentation of the staff report, Mayor Schwarz opened the floor for public comments.

There were no public speakers.

- ACTION:** Councilmember Koehler moved to approve a budget adjustment of \$150,000 increase for General Fund account number 010-4505-5520.03, Public Works Special Projects, to cover costs of preparation efforts. Councilmember Buckley Weber seconded. The motion carried 4-0, by the following a roll call vote:
- AYES:** Mayor Schwarz and Councilmembers Buckley Weber, Koehler, and Northrup.
- NOES:** None.
- ABSENT:** Mayor Pro Tem Weber.

### **ADDITION OF URGENCY ITEM TO THE AGENDA**

9. Appeal of the Planning Commission's Decision from December 3, 2015, to Approve Site Plan/Architectural Review Case No. 14-SPR-003, Oak Tree Permit Case No. 14-OTP-016, Sign Permit Case No. 14-SP-040, Variance Case No. 14-VAR-003(A&B), and Vesting Tentative Parcel Map Case No. VTPM 73266, and Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Property Owner: Selleck Development Group, LLC)

Councilmember Buckley Weber expressed her concerns, in particular, regarding the proposed variances, and requested the decision of the Planning Commission be appealed and the full project be brought to the City Council for review and consideration.

Mayor Schwarz and Councilmembers Buckley Weber and Northrup reported they had viewed the Planning Commission meeting tape.

Councilmember Koehler announced that he had not reviewed the tape, was not familiar with the issues for the basis of the appeal, and indicated he would be abstaining from the item.

**ACTION:** Councilmember Buckley Weber moved for the City Council to appeal, in its entirety, the December 3, 2015, decision of the Planning Commission to approve Site Plan/Architectural Review Case No. 14-SPR-003, Oak Tree Permit Case No. 14-OTP-016, Sign Permit Case No. 14-SP-040, Variance Case No. 14-VAR-003(A&B), and Vesting Tentative Parcel Map Case No. VTPM 73266, and adopt the Initial Study/ Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Property Owner: Selleck Development Group, LLC), and to bring back the item for consideration at a future City Council meeting. Councilmember Northrup seconded. The motion carried 3-0, by the following voice vote:

**AYES:** Mayor Schwarz and Councilmembers Buckley Weber and Northrup.

**NOES:** None.

**ABSTAIN:** Councilmember Koehler.

**ABSENT:** Mayor Pro Tem Weber.

### **CITY COUNCIL, STAFF COMMENTS**

Councilmember Buckley Weber wished everyone a happy holiday and thanked everyone for their hard work this last year.

Councilmember Northrup reported that she was “excited to be here” (at her first meeting on the Council dais), stated that she looked forward to working with staff in the upcoming year, and wished everyone a happy holiday.

Mayor Schwarz wished everyone a Happy Hanukkah and Merry Christmas.

### **ADJOURNMENT**

**ACTION:** At 8:07 p.m., Councilmember Buckley Weber moved to adjourn to 6:00 p.m., Wednesday, January 13, 2016, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center, with a Closed Session at 5:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California. Councilmember Northrup seconded. The motion carried 4-0, by the following voice vote:

**AYES:** Mayor Schwarz and Councilmembers Buckley Weber,  
Koehler, and Northrup.

**NOES:** None.

**ABSENT:** Mayor Pro Tem Weber.

Kimberly M. Rodrigues, MPPA, MMC  
City Clerk