

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS CITY COUNCIL**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Wednesday, September 26, 2018**  
**6:00 P.M.**

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

The Pledge of Allegiance was led by Councilmember Buckley Weber.

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

Also Present were: City Manager Greg Ramirez, City Attorney Candice Lee, Assistant City Attorney Diana Varat, Assistant City Manager Nathan Hamburger, Deputy City Manager Louis Celaya, Administrative Aide John Treichler, Planning Director Doug Hooper, Assistant Planning Director Allison Cook, Associate Planner Valerie Darbouze, Planning Consultant Mike Kamino, Geodynamics Consultants Ali Adel-Haq and Chris Sexton, RSG Consultant Tara Matthews, Public Works Director Ramiro Adeva, Associate Civil Engineer Charmaine Yambao, Administrative Analyst Brian Woodworth, Building Official Amir Hamidzadeh, Director of Community Services Amy Brink, Director of Finance Christy Pinuelas, and City Clerk Kimberly M. Rodrigues.

**REPORT OF CLOSED SESSION**

City Attorney Lee reported on the City Council Closed Session items, pursuant to Government Code Sections 54956.9 (2)(d) and 54957. Regarding Item No. 1, the City Council unanimously approved ratification of a partial settlement agreement, with C.A. Rasmussen's claims regarding NIB 14-01, signed by the City Manager.

**APPROVAL OF AGENDA**

**ACTION:** Councilmember Schwarz moved to approve the Agenda, as presented. Councilmember Buckley Weber seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

ABSENT: None.

## **PRESENTATIONS**

There were no presentations.

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

Las Virgenes Unified School District Board Member Lesli Stein informally introduced the new members and extended an invitation to the City Council to contact her or any of the staff to visit any of the schools. Superintendent Dr. Daniel Stepenosky formally introduced the newest Las Virgenes Unified School District administrators: Buttercup Preschool Principal Valerie Louthian and Agoura High School Principal Dr. Stephanie McClay.

Director of Community Services Amy Brink thanked the One City, One Book Committee, announced the book selection for 2018 would be "Dark Sacred Night" by Michael Connelly, and reported an evening with the author was scheduled for Thursday, November 8, 2018.

## **PUBLIC COMMENTS**

The following person(s) spoke:

Julie Simon, *deferred time to Mark Weinberg*  
Ellen Francis, *deferred time to Mark Weinberg*  
Beth Schwartz, *deferred time to Mark Weinberg*  
Mark Weinberg  
Dennis Smith, Agoura Hills, *deferred time to Christopher Barrone*  
Christopher Barone, representing Lake Lindero HOA  
Anita Brument, Agoura Hills  
Sherry Ferber  
Deborah Klein Lopez, Agoura Hills  
Miriam Sulkin, *deferred time to Sheri Karp*  
Sheri Karp, Agoura Hills  
Sheree Rosenberg, Agoura Hills  
Inge Weinberg  
Kathleen, Agoura  
Judee White, Agoura Hills

## **CONSENT CALENDAR**

There were no public speakers.

ACTION: Councilmember Weber moved to approve the Consent Calendar Item Nos. 1-6, as presented. Mayor Pro Tem Northrup seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

1. Approve Minutes of the Adjourned Regular City Council Meeting of September 11, 2018
2. Approve Demand Warrant Register No. 796
3. Approve Treasurer's Report for August 2018
4. Award of Contract, to United Storm Water, Inc., for the Storm Drain Connector Pipe Screen (CPS) and Catch Basin Inlet Filter Installation Project; NIB 18-02
5. Award of Contract, to FS Contractors, Inc., for the Fiscal Year 2018-19 Annual Concrete Repair Project; NIB 18-05
6. Adopt **Resolution No. 18-1881**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE COOPERATIVE AGREEMENT NO. 07-5169, WITH THE STATE OF CALIFORNIA, FOR THE KANAN CORRIDOR SAFETY, OPERATIONS, AND CAPACITY ENHANCEMENT PROJECT

### **PUBLIC HEARING**

7. Conduct a Public Hearing and Introduce, Read by Title Only, and Waive Further Reading of **Ordinance No. 18-438**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE INCLUSIONARY HOUSING ORDINANCE, SECTION 9133 (INCLUSIONARY HOUSING) OF PART 4 (GENERAL DEVELOPMENT STANDARDS) OF CHAPTER 1 (INTRODUCTION) OF ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, and Adopt **Resolution No. 18-1882**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ESTABLISHING A FEE SCHEDULE PURSUANT TO SECTION 91113 (INCLUSIONARY HOUSING) OF THE CITY OF AGOURA HILLS MUNICIPAL CODE

Following presentation of the staff report, Mayor Koehler opened the Public Hearing at 7:51 p.m.

*The following person submitted an email after the distribution of the Agenda and prior to the City Council meeting. Copies were distributed to the City Council and the Public Book.*

*Cyrena Nouzille, Agoura Hills*

The following person(s) spoke:

Ted Snyder, representing Symphony Development  
Seth Boots, Los Angeles, representing Watt  
Darlynn Childress, Agoura

There being no further speakers, Mayor Koehler closed the Public Hearing at 8:08 p.m.

**The City Council recessed at 8:50 p.m. and reconvened at 9:00 p.m.**

ACTION: Mayor Pro Tem Northrup moved to introduce, read by title only, and waive further reading of **Ordinance No. 18-438**, as presented by staff. Councilmember Buckley Weber seconded.

ACTION: Mayor Pro Tem Northrup amended the motion and moved to introduce, read by title only, and waive further reading of **Ordinance No. 18-438**, with Exhibit A-1, the Combination Alternative provisions. Councilmember Buckley Weber seconded the amended motion. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

ACTION: Mayor Pro Tem Northrup moved to adopt **Resolution No. 18-1882**, establishing a fee schedule for the inclusionary housing with an effective date of January 1, 2019. Councilmember Schwarz seconded.

ACTION: Mayor Pro Tem Northrup amended the motion to adopt **Resolution No. 18-1882**, *“with the new fees effective January 1, 2019; for those applications that have already been submitted to the City, but need to be deemed complete as of December 31, 2018” (for the record, excerpt from final resolution included below):*

**Section 3.** *Effective Date. The fees specified in this resolution shall take effect on January 1, 2019. Any and all prior resolutions of the City Council establishing or modifying the inclusionary housing in-lieu fees are hereby repealed and replaced as of January 1, 2019. Notwithstanding the preceding language, only those development applications that are deemed complete by the City no later than December 31, 2018 shall be subject to the fees set forth in Resolution No. 08-1488, previously adopted on July 9, 2008. Any development applications deemed complete by the City on or after January 1, 2019 shall be subject to the new fees set forth in this Resolution 18-1882.*

Councilmember Schwarz seconded the amended motion. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

### **DISCUSSION / ACTION**

8. Discussion Regarding Authorization to Seek Bids for the Reyes Adobe Landscape Maintenance Project; NIB 18-06

Following presentation of the staff report, Mayor Koehler opened the floor for public comment.

There were no public speakers.

**ACTION:** Councilmember Schwarz moved to authorize staff to seek bids for the Reyes Adobe Landscape Project; NIB 18-06. Councilmember Weber seconded. The motion carried 5-0, by the following voice vote:

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

NOES: None.

ABSENT: None.

9. Discussion of Status of Research into Potential Areas for Annexation into the City of Agoura Hills

Following presentation of the staff report, Mayor Koehler opened the floor for public comment.

The following person(s) spoke:

Larry Brown, Agoura Hills  
Mark Armbruster, Los Angeles, representing the Cypress Land Company  
Jeremy Wolf, Agoura, read letter on behalf of Joan Yacovone  
Fran Pavley, Agoura Hills (*submitted written correspondence*)

There were no further public speakers.

**ACTION:** Councilmember Buckley Weber moved to give staff direction to file an application for annexation with LAFCO on Area C, including the entire length of Liberty Canyon Road to the southern terminus, as well as Area A, which is the Agoura Road property. The motion carried 3-2, with Mayor Koehler and Councilmember Weber opposed, by the following roll call vote:

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

**NOES:** Mayor Koehler and Councilmember Weber.

**ABSENT:** None.

10. Conduct a Pre-Screen Review of a Proposed Specific Plan Amendment to Accommodate a 20,500 Square-Foot Office Development on a Vacant Parcel at 29760 Agoura Road in the Ladyface Mountain Specific Plan Area (Applicant: Tony Principe for Agoura Hills Business Center – Case No. PSR-01483-2018)

**At 11:04 p.m., Councilmember Weber declared a conflict of interest, stepped down from the dais, and exited the meeting:**

*"I am recusing myself from this item out of an abundance of caution as the Principes are clients of the bank I work for, they are not, however, a source of any income to me, but, again, out of an abundance of caution, I will be recusing myself and I will leave the dais."*

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*Cyrena Nouzille, Agoura Hills*

The following person(s) spoke:

Tony Principe, Westlake Village, Applicant  
Erik Justesen, San Luis Obispo, representing the Applicant

No formal action required. Following discussion, the City Council provided non-binding comments to the applicant.

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

There were no comments.

### **ADJOURNMENT**

Mayor Koehler announced the next Regular Meeting of the City Council would be held at 6:00 p.m., Wednesday, October 10, 2018, 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.

**ACTION:** At 11:49 p.m., Mayor Pro Tem Northrup moved to adjourn the meeting. Councilmember Buckley Weber seconded. The motion carried 4-0, with Councilmember Weber absent, by the following voice vote:

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

**NOES:** None.

**ABSENT:** Councilmember Weber.

Kimberly M. Rodrigues, MPPA, MMC  
City Clerk