

**MINUTES**  
**REGULAR MEETING OF THE**  
**AGOURA HILLS CITY COUNCIL**  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
**Wednesday, June 26, 2019**  
**6:00 P.M.**

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

The Pledge of Allegiance was led by Girl Scout Troop 306.

Present were: Mayor Linda L. Northrup, Mayor Pro Tem Illece Buckley Weber, Councilmember Chris Anstead, Councilmember Deborah Klein Lopez, and Councilmember Denis Weber.

Also Present were: City Manager Greg Ramirez, City Attorney Candice K. Lee, Assistant City Manager Nathan Hamburger, Deputy City Manager Louis Celaya, Community Development Director Dave Ward, Planning Director Doug Hooper, Associate Planner Renee Madrigal, Public Works Director/City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Director of Community Services Amy Brink, Finance Manager Melinda Brodsly, and City Clerk Kimberly M. Rodrigues.

**REPORT OF CLOSED SESSION**

No Closed Session was held.

**APPROVAL OF AGENDA**

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

AYES: Mayor Northrup, Mayor Pro Tem Buckley Weber, and Councilmembers Anstead, Lopez, and Weber.

NOES: None.

ABSENT: None.

**PRESENTATIONS**

Mayor Northrup presented a Proclamation, to Rabbi Moshe Bryski, recognizing the Chabad of the Conejo on their 40<sup>th</sup> Anniversary.

Mayor Northrup presented a Proclamation, to Library Manager Nina Hull, acknowledging the Agoura Hills Library on the Los Angeles County Library's *Gale/Library Journal* 2019 Library of the Year award.

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

Greater Conejo Valley Chamber of Commerce Government Affairs and Tourism Coordinator Dan Garcia provided a Chamber update.

**PUBLIC COMMENTS**

The following person(s) spoke:

Sheridan Koch and Sydney Shoemaker, representing Imagine Fest (*submitted flyer*)  
Brant Turner, Agoura Hills  
Jason Aiken, Agoura Hills

**CONSENT CALENDAR ITEM – SEPARATE ACTION**

Mayor Northrup pulled Item No. 5 and deferred to Councilmember Lopez.

At 6:27 p.m., Councilmember Lopez recused herself from participation on this item, as it related to pavement improvements on a street that she lives on, and exited the Council Chamber.

5. Approve Award of Contract, with Pavement Coatings, Inc., for the Fiscal Year 2019-20 Pavement Rehabilitation (Slurry Seal) Project; NIB 19-01

There were no public speakers for Item No. 5.

**ACTION:** Mayor Pro Tem Buckley Weber moved to approve Consent Calendar Item No. 5. Councilmember Weber seconded. The motion carried 4-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

**ABSTAIN:** Councilmember Lopez.

At 6:28 p.m., Councilmember Lopez returned to her seat at the Council dais.

## **CONSENT CALENDAR**

Item No. 5 was pulled and discussed under separate action prior to the Consent Calendar.

There were no public speakers.

**ACTION:** Councilmember Anstead moved to approve Consent Calendar Item Nos. 1-4 and 6-15. Mayor Pro Tem Buckley Weber seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

1. Approve Minutes of the Special City Council Budget Workshop of June 12, 2019
2. Approve Minutes of the Regular City Council Meeting of June 12, 2019
3. Approve Demand Warrant Register No. 813
4. Approve Treasurer's Report for May 2019
5. **Item pulled and discussed prior to the Consent Calendar.**
6. Approve First Amendment to Agreement for Contractor Services, with Athens Services, for Street Sweeping Services
7. Approve First Amendment to Agreement for Professional Consultant Services, with Larry Walker Associates, Related to the Malibu Creek Watershed Coordinated Integrated Monitoring Program
8. Approve First Amendment to Agreement for Contractor Services, with West Coast Arborists, Inc., for Tree Maintenance Services
9. Approve Second Amendment to Agreement for Contractor Services, with All City Management Services, Inc., for Crossing Guard Services
10. Approve Professional Services Agreement, with Baron & Budd, P. C., for Woolsey Fire Legal Representation
11. Approve Consultant Services Agreement, with Dapeer, Rosenblit & Litvak, LLP, for City Prosecuting Services for Fiscal Year 2019-2020
12. Approve the Designation of Subrecipient's Agent Resolution for Hazard Mitigation Grant Program and Pre-Disaster Mitigation Program Designating the City Manager

or Assistant City Manager, Deputy City Manager, Director of Public Works or Director of Finance as Authorized Agents for the City of Agoura Hills - California Office of Emergency Services (CAL OES)

13. Adopt **Resolution No. 19-1898**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR LAW ENFORCEMENT SERVICES
14. Adopt **Resolution No. 19-1899**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE ANNUAL INVESTMENT POLICY FOR FISCAL YEAR 2019-20 AND DELEGATING AUTHORITY TO THE CITY TREASURER TO INVEST AND REINVEST CITY FUNDS
15. Approve the Amended and Restated Tax-Advantaged Bonds Post-Issuance Compliance Procedures and the Amended and Restated Municipal Securities Post-Issuance Disclosure Policy, and Adopt **Resolution No. 19-1900**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING AN UPDATED LOCAL DEBT POLICY

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

16. Conduct a De Novo Public Hearing to Review the Agoura Hills Planning Commission's Approval of the Site Plan/Architectural Review Case No. SPR-01504-2018 for 28500 Driver Avenue (APN 2055-004-40); a Request to Construct a 4,917 Square-Foot, Two-Story, Single-Family Residence and a 695 Square-Foot Attached Garage (Manish Drona, Applicant)

Mayor Northrup opened the Public Hearing at 6:28 p.m. and deferred to City Attorney Lee.

City Attorney Lee made the following announcement: *"Yes, thank you, Madam Mayor. I thought it would be helpful to the City Council, and to the public as well, to just give a summary of the proceedings this evening so that everyone can get an idea of what to expect. So, first, as the Mayor noted, the Council will hold a de novo public hearing on the 28500 Driver Avenue project. In the City of Agoura Hills, all of the Planning Commission decisions that are called up for review by the City Council are heard De Novo, in other words, "anew", so that the Council has an opportunity to take a fresh look at the project. It is a completely brand new public hearing. The Council need not give any weight or deference to the Planning Commission's decision. It may, certainly, consider what the Planning Commissioners had to say, but it is not bound to follow the Planning Commission's decision. Next, I'd like to summarize the order of the proceedings for the hearing this evening. First, the Mayor opened the public hearing, thank you. Next, we will have a staff report and then time for the City Council to ask questions of staff. During Council questions, the Council should avoid commenting on the project, avoid providing*

*opinions on the project – it really should just be questions of staff on the project. After that, we will have Council disclosure of ex parte communications. Because this is a quasi-judicial hearing, if Councilmembers have received any relevant information or testimony about the project, whether it be from the Applicant or members of the public, they should publicly announce the information they learned during the public hearing and before testimony begins. Next, we will move to the Applicant's presentation, which will be fifteen (15) minutes. Then we will move to the public comment portion of the Public Hearing and each speaker will be allotted three (3) minutes to provide their comments, after which Council can ask questions of anyone in the public. We will then follow that time for Applicant to respond to any concerns or questions brought up during the hearing, during public comment, which will be about five (5) minutes for the Applicant. Then, we will turn to last call for Council questions. Council must conclude all questions before we close the public hearing and before the Council goes into deliberation. Then, the Mayor will close the public hearing. The Council will enter into the deliberations phase of the proceedings. And that concludes my comments, Madam Mayor, thank you."*

Following presentation of the staff report and a question and answer period of staff, Mayor Northrup announced this was the time for the City Councilmembers to disclose any ex parte communications with the public and the Applicant.

- Mayor Northrup disclosed that she had received a telephone call last week from a representative of the Dronas who wanted to discuss details and to set up a meeting and, since she was about to leave town on a family vacation, she did not have time to set up a meeting. She reported they did not discuss substance, other than that the Applicant informed her that he very much wanted a favorable ruling and had done his best to try to address the concerns of Old Agoura. She also reported that she had received several emails from the Applicant, all of which she forwarded to Community Development Director Ward and asked that they be provided to Council, and a copy was on the dais for all the Councilmembers, and were part of the public record and available to anybody that would like to see them. In addition, she reported that she had also talked to Mr. Farkash who informed her of the concerns of Old Agoura, with respect to the continued size of the project. This outlined all the communications she had with any of the folks that are involved in this discussion.
- Councilmember Lopez disclosed that she had met with Mr. Farkash before the Planning Commission meeting to discuss the Old Agoura overlay, in general, and talked about things like the driveway turnaround and compared what Agoura Hills had, or did not have, compared to Los Angeles County. She reported that they had not spoken on the project, specifically, in any substantive way; only that he was alerting to her that it was coming to the Planning Commission. She also had exchanged some electronic communications with the Dronas; both just very short messages on social media messaging and also had received a similar email from the Dronas, which she had forwarded to Mr. Ward, that was the presentation in advance of what would be presented at the meeting. Also, she reported that she had received a request for a meeting, but was not able to meet, and had run into

them (Dronas) the day before in front of City Hall, and they had a nice discussion, but, again, nothing of substantive conversation.

- Councilmember Weber disclosed he had received the email from Mr. Ward. He reported another email came to the Council last week that caused him to have a discussion with Mr. Drona and they spent about an hour together to go over what was sent and received his view on the ARP (Architectural Review Panel) and the Planning Commission and nothing really substantive happened about that; they just said they would see each other at the meeting.
- Councilmember Anstead disclosed that he also received the emails from the Dronas and did not respond. He reported he had reviewed the emails and that was the only interaction he had with anyone on the case.
- Mayor Pro Tem Buckley Weber disclosed that she had received the email package from Mr. Ward and, unfortunately, did not have time to review it before the meeting, but it was her understanding that the Dronas would be presenting that evidence at the hearing. She reported receiving an email on Monday from Mr. Drona asking if she would be able to meet with him, 15 minutes before the Council meeting, and, unfortunately, she was unable to meet with him. She also reported that she had met with Mr. Farkash, back in February or March, prior to the Planning Commission meeting and had discussed the Agoura overlay, in general, and he had discussed with her the Drona home and another home, and had shown her renderings of two homes. He had told her the Drona home was coming to the Planning Commission and they discussed the pillars in the front of the home and the side entrance – either the gate or the turnaround, she did not quite recall. She reported she had received an email from Mr. Troncatty, regarding reaching out to people in Old Agoura to come to the Council meeting.

The following person(s) spoke on behalf of the Applicant:

Manish Drona, Applicant  
Prinaka Drona, representing Applicant  
Willmar Vallecios, representing Applicant

Following a question and answer period of the Applicant, Mayor Northrup opened the floor for Public Comments.

*The following person(s) submitted documents (by email) prior to the City Council meeting. Copies were placed at the dais for City Council consideration:*

*Manish Drona, Agoura Hills, Applicant (included copy of PowerPoint presentation)*

The following person(s) submitted written comments in opposition to the project:

Mike Trocino, Agoura Hills  
Tony Dellosso, Agoura Hills

The Mayor elected to allow speakers who filled out a speaker card, and were present at the meeting, to defer their allotted three minutes to another person, up to a maximum of 15 minutes deferred to any one person.

The following person(s) spoke in opposition to the project:

Marianne Perls, Agoura Hills  
Kathi Colman, Agoura Hills (*donated her time to Daniel Farkash*)  
George Colman, Agoura Hills  
Richard Burke (*donated his time to Ron Troncatty*)  
Ron Troncatty (*submitted a photograph*)  
Jess Thomas, representing Old Agoura Homeowners  
Kenneth Slee, Agoura Hills (*donated his time to Daniel Farkash*)  
Daniel Farkash, Agoura Hills, representing Old Agoura  
Karen Albaum  
Tara Farkash, Agoura Hills  
Susan Nims, Agoura Hills  
Tina Barns, Agoura Hills, representing Old Agoura Homeowners  
Julie Thornbury, Agoura Hills  
Patrick Rolve, Agoura Hills  
Cyrena Nouzille, Agoura Hills  
Adina Hazan, Agoura Hills

**THE CITY COUNCIL RECESSED AT 8:10 P.M. AND RECONVENED AT 8:20 P.M.**

There being no further public testimony, Mayor Northrup invited the Applicant to present their rebuttal.

Response by the Applicant:

Manish Drona, Applicant

Following a question and answer period between the City Council and the Applicant, Mayor Northrup asked if there were any further questions.

There being no further questions, Mayor Northrup closed the Public Hearing at 8:20 p.m.

Following City Council discussion and deliberations, City Attorney Lee offered a recommended motion.

**ACTION:** Mayor Pro Tem Buckley Weber moved to approve the recommended motion: *“to modify the Planning Commission’s decision by directing the Applicant and staff to return with the revised plans based on Council comments on the size of the house, the gate, the architecture, and the side articulation, and if the Applicant chooses to screen, to use native trees, and to reopen and continue the Public Hearing to the August 14, 2019 Regular City Council Meeting.”* Councilmember Anstead seconded. The motion carried 5-0, by the following roll call vote:

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

**NOES:** None.

**ABSENT:** None.

At 9:18 p.m., Mayor Northrup reopened and continued the Public Hearing to August 14, 2019.

City Attorney Lee recommended that since the Public Hearing had been opened and continued, the City Council was strongly encouraged not to engage in any ex parte communications on this item between now and the next public hearing. She stated that members of the public could submit their comments to staff.

### **DISCUSSION / ACTION**

17. Discussion to Consider the Adoption of: **Resolution No. 19-1902**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ESTABLISHING FISCAL YEAR 2019-20 APPROPRIATIONS LIMITATIONS; **Resolution No. 19-1903**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2019-20, INCLUDING FISCAL YEAR 2019-20 APPROPRIATIONS AND APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2020-21 AND AUTHORIZING AMENDMENTS TO THE FISCAL YEAR 2018-2019 ANNUAL BUDGET; **Resolution No. 19-1904**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE COMPENSATION PLAN BY SETTING SALARY RANGES FOR CITY FULL-TIME EMPLOYEES TO INCLUDE A 3.9% COST OF LIVING ADJUSTMENT; AMENDING THE RANGE FOR THE POSITIONS OF COMMUNITY DEVELOPMENT DIRECTOR, COMMUNITY SERVICES DIRECTOR AND DIRECTOR OF PUBLIC WORKS/CITY ENGINEER; INCREASE THE EMPLOYER CONTRIBUTION TO HEALTHCARE PREMIUMS FOR FULL-TIME EMPLOYEES; INCREASE THE CITY’S MATCHING CONTRIBUTION TO THE DEFERRED COMPENSATION PLAN TO A DOLLAR-FOR-DOLLAR MATCH NOT TO EXCEED EIGHTY (\$80.00) DOLLARS PER PAY PERIOD AND ESTABLISH THE PART-TIME POSITION OF LAND USE TECHNICIAN; **Resolution No. 19-1905**; A RESOLUTION OF THE CITY



**COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, INCREASING THE EMPLOYER CONTRIBUTION TO HEALTHCARE PREMIUMS FOR CITY COUNCILMEMBERS; AND Resolution No. 19-1906; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING AMENDMENT NO. 14 TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT**

Following presentation of the staff report, Mayor Northrup opened the floor for public comment. There were no public speakers.

**ACTION:** Councilmember Weber moved to adopt Resolution Nos. 19-1902, 19-1903, 19-1904, 19-1905, and 19-1906, as presented. Councilmember Lopez seconded. The motion carried 5-0, by the following roll call vote:

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

**NOES:** None.

**ABSENT:** None.

**CITY COUNCIL, STAFF COMMENTS**

Councilmember Weber spoke about America's birthday and wished everyone a safe and happy fourth of July.

Mayor Northrup spoke about the upcoming Concert in the Park on July 7, 2019, and invited everyone to attend the inauguration of the City's first laser show at Chumash Park and the annual City Walk, which will include discussion about upcoming projects regarding potential parks in the City.

**ADJOURNMENT**

Mayor Northrup announced the next Regular Meeting of the City Council would be held at 6:00 p.m., Wednesday, July 10, 2019, 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 9:32 p.m., Councilmember Lopez moved to adjourn the meeting. Councilmember Weber seconded. The motion carried 5-0, by the following voice vote:

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

**NOES:** None.

**ABSENT:** None.

Kimberly M. Rodrigues, MPPA, MMC  
City Clerk