

MINUTES
REGULAR MEETING (IN-PERSON AND VIDEO CONFERENCE)
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, January 25, 2023
6:00 p.m.

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

The Pledge of Allegiance was led by Councilmember Wolf.

Present were: Mayor Chris Anstead, Mayor Pro Tem Illece Buckley Weber, Councilmember Deborah Klein Lopez, Councilmember Penny Sylvester, and Councilmember Jeremy Wolf.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Celaya, Community Development Director Denice Thomas, Senior Planner Robby Nesovic, Public Works Director/City Engineer Jessica Forte, Building Official Lukas Quach, Director of Community Services Amy Brink, Media Analyst Ericka Diaz, Management Analyst Amber Victoria, Administrative Analyst John Treichler, and City Clerk Kimberly M. Rodrigues.

REPORT OF CLOSED SESSION

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

APPROVAL OF AGENDA

Mayor Anstead announced the addition of an update, from the Malibu/Lost Hills Sheriff's Station, under Intergovernmental Reports.

ACTION: Councilmember Sylvester moved to approve the Agenda, as amended. Mayor Pro Tem Buckley Weber seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

PRESENTATIONS

Mayor Anstead presented a Proclamation, recognizing the Los Angeles Football Club (LAFC) as the 2022 Major League Soccer (MLS) Cup Champions, to Co-President and Chief Business Officer Larry Freedman.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Greater Conejo Valley Chamber of Commerce Director of Government Affairs & Tourism, Adam Haverstock, provided a Chamber Update.

Lieutenant Roman Foss provided a Malibu/Lost Hills Sheriff's Station Update.

Councilmember Sylvester provided a Las Virgenes/Malibu Council of Governments Update and also reported attending the Cultural Arts Council meeting, noted there are currently three vacancies, and anyone interested in serving may contact Director of Community Services Brink or check the City's website for further information.

Mayor Pro Tem Buckley Weber requested a social media push for applicants for the Cultural Arts Council and requested an item regarding drone (surveillance) in open space be brought before the City Council for discussion prior to any implementation.

PUBLIC COMMENTS

Following distribution of the Agenda Packet, and prior to the City Council Meeting, written correspondence was received from the following person, forwarded to the City Council, and made available for public review.

Malik Tariq Mahmood Murabbi Silsilah (Imam), Huntington Park, representing the Ahmadiyya Muslim Community

The following person(s) provided in-person live testimony:

Nazmi Qutami, Agoura Hills

Douglas Kruschen, Agoura Hills (*submitted written correspondence*)

Jodi Regan, Agoura Hills, representing the Las Virgenes Scouting Alumni Association (*submitted flyer*)

The following person provided live testimony (via Zoom):

Marisol Espinoza, representing SoCalGas

CONSENT CALENDAR

There were no public comments.

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

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

NOES: None.

ABSENT: None.

1. Approve Minutes of the Regular City Council Meeting of November 9, 2022
2. Approve Demand Warrant Register No. 885
3. Approve Treasurer's Report for November 2023
4. Approve Third Amendment to Agreement for Consultant Services, with Kimley-Horn and Associates, Inc., for Additional Engineering Design Services for the Kanan Road/Agoura Road Ultimate Intersection Improvements Project
5. Adopt **Ordinance No. 23-466**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE TO ESTABLISH THE CITY OF AGOURA HILLS REACH CODE AND ADOPT ALL-ELECTRIC BUILDING REQUIREMENTS and Adopt **Resolution No. 23-2029**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, MAKING FINDINGS THAT AMENDMENTS TO THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE ESTABLISHING THE CITY OF AGOURA HILLS REACH CODE, AND ADOPTING ALL-ELECTRIC BUILDING REQUIREMENTS, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL, OR TOPOGRAPHICAL CONDITIONS

PUBLIC HEARING / ORDINANCE

6. Conduct a Public Hearing, Waive Full Reading, and Introduce **Ordinance No. 23-467**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING ARTICLE VI (TAXES; LICENSES; BUSINESS REGULATIONS) OF THE AGOURA HILLS MUNICIPAL CODE TO ADD A NEW CHAPTER 10 REGARDING SHORT-TERM RENTAL REGULATIONS AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff noted the following non-substantive amendments to the proposed ordinance:

Section 61002(I) – Application.

*“Written verification that there are no **affordability** covenants or other **affordability** deed restrictions on the property that prohibit or limit the use of the dwelling unit as a short-term rental, **including but not limited to** (e.g., affordable housing regulatory agreements **and** accessory dwelling unit covenants, etc.).”*

Section 61008. – Appeals.

“...in accordance with sections ~~96~~822 through ~~96~~827 of Chapter 8 of Article VI...”

Following presentation of the staff report, Mayor Anstead opened the Public Hearing at 7:49 p.m.

Following distribution of the Agenda Packet, and prior to the City Council Meeting, written correspondence was received from the following person(s), forwarded to the City Council, and made available for public review.

*Jess Thomas, President, Agoura Hills, representing Old Agoura Homeowners
George Colman, Agoura Hills
Kathy Creech, Agoura Hills
Carolyn Trocino, Agoura Hills
Danielle Borja, Thousand Oaks, President/CEO representing the Greater Conejo Valley Chamber of Commerce
Cindy Bankler, Agoura Hills
Nancy Hanna, Los Angeles representing Better Neighbors LA, and Danielle Wilson, Los Angeles, representing Unite HERE Local 11*

The following person(s) provided in-person live testimony:

Kathy Creech, Agoura Hills
Mike Wilken, Agoura Hills, representing Liberty Parkside HOA

The following person(s) provided live testimony (via Zoom):

Adam Haverstock, Thousand Oaks, Director of Government Affairs & Tourism representing the Greater Conejo Valley Chamber of Commerce
Allison Kirste, Los Angeles, representing Better Neighbors LA
Layal Bata, Los Angeles, representing Unite HERE, Local 11

There being no further public comments, or questions of staff by the City Council, Mayor Anstead closed the Public Hearing at 8:13 p.m.

City Attorney Lee recommended language for the following amendments:

61002. – Application.

- I. *“Written verification that there are no **affordability** covenants or other **affordability** deed restrictions on the property that prohibit or limit the use of the dwelling unit as a short-term rental, **including but not limited to** (e.g., affordable housing regulatory agreements **and** accessory dwelling unit covenants, ~~etc.~~.”*

61004. – Operating Requirements

- E. “Rental Term. Each rental term shall be no less than ~~two~~ **three** consecutive nights.”
- H. “Code of Conduct. Prior to each rental the operator shall provide each guest with a code of conduct **with applicable rules and regulations set forth in the Agoura Hills Municipal Code in a form approved by the City Manager, which includes occupancy limits, trash cleanup policies, parking requirements, noise limits, and a notice of potential financial penalties for violations of the code of conduct.** The code of conduct shall also be posted on the inside of the main entrance door to the short-term rental, or on the wall adjacent to the door. The phone number of the local contact person shall also be provided in the same location as the code of conduct.”

and the addition of a new section:

- N. “All outdoor lighting that is not shielded and downward facing shall be turned off during the quiet hours period.”**

61008. – Appeals.

“Any person dissatisfied with a decision of the director to approve, deny, or condition a short-term rental business license application may appeal the decision to the city appeal officer by filing with the city clerk an appeal petition within fifteen days of the date of mailing of the decision. Appeals shall be submitted and processed in accordance with sections ~~96~~822 through ~~96~~827 of Chapter 8 of Article VI of the Agoura Hills Municipal Code. While the appeals process is pending, the applicant, owner, and any operator are prohibited from the short-term rental of property and the short-term rental permit at issue shall not be valid.”

ACTION: Mayor Pro Tem Buckley Weber moved to waive full reading and introduce **Ordinance No. 23-467**, with amendments to sections 61002(I), 61004(E), 61004(H), and 61008, and the addition of section 61004(N). Councilmember Lopez seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

DISCUSSION / ACTION

7. Receive and File Update on Preliminary Design for the Development of Pre-Approved Building Plans for Accessory Dwelling Units (ADUs)

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

There were no public comments.

ACTION: Councilmember Sylvester moved to receive and file the report. Councilmember Lopez seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

COUNCIL, STAFF COMMENTS

Assistant City Manager Adeva announced that January was National Blood Donor Month and the City would be hosting a blood drive with the American Red Cross on Thursday, January 26, 2023, in the Community Room, and referred everyone to the City's website for further information.

Community Development Director Thomas reported that the first Planning Commission meeting was held with the new appointees and everyone was sworn-in and ready to work.

Councilmember Lopez invited everyone to view the City's recent podcast (The Good Life Agoura Hills – Episode 7) highlighting special guest, Agoura Hills City Manager Nathan Hamburger, and to watch the prior podcasts as well.

ADJOURNMENT

The next Regular Meeting of the City Council will be held at 6:00 p.m., on Wednesday, February 8, 2023, in the Council Chambers of the Civic Center. It is anticipated that members of the public will have the opportunity to participate in-person in the Council Chambers or by remote video conferencing (Zoom).

ACTION: At 9:28 p.m., Mayor Pro Tem Buckley Weber moved to adjourn the meeting. Councilmember Wolf seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk