

MINUTES
REGULAR MEETING (IN-PERSON AND VIDEO CONFERENCE)
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, August 10, 2022
6:00 p.m.

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

The Pledge of Allegiance was led by Councilmember Northrup.

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

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Attorney Diana Varat with Richards, Watson & Gershon, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Adeva, Executive Assistant Amber Victoria, Administrative Analyst John Treichler, Media Analyst Ericka Diaz, Public Safety Liaison Officer JT Manwell, Director of Community Development Denice Thomas, Principal Planner Jessica Cleavenger, Senior Planner Robby Nesovic, Director of Public Works/City Engineer Jessica Forte, Traffic Engineer Consultant Laura Forinash, Senior Civil Engineer Charmaine Yambao, Director of Finance Christy Truelsen, Director of Community Services Amy Brink, and City Clerk Kimberly M. Rodrigues.

REPORT OF CLOSED SESSION

No Closed Session was held.

APPROVAL OF AGENDA

Mayor Lopez announced: *“...for the Public Hearing on Item No. 14, which is our Housing Element, the staff presentation will last for approximately one hour. This will be followed by questions from the City Council on the staff presentation. We will then take a short break before moving on to public comments.”*

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

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

NOES: None.

ABSENT: None.

PRESENTATIONS

There were no presentations.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

The City Council recognized Assemblymember Richard Bloom for his support of the City's Linear Park Project.

In celebration of the City of Agoura Hills 40th Anniversary – 40 Facts for 40 Years, Mayor Lopez presented the following fact about Agoura Hills: 1) prior to the City's current rectangular logo of rolling hills and an oak leaf, the original City seal was a circle split into four quadrants that each contained a landmark that embodied Agoura Hills and included an Oak tree, a Chumash Native American symbol, the Reyes Adobe, and Ladyface Mountain. The perimeter of the circle contained the text: "City of Agoura Hills, CA" and the incorporation date of "December 8, 1982," and was outlined in leaves. The current City logo is displayed on the wall behind the City Council dais; a model of the former City seal is displayed in City Hall in the hallway near the City Council's office. Mayor Lopez also shared that she acquired one of the original City pins from a former City Planner.

PUBLIC COMMENTS

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

Rebecca Arvizu, Agoura Hills

CONSENT CALENDAR

There were no public comments.

Councilmember Buckley Weber commented on Item No. 13 that she was pleased that the prima facie speed limit on a segment of Reyes Adobe Road was being reduced from 45 miles per hour (mph) to 40 mph.

ACTION: Councilmember Buckley Weber moved to approve Consent Calendar Item Nos. 1-13, as presented. Councilmember Northrup seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

1. Approve Minutes of the Regular City Council Meeting of March 23, 2022
2. Approve Demand Warrant Register No. 876
3. Approve Treasurer's Report for June 2022
4. Approve and Make Assembly Bill 361 Findings for Special Brown Act Requirements for Teleconference Meetings
5. Approve Contract Extension, with FS Contractors, Inc., for the Fiscal Year 2018-19 Annual Concrete Repair Project; NIB 18-05 (5)
6. Approve Award of Contract, to Toro Enterprises, Inc., for Fiscal Year 2022-23 Pavement Rehabilitation Project; NIB 22-01
7. Approve Memorandum of Understanding, with Clean Power Alliance (CPA), to Participate in the Power Ready Program
8. Approve Agreements for Oak Tree Consultant Services, with Rincon Consultants for: 1) City-Initiated (Non-Reimbursable) Projects, and 2) Non-City-Initiated (Reimbursable) Projects
9. Approve Agreement for Consultant Services, with Sol Haus Design, for Preliminary Design Concept Plans
10. Approve Agreement for Contractor Services, with Danish Environment, Inc., for Custodial Services for the Agoura Hills Recreation and Event Center
11. Approve Services Agreement, with Flock Group, Inc., DBA Flock Safety, for Automated License Plate Reader Cameras
12. Approve Notice of Completion, with All American Asphalt, for the Fiscal Year 2021-22 Pavement Rehabilitation Project; NIB 21-01
13. Adopt **Ordinance No. 22-460**; AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE PRIMA FACIE SPEED LIMITS ON ONE SEGMENT OF REYES ADOBE ROAD BETWEEN AGOURA ROAD AND THOUSAND OAKS BOULEVARD

PUBLIC HEARING / ORDINANCES

14. Conduct a Public Hearing to Consider:
 - A) Adopt **Resolution No. 22-2017**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, CERTIFYING THE FINAL SUBSEQUENT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN UPDATE (STATE CLEARINGHOUSE NUMBER 2021090588), ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF

OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM;

- B) Adopt **Resolution No. 22-2018**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING THE GENERAL PLAN UPDATE (CASE NO. GPA-2022-0003), INCLUDING THE ADOPTION OF THE 2021-2029 HOUSING ELEMENT, AND AMENDING THE GENERAL PLAN LAND USE DIAGRAM;
- C) Introduce, Read in Title Only, and Waive Further Reading of **Ordinance No. 22-461**; AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA AMENDING ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE TO MODIFY THE RH, RM, AND CS-MU ZONING DISTRICTS TO ALLOW INCREASED RESIDENTIAL DENSITY; ESTABLISH AND IMPLEMENT THE AFFORDABLE HOUSING OVERLAY DISTRICT AND ESTABLISH A MINISTERIAL PROCESS FOR QUALIFYING PROJECTS (CASE NO. ZOA-2022-0003); ADOPT OBJECTIVE DESIGN STANDARDS FOR MULTIPLE FAMILY DWELLINGS (CASE NO. ZOA-2022-0005); AND AMEND THE ZONING MAP TO GRAPHICALLY DEPICT THE AFFORDABLE HOUSING OVERLAY DISTRICT AND NEW ZONING DESIGNATIONS FOR THE HOUSING ELEMENT SITE INVENTORY SITES;
- D) Introduce, Read in Title Only, and E) Waive Further Reading of **Ordinance No. 22-462**; AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING CHAPTER IV (DEVELOPMENT REGULATIONS AND REQUIREMENTS) OF THE LADYFACE MOUNTAIN SPECIFIC PLAN TO ESTABLISH PROVISIONS REGULATING THE AFFORDABLE HOUSING OVERLAY DISTRICT (CASE NO. ZOA-2022-0003); and,
- E) Introduction, Read in Title Only, and Waive Further Reading of **Ordinance No. 22 -463**; AN ORDINANCE OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING CHAPTER 4 (LAND USE AND DEVELOPMENT STANDARDS) AND CHAPTER 9 (PLAN ADMINISTRATION) OF THE AGOURA VILLAGE SPECIFIC PLAN TO ESTABLISH PROVISIONS REGULATING THE AFFORDABLE HOUSING OVERLAY DISTRICT (CASE NO. ZOA-2022-0002)

Mayor Lopez opened the Public Hearing at 6:25 p.m.

Following presentation of the staff report, and a question and answer period, Mayor Lopez announced the City Council would take a short break before the public comment portion of the meeting.

The City Council recessed at 8:55 p.m. and reconvened at 9:14 p.m.

Mayor Lopez opened the floor for public comments.

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.

*Karen Albaum, Agoura Hills
A. Alexander, Agoura Hills
Rebecca Altshuler, Agoura Hills
A. Alexander, Agoura Hills
John Balian, Agoura Hills
Tina Barns, Agoura Hills
Don Barton, Agoura Hills
Amy Blatt, Agoura Hills
Steve Bender, Agoura Hills
Ken Berkman
Doreen and Joel Bernknopf, Agoura Hills
Dani Blanc-Choudhry and Wahid Choudhry, Agoura Hills
Celeste Bocian, Agoura Hills
Sareen Boulgourjian and Family, Agoura Hills
Bob and Rosa Bradshaw
Tim Buttke, Agoura Hills
Becky Cariste, Agoura Hills
C. Jamie Carr, Agoura Hills
Bert Chai, Agoura Hills
Carleen and Nino Defranco
Leticia DeLaPaz, Agoura Hills
Rachelle Dior, Agoura
Fred Hauter, Agoura Hills
Bernice Hayden, Agoura Hills
Beverly Gafa, Agoura Hills (2)
Charisse Glenn, Agoura
Carolyn Thompson Goldstein, Agoura Hills
Lori Gordon, Agoura Hills
Amat Gigi Grabli, Agoura Hills
Rae Gruelich, Agoura Hills
Michael Haller, Agoura Hills
Ellie Hawkinson, Agoura Hills (2)
Lisa Herman, Oak Park
Shannon Hirtensteiner, Westlake Village, representing McMillion and
Hirtensteiner
Eliah and Yoav Inbar, Agoura Hills
Alfred Ira, Agoura Hills
David Jaureguy, Agoura Hills
Eric Kenehan, Agoura Hills
Shelly and Ziv Kozaski, Agoura Hills
Vitali Kozim, Agoura Hills
Craig Kronfeld, Oak Park
David Krovitz, Agoura Hills
Jackie LaCombe, Agoura Hills (2)*

Karena Lee, Agoura Hills
Mark Leggett, Agoura Hills
Richard Leitch, Agoura Hills
Mindy and Darryl Levine, Agoura Hills
Emilia and Moshe Levy, Agoura Hills
Cristina Lopez
Jon and Susan Loring, Agoura Hills
Lee Magnone, Agoura Hills
Lori Manfredonia, Agoura Hills (2)
Maayan McAbian, Agoura Hills
Nichol McVicker
Kim Mejia, Agoura Hills
Molly Mejia, Agoura Hills
Amy Mills
Mike Monteleone, Agoura Hills
Isabelle Morgenthaler, Agoura Hills
Nadja Myers, Agoura Hills
Roberta and Mark Nadel, Agoura Hills
Babak Naficy, San Luis Obispo, Attorney for Save Open Space
Craig Reardon and Nancy Nee, Agoura Hills
Jessica Nimoy, Agoura Hills
Ross Olney
Terry Paulson, Agoura Hills
Valorie Paulson, Agoura Hills
Ellen Reff, Agoura Hills
Kathryn Rishoff, Agoura Hills
*Brad Rosenheim, Woodland Hills, Rosenheim and Associates, Inc.,
representing Agoura Village Owners Association*
Donna Rubey, Agoura Hills
John Rubey, Agoura Hills
Mark Safran, Agoura Hills
Michelle Santucci, Oak Park
Candy Shad, Agoura Hills
Rod Shorey, Agoura Hills
Mike Simmons
Mike Singer, Agoura Hills
Lori Skope, Agoura Hills
Melissa Spiegelman
Ruvyn Spivak, Agoura Hills
Terry Stanger, Agoura Hills
Ali Steers, Agoura Hills
Ryan Steers, Agoura Hills
David Stern
Kevin Stitt, Agoura Hills
Hani Tannous, Agoura Hills
Katherine Terrazas, Agoura Hills
Jess Thomas, Agoura Hills
Sandra Toutz, Agoura Hills

Ron Troncatty, Agoura Hills
Bill Tucker, Encino, representing the Tucker Investment Group
Fred and Susan Turner
Laurie Turner, Agoura Hills
Joanne Ventresca, Agoura Hills
Mary Wiesbrock, Agoura Hills, representing Save Open Space (5)
Jan Wilson, Agoura Hills
Nicole Wilson, Agoura Hills
Zoe Ziolkowski, Agoura Hills

The following person(s) submitted in-person written public comments:

Leticia DeLa Paz, Agoura Hills
Ben Hawkinson, Agoura Hills
Patrick Kohre, Old Agoura
Daniel Albert Meyer, Agoura

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

Carolyn Cass-Barton, Oak Park
Frances Coutts, Oak Park, representing Save Open Space
Jackie Lacombe, Agoura Hills
Mary Wiesbrock, Agoura Hills, representing Save Open Space, submitted
written comments
Cindy Larson, Agoura Hills
Susan Carr, Agoura Hills
Ed Corridori, Agoura Hills
Narianne Perls, Agoura Hills
Steve Rishoff, Agoura Hills, submitted written comments
Maxine Weksler, Agoura Hills
Dr. Elizabeth Kolve, Agoura Hills
Mary Ann Rush, Agoura Hills
Anna Grishchanko, Oak Park
Ellie Hawkinson, Agoura Hills
Kirk Allegro, Agoura Hills
Joy Watters, Agoura Hills

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

Bill Tucker, Agoura Hills, representing Whizin Market Square and the Do-It
Center Properties
Brad Rosenheim, Agoura Hills, representing Agoura Village Owners
Association
Barry Bartholomay, Agoura Hills
Michelle Santucci, Oak Park
Angela, Agoura Hills

There being no further public testimony, and following a brief question and answer period between the City Council and staff, Mayor Lopez closed the Public Hearing at 10:28 p.m.

MOTION: Following deliberations, Councilmember Northrup moved to: adopt **Resolution No. 22-2017**; adopt **Resolution No. 22-2018**; introduce, read by title only, and waive further reading of **Ordinance No. 22-461**; introduce, read by title only, and waive further reading of **Ordinance No. 22-462**; and introduce, read by title only, and waive further reading of **Ordinance No. 22-463**.

Councilmember Buckley Weber seconded with a request to include the landscape amendment.

City Attorney Lee provided the following proposed amendment to **Ordinance No. 22-461**, Section 9663.6 (F)(5), and inquired if the City Council wished to include all landscape plantings or to set a numeric threshold.

“Landscape Pplantings under an oak tree canopy shall consist of native, drought-tolerant species selected from those listed by the California Native Plant Society in the Calscape website specific to Agoura Hills.”

MOTION: Councilmember Northrup proposed 75 percent and to incorporate that into her motion. Councilmember Buckley Weber seconded.

ACTION: Councilmember Northrup moved to: adopt **Resolution No. 22-2017**; adopt **Resolution No. 22-2018**; introduce, read by title only, and waive further reading of **Ordinance No. 22-461**, with Section 9663.6 (F)(5) amended as follows; **“75 percent of all landscape Pplantings under an oak tree canopy shall consist of native, drought-tolerant species selected from those listed by the California Native Plant Society in the Calscape website specific to Agoura Hills.”**; introduce, read by title only, and waive further reading of **Ordinance No. 22-462**; and introduce, read by title only, and waive further reading of **Ordinance No. 22-463**. Councilmember Buckley Weber seconded. The motion carried 4-1, by the following roll call vote:

AYES: Mayor Lopez and Councilmembers Buckley Weber, Northrup, and Weber.

NOES: Mayor Pro Tem Anstead.

ABSENT: None.

COUNCIL, STAFF COMMENTS

The City Council expressed their appreciation to staff for their efforts and to the public for their comments.

ADJOURNMENT

Mayor Lopez announced the next Regular Meeting of the City Council would be held at 6:00 p.m., on Wednesday, August 24, 2022, 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 12:10 a.m., Councilmember Buckley Weber moved to adjourn the meeting. Mayor Pro Tem Anstead seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSENT: None.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk