

MINUTES
REGULAR MEETING OF THE
AGOURA HILLS CITY COUNCIL
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, May 22, 2024
6:00 p.m.

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

Mayor Buckley Weber announced the Land Acknowledgement.

The Pledge of Allegiance was led by Girl Scout Troop 3616.

Present were: Mayor Illece Buckley Weber, Mayor Pro Tem Penny Sylvester, Councilmember Chris Anstead, Councilmember Deborah Klein Lopez, 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, Executive Assistant Michele Hubbs, Community Development Director Denice Thomas, RRM Design Group Consultant Erik Justesen, Director of Public Works/City Engineer Jessica Forte, Senior Civil Engineer Charmaine Yambao, Kimley-Horn & Associates Traffic Engineering Consultant Sri Chakravarthy, Michael Baker International Design Consultants Eric Spangler and Jerusalem Verano, Director of Finance Diego Ibañez, Director of Community Services Amy Brink, and City Clerk Kimberly M. Rodrigues.

REPORT OF CLOSED SESSION

No Closed Session was held.

APPROVAL OF AGENDA

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

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

PRESENTATIONS

Mayor Buckley Weber presented a Certificate of Recognition, honoring Serious Cycling as Business of the Month, to owners Jennifer and Ryan Johnson.

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, & DEPARTMENTAL REPORTS

Las Virgenes Municipal Water District Engineering Program Manager, Oliver Slosser, presented a Pure Water Project Update.

Mayor Pro Tem Sylvester provided a Las Virgenes/Malibu Council of Governments Update.

Mayor Buckley Weber provided a Santa Monica Mountains Conservancy Advisory Committee Update and spoke about the International Day for Biological Diversity.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

There were no public comments.

Mayor Buckley Weber requested Item No. 7 be pulled for discussion.

ACTION: Councilmember Anstead moved to approve Consent Calendar Item Nos. 1-6, as presented. Councilmember Klein Lopez seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

1. Approve Minutes of the Special City Council Goal Setting Workshop of May 8, 2024
2. Approve Demand Warrant Register No. 912
3. Approve Award of Contract for Ladyface Greenway Project; NIB 24-02B and Request to Approve Memorandum of Agreement with Las Virgenes Municipal Water District and Agreements with Southern California Edison Company for Undergrounding of Facilities

4. Approve First Amendment to Agreement for Contractor Services, with Solid Waste Solutions, Inc., for Film Permitting Services
5. Approve Agreement for Contractor Services, with Executive Facilities Services, Inc., for Custodial Services
6. Approve Authorization for the Mayor to Sign on to the City and County Official Letter of Support for AB 2236 (Bauer-Kahan) and SB 1053 (Blakespear); Two Bills that would Eliminate the Existing Exemption of Plastic Film Bags and Require Grocery and Certain Retail Stores to No Longer Provide Plastic Film Bags to their Customers
7. **Item Pulled for Discussion**

CONSENT CALENDAR ITEM – PULLED FOR DISCUSSION

Mayor Buckley Weber requested Item No. 7 be pulled for a separate vote, as she had voted against (the introduction of) the Sign Ordinance, as she felt the luminance was too bright, and would “*be voting nay*” on the adoption.

ACTION: Councilmember Klein Lopez moved to approve Consent Calendar Item No. 7, as presented. Mayor Pro Tem Sylvester seconded. The motion carried 4-1, by the following roll call vote:

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

NOES: Mayor Buckley Weber

ABSTAIN: None.

ABSENT: None.

7. Adopt **Ordinance No. 23-472**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE FOLLOWING PROVISIONS OF ARTICLE IX (ZONING) OF THE AGOURA HILLS MUNICIPAL CODE: 1) DIVISION 5 (SIGN REGULATIONS) IN CHAPTER 6 (REGULATORY PROVISIONS); 2) SECTION 9676.2 (APPLICATION PROCEDURES) AND SECTION 9676.7 (VARIANCE OR MODIFICATION RELATING TO USES AMORTIZED PURSUANT TO THIS CODE) FOR VARIANCES AND MODIFICATIONS IN CHAPTER 6 (REGULATORY PROVISIONS); AND 3) SECTION 9804.2 (PLANNING COMMISSION PUBLIC HEARING) AND SECTION 9804.3 (ZONING ADMINISTRATOR PUBLIC HEARINGS) IN CHAPTER 8 (ADMINISTRATION) AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CONTINUATION - PUBLIC HEARING / APPEAL

8. Continuation of a De Novo Public Hearing to July 10, 2024, to Consider an Appeal of the Planning Commission’s Denial of Conditional Use Permit Number CUP-2023-0026, a Request for a Type-47 Alcohol License to Allow the Sale of Distilled Spirits, Wine, and Beer, and to Revise the Existing Restaurant’s Hours of Operation

Councilmember Anstead recused himself from participation on this item, disclosing that he had “received over a \$250 donation from one of the owners of the Applicant,” stepped down from the Council dais, and exited the Council Chambers at 6:58 p.m.

Following the staff presentation, Mayor Buckley Weber, requested that all public testimony be withheld until the Public Hearing on July, 10, 2024.

There being no public comment, Mayor Buckley Weber called for a motion and second to approve the staff recommendation to continue the De Novo Public Hearing, for the appeal of the Planning Commission’s denial of Conditional Use Permit No. CUP-2023-0026, to the Regular City Council Meeting of July 10, 2024.

ACTION: Mayor Pro Tem Sylvester moved to approve the staff recommendation. Councilmember Wolf seconded. The motion carried 4-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: Councilmember Anstead.

ABSENT: None.

Councilmember Anstead rejoined the meeting 6:59 p.m.

CONTINUED PUBLIC HEARING

9. Conduct a Continued Public Hearing to Consider the Adoption of **Resolution No. 24-2063**; ADOPTING THE FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE GENERAL PLAN AMENDMENT (CASE NO. GPA 2024-0006) AND SPECIFIC PLAN AMENDMENT (CASE NO. SPA 2024-0004) (STATE CLEARINGHOUSE NUMBER 202212041), AND ADOPTING AN AMENDED AND RESTATED MITIGATION MONITORING AND REPORTING PROGRAM, **Resolution No. 24-2064**; APPROVING A GENERAL PLAN AMENDMENT (CASE NO. GPA 2024-0006), AMENDING CHAPTER 3: INFRASTRUCTURE AND COMMUNITY SERVICES AND AMENDING GENERAL PLAN TYPICAL ROADWAY CLASSIFICATION CROSS-SECTION EXHIBIT (FIGURE M-2), and **Resolution No. 24-2065**; APPROVING AN AMENDED AND RESTATED AGOURA VILLAGE SPECIFIC PLAN (CASE NO. SPA 2024-0004) *(Continued from May 8, 2024)*

Mayor Buckley Weber opened the Public Hearing at 7:00 p.m.

Community Development Director Thomas provided the staff presentation and noted the two errata memorandums that had been submitted for City Council consideration to approve the following changes:

1. Errata Memorandum from RRM Design Group dated May 14, 2024:
 - A. On page 8, new text has been added within Section B. Vision, to reference the Ventureno band of Chumash Indians, and to address cultural and historic resources preservation. The underlined text included below reflects this revision: *“The area of what is now Agoura Hills was first occupied by the Ventureno band of the Chumash Indians. Consistent with the City’s mission, the Plan commits to the preservation of cultural and historic resources to protect the cultural heritage and history of future generations. The Plan also promotes and is consistent with the Historic and Cultural Resources (HR) goals of the City of Agoura Hills General Plan.”*
 - B. On page 18, text within Table 2.2: Permitted Uses, under the Residential use category of “Standalone residential” applicable to Village Area C has been updated to read “CUP”.
 - C. On page 18, text within Table 2.2: Permitted Uses, under the Residential use categories of “Apartments, condominiums, retirement homes, or living quarters”, “Standalone residential” and “Affordable housing” applicable to Village Area E has been updated to read “-”.
 - D. On page 19, within Table 2.2: Permitted Uses, under the Professional Office/Services category applicable to Village Area E the asterisk “*” previously shown next to “X” has been removed, and the corresponding note (left side of table) has been revised.
 - E. On page 19, text within Table 2.2: Permitted Uses, under the Services/Miscellaneous of “Farmer’s Market”, applicable to Village Area C has been updated to read “CUP”.
 - F. On Page 85, text regarding a mid-block crosswalk has been incorporated as a note to Figure 4-6: Cornell Road Conceptual Plan. The underlined text included below reflects this revision: *“A crosswalk may be provided mid-block on Cornell Road, north of Agoura Road and South of Roadside Drive, in accordance with the Collector Street Classification Checklist.”*
 - G. On page 89, text within the Dry Utilities section has been updated as it relates to the encouragement of all electric appliances as part of new construction and remodels. The strikeout/underlined text included below reflects this revision: ~~*“On January 25, 2023, Council adopted Ordinance No. 23-466 which requires all new residential and commercial developments to use electric-powered infrastructure and appliances, and support electric vehicle service equipment (EVSE). As part of new construction and remodels, all electric appliances are encouraged, and shall be in compliance with City ordinances as amended.”*~~
 - H. On Page 90, within the D. Schools section, an additional school located within the City of Agoura Hills has been incorporated to the list. The strikeout/underline text included below reflects this revision: ~~*“Buttercup Preschool, 6098 Reyes Adobe Rd., Agoura Hills, CA 91301”*~~

2. Errata Memorandum from staff dated May 22, 2024:

“Chapter 7 Administration, Section G Nonconforming Uses, page 104, of the May 2024, Draft Agoura Village Specific Plan: “[...] Standards contained in Chapter 2 (Land Use and Development Standards) are mandatory requirements that must be satisfied for all new developments and building renovations for any increase in square footage over 200 square feet or any major modification of the exterior, as defined in the Agoura Hills Municipal Code, Article IX, Part 3 - Definitions, which includes new construction of any non-habitable accessory structure that exceeds 100 square feet in gross floor area.”

Following a presentation of the staff report, Mayor Buckley Weber opened the floor for public comments.

The following person(s) spoke:

Bill Tucker, Los Angeles, representing Whizin Market Square
Ed Corridori, Agoura Hills

Mayor Pro Tem Sylvester disclosed that she had met with Mr. Tucker last week.

There being no further public comments or questions of staff by the City Council, Mayor Buckley Weber closed the Public Hearing at 7:06 p.m.

Following deliberations, Mayor Buckley Weber called for a motion and second to approve the staff recommendation to adopt **Resolution Nos. 24-2063, 24-2064, and 24-2065**, with the proposed errata changes.

ACTION: Councilmember Klein Lopez moved to approve the staff recommendation, as amended. Councilmember Anstead seconded. The motion carried 5-0, by the following roll call vote:

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

NOES: None.

ABSTAIN: None.

ABSENT: None.

DISCUSSION

10. Discussion to Consider Presentation of Additional Build Alternatives and Progress Updates for the Kanan Corridor Project and Provide Feedback

Following a presentation of the staff report, including a presentation by Michael Baker International Design Consultants Eric Spangler and Jerusalem Verano, and a question and answer period with staff, Mayor Buckley Weber opened the floor for public comments.

The following person(s) spoke:

Bill Tucker, Los Angeles, representing Whizin Market Square
Ed Corridori, Agoura Hills

The City Council provided comments and/or feedback to staff; no formal action was taken or required on this item.

CITY COUNCIL, STAFF COMMENTS

Councilmember Klein Lopez spoke on the following topics: extended her congratulations on the passing of the updated Agoura Village Specific Plan; reported the last girder was placed on the wildlife corridor and no further freeway closures were anticipated; extended her congratulations on the passing of the contract for the Ladyface Greenway Project; thanked the City Council and Mayor for the designation of flying the Pride flag (at City Hall) for the month of June; and thanked Mayor Pro Tem Sylvester on her Planning Commission appointment of Bruce Stein.

Councilmember Wolf thanked staff for their assistance with the removal of the bait boxes in the open space at Morrison Ranch.

Councilmember Anstead requested remembrance, this Memorial Day weekend, of all veterans who gave their lives.

Mayor Buckley Weber extended congratulations to Public Works Project Manager Kelly Fisher as the recipient of the 2nd Annual North Santa Monica Bay Watershed Award; Principal Planner Robby Nesovic and Recreation Supervisor Kimberly Hollands as recipients of the Greater Conejo Valley Chamber of Commerce 40 under 40 Award; and noted that Memorial Day kicks off summer and there will be camps, concerts and movies in the parks, beach bus, and more.

City Manager Hamburger announced that he and Assistant City Manager Adeva were asked to speak at a California Association of Public Information Officials conference and the City received the top honor for the Agoura Hills State of the City event, thanked all departments for their work and efforts on the event, and noted a formal presentation of the award would be at an upcoming City Council meeting.

ADJOURNMENT

At 8:45 p.m., Mayor Buckley Weber announced the City Council Budget Workshop would be held at 4:00 p.m. and the next Regular City Council Meeting would be held at 6:00 p.m. on Wednesday, June 12, 2024, in the Council Chambers of the Civic Center and adjourned the meeting.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk