

**MINUTES  
REGULAR MEETING OF THE  
AGOURA HILLS CITY COUNCIL, THE  
AGOURA HILLS FINANCING AUTHORITY, AND THE  
AGOURA HILLS REDEVELOPMENT AGENCY  
Civic Center – Council Chambers  
30001 Ladyface Court, Agoura Hills, California 91301  
June 25, 2008 at 7:00 p.m.**

The meeting was called to order at 7:07 p.m. by Mayor Edelston.

The flag salute was led by Councilmember Kuperberg.

Present were: Mayor John Edelston, Mayor Pro Tem Denis Weber, Councilmember William Koehler, Councilmember Dan Kuperberg, and Councilmember Harry Schwarz.

Also Present were: City Manager Greg Ramirez, City Attorney Craig Steele, Assistant City Manager Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Finance Christy Pinuelas, Director of Planning and Community Development Mike Kamino, Senior Planner Allison Cook, Consultant Jim Draughon, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Recreation Manager Donna Conlin, Recreation Supervisor Meredith Petit, Recreation Supervisor Nick Newkirk, Community Services Coordinator Julianne Cox, Administrative Analyst Chris Dodd, and City Clerk Kimberly Rodrigues.

**REPORT OF CLOSED SESSION**

City Attorney Steele reported on the Closed Session item, pursuant to Government Code Section 54947. Direction was given to staff and no reportable action was taken.

**APPROVAL OF AGENDA**

On a motion by Councilmember Kuperberg, second by Mayor Pro Tem Weber, the Agenda was approved without objection.

**PUBLIC COMMENTS**

There were no public comments.

**PRESENTATIONS**

There were no presentations.

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

Customer and Public Affairs Manager Jeff Reinhardt, from the Las Virgenes Municipal Water District, presented a Water Shortage Update.

Community Services Supervisor Meredith Petit presented the Summer Programs Update from the Department of Community Services.

## **CONSENT CALENDAR**

There were no public speakers.

Mayor Edelston requested Item No. 5 be pulled from the Agenda for further review and brought back at a later date for approval.

On a motion by Councilmember Kuperberg, second by Mayor Pro Tem Weber, Item Nos. 1, 2, 3, 4, 6, 7, 8, and 9 of the Consent Calendar were approved 5-0.

1. Approve Minutes of the Regular City Council and Redevelopment Agency meeting of June 11, 2008

ACTION: Approved 5-0

2. Approve Minutes of the Special City Council meeting of June 18, 2008

ACTION: Approved 5-0

3. Approve Demand Warrant Register No. 589

ACTION: Approved 5-0

4. Approve Treasurer's Report for May 2008

ACTION: Approved 5-0

5. Approve Agreement with Blackboard Connect, Inc., to Provide Mass Notification Services

ACTION: This item was pulled from the Agenda and will be brought back for consideration at a later date.

6. Approve Agreement with GI Industries/USA Waste of California to Perform Used Oil and Household Hazardous Waste Collection Events

ACTION: Approved 5-0

7. Adopt **Resolution No. 08-1483**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE COMPENSATION PLAN BY SETTING SALARY RANGES FOR CITY EMPLOYEES TO INCLUDE A 3.3% COLA RATE INCREASE, EFFECTIVE JULY 1, 2008; INCREASE THE RANGE OF THE PROGRAM TECHNICIAN IN COMPLIANCE WITH THE 2008 CALIFORNIA MINIMUM WAGE OF \$8.00 PER HOUR; ESTABLISH A FLEXIBLE BENEFIT PLAN TO ALLOW FOR BETTER MANAGEMENT OF EMPLOYER CONTRIBUTIONS TO HEALTHCARE PREMIUMS FOR ACTIVE FULL-TIME EMPLOYEES AND SPECIAL DISTRICT MEMBERS; ESTABLISH A MEDICAL REIMBURSEMENT PLAN FOR RETIREES; AND APPROVE THE PURCHASE OF SUPPLEMENTAL INSURANCE BENEFITS BY FULL-TIME EMPLOYEES

ACTION: Approved 5-0

8. Adopt **Resolution No. 08-1484**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING RULE VI, SECTION 4 AND SECTION 5 OF THE PERSONNEL RULES

ACTION: Approved 5-0

9. Adopt **Ordinance No. 08-352**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REVISING REGULATIONS APPLICABLE TO THE GRANTING OF DENSITY BONUSES AND RELATED INCENTIVES, AND AMENDING DIVISION 4, LOW AND MODERATE INCOME HOUSING PERMIT, OF PART 3 OF CHAPTER 6 OF ARTICLE IX OF THE CITY OF AGOURA HILLS MUNICIPAL CODE

ACTION: Approved 5-0

**Convene the Agoura Hills Financing Authority (FA) Meeting  
Without Adjourning the Agoura Hills City Council Meeting**

Chairman Edelston called the meeting to order at 7:42 p.m.

Present were: Chairman John Edelston, Vice Chairman Denis Weber, Director William Koehler, Director Dan Kuperberg, and Director Harry Schwarz

Also Present were: Authority Executive Director Greg Ramirez, Authority Counsel Attorney Craig Steele, Authority Assistant Executive Director Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Finance Christy Pinuelas, Director of Planning and Community Development Mike Kamino, Senior Planner Allison Cook, Consultant Jim Draughon, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Recreation Manager Donna Conlin, Recreation Supervisor Meredith Petit, Recreation Supervisor Nick Newkirk, Community Services Coordinator Julianne Cox, Administrative Analyst Chris Dodd, and Authority Secretary Kimberly Rodrigues.

### **FA APPROVAL OF AGENDA**

On a motion by Director Kuperberg, second by Director Koehler, the Agenda was approved without objection.

### **FA PUBLIC COMMENTS**

There were no public speakers.

### **FA CONSENT CALENDAR**

On a motion by Director Schwarz, second by Director Kuperberg, the Consent Calendar was approved 5-0.

FA1. Approve Minutes of the Regular City Council, Agoura Hills Financing Authority, and Agoura Hills Redevelopment Agency Meeting of April 23, 2008

ACTION: Approved 5-0

### **FA DISCUSSION/ACTION**

FA2. Annual Business Meeting

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

No action was required.

At 7:44 p.m., on a motion by Director Kuperberg, second by Director Schwarz, the Financing Authority unanimously consented to adjourn the meeting.

**Adjourn the Agoura Hills Financing Authority Meeting and  
Convene the Agoura Hills Redevelopment Agency (RDA) Meeting  
Without Adjourning the Agoura Hills City Council Meeting**

The meeting was called to order at 7:45 p.m. by Agency Chair Weber.

Present were: Agency Chair Denis Weber, Agency Vice Chair William Koehler, Agency Member John Edelston, Agency Member Dan Kuperberg, and Agency Member Harry Schwarz.

Also Present were: Executive Director Greg Ramirez, Agency Counsel Craig Steele, Assistant Executive Director Nathan Hamburger, Assistant to the City Manager Louis Celaya, Director of Finance Christy Pinuelas, Director of Planning and Community Development Mike Kamino, Senior Planner Allison Cook, Consultant Jim Draughon, City Engineer Ramiro Adeva, Building Official Amir Hamidzadeh, Recreation Manager Donna Conlin, Recreation Supervisor Meredith Petit, Recreation Supervisor Nick Newkirk, Community Services Coordinator Julianne Cox, Administrative Analyst Chris Dodd, and Agency Secretary Kimberly Rodrigues.

**RDA APPROVAL OF AGENDA**

On a motion by Agency Member Schwarz, second by Agency Member Kuperberg, the Agenda was approved without objection.

**RDA PUBLIC COMMENTS**

There were no public comments.

**RDA CONSENT CALENDAR**

There were no public speakers.

On a motion by Agency Member Kuperberg, second by Vice Chairman Koehler, the Consent Calendar was approved 5-0.

RDA1. Approve Minutes of the Regular City Council and Redevelopment Agency Meeting of May 28, 2008

ACTION: Approved 5-0

**Joint Public Hearing of the Agoura Hills City Council and the  
Agoura Hills Redevelopment Agency (RDA)**

**JOINT CITY COUNCIL AND RDA/PUBLIC HEARING**

10./RDA2. Conduct a Public Hearing and Adopt **Resolution No. 08-1485**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ESTABLISHING FISCAL YEAR 2008-09 APPROPRIATIONS LIMITATIONS, **Resolution No. 08-1486**; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2008-09; and **Resolution No. 08-50**; A RESOLUTION OF THE AGOURA HILLS REDEVELOPMENT AGENCY ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2008-09

Following presentation of the staff report, Mayor Edelston opened the Public Hearing.

There being no public speakers, Mayor Edelston closed the Public Hearing.

ACTION: Following discussion, the motion by Councilmember Kuperberg, to adopt **Resolution No. 08-1485**, was seconded by Councilmember Schwarz, and approved on a roll call vote of 5-0.

ACTION: Following discussion, the motion by Councilmember Kuperberg, to adopt **Resolution No. 08-1486**, was seconded by Mayor Pro Tem Weber, and approved on a roll call vote of 5-0.

ACTION: Following discussion, the motion by Agency Member Kuperberg, to adopt **Resolution No. 08-50**, was seconded by Agency Member Schwarz, and approved on a roll call vote of 5-0.

At 7:50 p.m., on a motion by Agency Member Kuperberg, second by Agency Member Schwarz, the Redevelopment Agency unanimously consented to adjourn the meeting.

**Adjourn the Agoura Hills Redevelopment Agency Meeting and  
Reconvene the Regular Meeting of the Agoura Hills City Council**

**CITY COUNCIL PUBLIC HEARING/ORDINANCE**

11. Conduct a Public Hearing and Introduce, Read by Title Only, and Waive Further Reading of **Ordinance No. 08-353**; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, REVISING REGULATIONS APPLICABLE TO THE PROVISION OF INCLUSIONARY HOUSING, AND AMENDING SECTION 9133 OF PART 4 OF CHAPTER 1 OF TITLE IX OF THE CITY OF AGOURA HILLS MUNICIPAL CODE (Case No. 08-ZOA-002)

Following presentation of the staff report, Mayor Edelston opened the Public Hearing.

There being no public speakers, Mayor Edelston closed the Public Hearing.

ACTION: Following discussion, the motion by Councilmember Koehler, to introduce, read by title only, and waive further reading of **Ordinance No. 08-353**, was seconded by Councilmember Schwarz, and approved on a roll call vote of 5-0.

**CITY COUNCIL (CONTINUED) PUBLIC HEARING**

12. Conduct a Continued Public Hearing on an Appeal of the Planning Commission's Denial of Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, which is a Request to Construct Five (5) Detached Buildings Totaling 33,680 Square Feet in Size for Retail and Restaurant Use – "Shops at Oak Creek," and a Request for a Sign Permit for the Project's Proposed Sign Program (Danari Oak Creek, LLC, Applicant)  
*- Continued from April 23, 2008*

Mayor Edelston announced that the open public hearing had been continued from April 23, 2008 and public testimony would be received this evening.

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

The following persons spoke:

Chuck Cohen, Westlake Village, representing the applicant  
Ken Soudani, VTBS Architects, Camarillo, representing the applicant  
Michael Adler, Agoura Hills, applicant

The following person submitted a Speaker Card in favor of the project, but did not speak:

Adena Ishii, Agoura Hills

**The City Council recessed at 9:04 p.m. and reconvened at 9:15 p.m.**

There being no further public speakers, Mayor Edelston closed the Public Hearing.

**ACTION:** Following discussion and a question and answer period, the motion by Mayor Pro Tem Weber, to approve the project with the following two modifications: 1) the size of the focal Oak tree is a minimum 48' box, however, the size may be increased subject to review and approval by the Director of Planning and Community Development upon consultation with the City Landscape Consultant; and 2) the pedestrian amenities (trellis, landscape, fountains, etc.) at Building A-1 would be subject to review and approval by the Director of Planning and Community Development, and to direct staff to return with a resolution of approval, including the modifications, for City Council consideration, was seconded by Councilmember Schwarz, and unanimously approved 5-0.

### **COUNCIL, STAFF COMMENTS**

Mayor Pro Tem Weber wished everyone a safe and happy 4<sup>th</sup> of July.

Mayor Edelston announced the next concert in the *Summer 2008 Concerts in the Park Series* will be Platinum Groove at Chumash Park on Sunday, July 6, 2008 with a fireworks show after the concert.

Councilmember Kuperberg announced the next movie of the *Summer 2008 Movies in the Park Series* will be the Wizard of Oz at Reyes Adobe Park on Saturday, June 28, 2008.

### **ADJOURNMENT**

At 10:26 p.m., on a motion by Councilmember Schwarz, second by Mayor Pro Tem Weber, the City Council unanimously consented to adjourn the meeting to 7:00 p.m., Wednesday, July 9, 2008, for a Regular Meeting of the City Council in the Council Chambers of the Civic Center with a Closed Session at 6:00 p.m. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

Kimberly M. Rodrigues, CMC  
City Clerk/Authority Secretary/Agency Secretary