

**MINUTES OF A REGULAR MEETING  
OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD WEDNESDAY, MAY 12, 2021**

Mayor Bozajian called the meeting to order at 6:32 p.m. via Zoom Teleconferencing.

**ROLL CALL**

Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

Absent: None

Staff: Bartlett, Hernandez, Klein, Meik, Mendoza, Michitsch, Summers and Tamuri

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by City Clerk Maricela Hernandez.

**APPROVAL OF AGENDA**

**Mayor pro Tem Maurer moved, seconded by Councilmember Weintraub to approve the agenda. MOTION CARRIED 5/0 by Roll Call Vote as follows:**

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

**ANNOUNCEMENTS/INTRODUCTIONS**

Members of the Council made the following announcements:

Mayor pro Tem Maurer

- The City received a significant grant to help make the AHCCC an emergency operations center.
- The Mountains Restoration of Conservation Authority received \$1.9 million for fuel reduction along the 101 freeway.
- Reminded that it is Wildfire Preparedness Week and encouraged everyone to visit the LA County or the Cal Fire website for ways to help protect their homes.

Councilmember Weintraub

- The Mayor's Youth Council is hosting a Spring Cleaning clothing drive on May 15.

Councilmember Kraut

- Attended an event for Wildfire Preparedness and was pleased to see so many organizations come together. In addition, he extended appreciation to Mayor pro Tem Maurer for representing the City and the California Conservation Corps.

Councilmember Shapiro

- Shared it is Mental Health Awareness Month and encouraged everyone to take notice and get involved.
- Congratulated CHS for being named one of the top schools in the Country.
- Congratulated his daughter and all those who are graduating this week.

Mayor Bozajian

- Reported that the vaccination clinic at the AHCCC was very well organized and had a great turn out with just over 1,000 doses administered.
- Expressed appreciation to Mayor pro Tem Maurer for helping to keep the AHCCC working and viable.

Mayor Bozajian presented City Clerk, Maricela Hernandez with a Proclamation in honor of Professional Municipal Clerks Week and thanked her and her Assistant Analuz Mendoza for their hard work and dedication.

**ORAL COMMUNICATIONS – PUBLIC COMMENT**

None.

**CONSENT**

1. Approval of minutes of April 28, 2021
2. Adoption of Resolution No. 2021-1730, reaffirming and extending the existence of a Local State of Emergency due to the Novel Coronavirus COVID-19 Pandemic
3. Adoption of Resolution No. 2021-1732, updating the Citywide Fee Schedule to establish fees for Wireless Telecommunication Facility Permits for the Planning Division
4. Recommendation to award construction contract to C.A. Rasmussen, Inc. in the amount of \$3,198,512.25 for the Mulholland Highway Gap Closure Project, Specification No. 20-21-01

Councilmember Weintraub requested Consent Item Nos. 3 and 4 be pulled.

**Councilmember Weintraub moved, seconded by Councilmember Shapiro to approve Consent Item Nos. 1-2. MOTION CARRIED 5/0 by Roll Call as follows:**

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

**After staff's comments, Councilmember Weintraub moved, seconded by Councilmember Shapiro to approve Consent Item Nos. 3-4. MOTION CARRIED 5/0 by Roll Call as follows:**

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

### **PUBLIC HEARING**

5. Consideration by the City Council in a Public Hearing for certification of an amended Final Environmental Impact Report and approval of several City permits (listed below) to allow for development of a 77-acre vacant property located at 4790 Las Virgenes Road, at the Agoura Road intersection. The proposed project includes: (1) 180 condominium/townhouse housing units, with eighteen units (10%) restricted to be affordable to very low income families, within fifteen 3-story buildings; (2) a 5,867 square-foot, commercial retail center within two 1-story buildings; (3) a 0.36 acre community green space (park); (4) two storm water detention/debris basins; (5) a public trail dedication; and (6) dedication of 66.0 acres (86% of the site) as permanent open space. Development of this project would require remedial grading to stabilize a landslide hazard area on the southern portion of the site. Requested permits include: Vesting Tentative Tract Map (for land division and condominium purposes), Development Plan, Conditional Use Permit, Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit. The project site is zoned as follows: 10 acres zoned Planned Development (PD), 6 acres zoned Residential-Multifamily (RMF (20), and 61 acres zoned Open Space-Development Restricted (OS-DR), all within the Scenic Corridor (-SC) overlay zone. The City Council will consider the project as proposed along with the recommendation by the Planning Commission (approved on a 3-2 vote) for the City Council to approve a modified project alternative that reduces the total residential unit count to 135 units and reconfigures the residential structures in a way that further reduces the visual impact of the project from the Scenic Corridor (Las Virgenes Road). The City Council retains the power to approve, disapprove, or conditionally approve the project or a modification thereto

Mayor Bozajian opened the public hearing.

Mr. Michitsch presented the report.

Mr. Shonafelt, representing the applicant addressed the City Council.

Diana Coronado, Jennifer Hoffman, Alex Charron, Ryan Embree, Joseph Farewell, Joe Chilco, Theresa Brady, Susan Andevor, Ed Albrect, Jacy Shillan, Denise Miller, Norma Citron, Paul Edelman, Brandon Alvarado, Melissa Olin, Tiffany Yap and Bob Ferber spoke on Item No. 5

The meeting recessed at 8:07 p.m.

The meeting reconvened at 8:22 p.m.

John Suwara, Melody White, Johnathan Duran, Manley McKnitch, Nolan Berkholder, Priscilla Lee, Juan Carlo, Scott Zimmerman, Valerie Burkholder, Simon Halpern, Carl Ehrlich, Diane Goubin, Luresa Byrne, David Litt, Brook Gardner, Mary Hubbard, Fataneh Tabatabai, Linda Lo-Hill and Mary Wiebbrock spoke on Item No. 5.

**Councilmember Kraut moved, seconded by Councilmember Weintraub to continue the public hearing to a special meeting on May 17, 2021. MOTION CARRIED 5/0 by Roll Call as follows:**

**AYES:** Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

Mayor pro Tem Maurer requested that a representative from the LA County Fire Department be present at the next meeting to answer questions.

### **INFORMATIONAL REPORTS**

6. Check Register for the period of April 14-27, 2021

**No action taken on this Item.**

### **TASK FORCE REPORTS**

None.

### **CITY MANAGER'S REPORT**

Mr. Meik reported that the City would be hosting a 4<sup>th</sup> of July event. He also expressed appreciation to the Community Services Department for doing a great job organizing a Mother's Day event.

**FUTURE AGENDA ITEMS**

None.

**ADJOURN**

The meeting adjourned at 9:13 p.m. to a special meeting scheduled on Monday, May 17, 2021, at 6:30 p.m.

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Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*

**MINUTES OF A SPECIAL MEETING  
OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD MONDAY, MAY 17, 2021**

Mayor Bozajian called the Closed Session to order at 5:36 p.m. via Zoom Teleconferencing.

1. Conference with Legal Counsel; Anticipated Litigation  
(Gov. Code § 54956.9(d)(2),(e)(1))

A point has been reached where, in the opinion of the City Council on the advice of its legal counsel, based on the below described existing facts and circumstances, there is a significant exposure to litigation against the City. Facts and circumstances that might result in litigation but which the City believes are not yet known to potential plaintiffs

Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

No reportable action was taken during the Closed Session.

Mayor Bozajian called the Open Session to order at 6:36 p.m. via Zoom Teleconferencing.

**ROLL CALL**

Present: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

Absent: None

Staff: Bartlett, Hernandez, Holden, Meik, Mendoza, Michitsch, Summers, Tamuri and Yalda

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Analuz Mendoza.

**APPROVAL OF AGENDA**

**Mayor pro Tem Maurer moved, seconded by Councilmember Weintraub to approve the agenda. MOTION CARRIED 5/0 by Roll Call Vote as follows:**

AYES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

## **ANNOUNCEMENTS/INTRODUCTIONS**

Members of the Council made the following announcements:

Mayor pro Tem Maurer

- Thanked first responders for working hard on the Palisades Fire, which is now 23% contained and the evacuation order has been lifted for the Topanga and Palisades residents. In addition, she encouraged everyone to visit the LA County website and print the Ready! Set! Go! Pamphlet on how to prepare for a wildfire.
- Reported there was a press conference with Senator Henry Stern and Assemblymember Richard Bloom to recognize one of the first allotments of the Governor's \$12 million grant to the region for fire wildfire prevention.

Councilmember Shapiro

- Also extended appreciation to first responders.
- Congratulated the MYC for a fantastic outcome on their Spring Cleaning Clothing Drive.

Councilmember Weintraub

- Also thanked first responders for working so hard on the Palisades Fire. She also thanked Mr. Meik for attending the briefing and staff for providing constant updates through social media.
- Congratulated the MYC for collecting over 100 bags of clothing for Hope of Valley Rescue Mission.

Mayor Bozajian

- Expressed appreciation to the MYC for working hard to make a difference.
- Echoed appreciation to first responders for their work on the Palisades Fire.

## **ORAL COMMUNICATIONS – PUBLIC COMMENT**

None.

## CONTINUED PUBLIC HEARING

1. Consideration by the City Council in a Public Hearing for certification of an amended Final Environmental Impact Report and approval of several City permits (listed below) to allow for development of a 77-acre vacant property located at 4790 Las Virgenes Road, at the Agoura Road intersection. The proposed project includes: (1) 180 condominium/townhouse housing units, with eighteen units (10%) restricted to be affordable to very low income families, within fifteen 3-story buildings; (2) a 5,867 square-foot, commercial retail center within two 1-story buildings; (3) a 0.36 acre community green space (park); (4) two storm water detention/debris basins; (5) a public trail dedication; and (6) dedication of 66.0 acres (86% of the site) as permanent open space. Development of this project would require remedial grading to stabilize a landslide hazard area on the southern portion of the site. Requested permits include: Vesting Tentative Tract Map (for land division and condominium purposes), Development Plan, Conditional Use Permit, Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit. The project site is zoned as follows: 10 acres zoned Planned Development (PD), 6 acres zoned Residential-Multifamily (RMF (20), and 61 acres zoned Open Space-Development Restricted (OS-DR), all within the Scenic Corridor (-SC) overlay zone. The City Council will consider the project as proposed along with the recommendation by the Planning Commission (approved on a 3-2 vote) for the City Council to approve a modified project alternative that reduces the total residential unit count to 135 units and reconfigures the residential structures in a way that further reduces the visual impact of the project from the Scenic Corridor (Las Virgenes Road). The City Council retains the power to approve, disapprove, or conditionally approve the project or a modification thereto

Mayor Bozajian continued with the public hearing.

Drew Smith, Assistant Fire Chief addressed fire safety and evacuation concerns.

Joyce Greenberg, Cyndilee Rice, Kelly Spadoni, Jolie Willett, Raghu Aya, Lynne Tracy, Melina Fernandez, Anita McQuillan, Andrew Bearer, Greg Higa, Brook Higa, Steven Gambordella, Tom Hayduk, Ashe Kolden, Frances Alet, Bruce Auerbach, Joanne Suwara, Lesa Miller, Mark Citron, Richard Rockman, Janette Mokey, Greg Byrne and Frank Joseph spoke on Item No. 1.

Mayor Bozajian closed the public hearing.



Michael Shonafelt, Gene Begnell, Andy Price and Matt Blaine addressed the City Council on behalf of the applicant.

The meeting recessed at 9:31 p.m.  
The meeting reconvened at 9:39 p.m.

**After extensive discussion, Mayor pro Tem Maurer moved, seconded by Councilmember Kraut declining to certify an amended Final Environmental Impact Report and denying File No.160003152, a request for development of a 77-acre vacant property located at 4790 Las Virgenes Road at the Eastern Terminus of Agoura Road (APNs: 2069-078-009 and 2069-078-011). MOTION CARRIED 5/0 by Roll Call Vote as follows:**

AYES: None.

NOES: Mayor Bozajian, Mayor pro Tem Maurer, Councilmembers Kraut, Shapiro and Weintraub

**TASK FORCE REPORTS**

None.

**CITY MANAGER'S REPORT**

None.

**FUTURE AGENDA ITEMS**

None.

**ADJOURN**

The meeting adjourned at 11:16 p.m. to a regular meeting scheduled on Wednesday, May 26, 2021, at 7:00 p.m.

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Maricela Hernandez, City Clerk  
*Master Municipal Clerk*  
*California Professional Municipal Clerk*