

**MINUTES OF A SPECIAL MEETING OF  
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD MONDAY, DECEMBER 4, 2023**

Mayor Shapiro called the special meeting to order at 9:00 a.m. in City Hall Council Chambers Conference Room, 100 Civic Center Way, Calabasas, CA 91302.

**ROLL CALL**

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

Absent: None

There were no public comments.

**CLOSED SESSION**

1. Conference with Legal Counsel; Existing Litigation  
Government Code Section 54956.9(d)(1)  
Case Names: TNHC Canyon Oaks LLC v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP01819; related to Building Industry Association of Southern California v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP02726
  
2. Conference with Legal Counsel; Anticipated Litigation  
Government Code Section 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 plaintiff or plaintiffs. (Gov. Code § 54956.9(e)(1))  
Number of Potential Cases: [1]

Mr. Summers reported that the City Council met in Closed Session to address Items 1-2. In regard to Item. No. 1, Council directed staff and counsel to ask the parties and trial court for an extension of the deadline for the City to file an appellate writ petition to the Second District Court of Appeal, enabling time for additional consideration of the Council's options. In regard to Item. No. 2, there were no reportable actions.

**ADJOURN**

The meeting adjourned at 10:40 a.m. to a special meeting scheduled on Wednesday, December 6, 2023, at 6:00 p.m.

**MINUTES OF A SPECIAL MEETING OF  
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD WEDNESDAY, DECEMBER 6, 2023**

Mayor Shapiro called the special meeting to order at 6:04 p.m. in the Council Chambers, 100 Civic Center Way, Calabasas, CA.

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

Absent: None

Staff: Bartlett, Castle, Hernandez, Holden, Klein, Lanzafame, McConville, Meik, Mendoza, Michitsch, Rackerby and Summers

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Deputy Mason De Matteo.

**APPROVAL OF AGENDA**

**Councilmember Bozajian requested that Consent Item No. 5 be postponed to the December 15 special meeting/workshop.**

**Mayor pro Tem Weintraub moved, seconded by Councilmember Albrecht to approve the agenda with modifications. MOTION CARRIED 5/0 as follows:**

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

**PRESENTATIONS**

- Recognition to Los Angeles County Fire Department (LACFD) on their Centennial Anniversary

Mayor Shapiro read Proclamation in recognition of the LACFD Centennial Anniversary

Members of the Council expressed appreciation to the LACFD for their hard work and dedication.

Fire Chief Anthony C. Marrone expressed gratitude to the City Council for the recognition.

## **NEW BUSINESS**

1. Consideration and approval of appointment of Alan Pine (Albrecht) to the Planning Commission; Julie Shy-Sobol (Kraut) and Mark Shear (Shapiro) to the Library Commission

**Councilmember Kraut moved, seconded by Mayor pro Tem Weintraub to approve the appointment of Alan Pine to the Planning Commission and Julie Shy-Sobol and Mark Shear to the Library Commission. MOTION CARRIED 5/0 as follows:**

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

2. Oath of Office to newly appointed Commissioners

Mayor Shapiro administered the Oath of Office to Mr. Pine, Ms. Shy-Sobol and Mr. Shear.

## **ANNOUNCEMENTS/INTRODUCTIONS**

Members of the Council made the following announcements:

Councilmember Albrecht:

- Shared he had a wonderful birthday this year which fell on Thanksgiving.
- Shared the passing of Mr. John Suwara and expressed his condolences to the Suwara family.

Councilmember Kraut:

- Extended an invitation to the Menorah Lighting and Chanukah Celebration at the Calabasas Civic Center on December 12.

Mayor pro Tem Weintraub:

- Reiterated Councilmember Kraut's invitation to the Menorah Lighting and Chanukah Celebration hosted by the Commons at the Calabasas Civic Center on December 12.
- Congratulated law enforcement officers for reacting quickly on two separate assaults and apprehending the suspect.
- Reported that SCE failed to complete a project as promised and asked that everyone continue to press them to get their work done in a timely manner to reduce significant impacts on the Mulholland corridor.

Councilmember Bozajian:

- Thanked Supervisor Lindsey P. Horvath for visiting City Hall and touring the City with staff.

Mayor Shapiro:

- Thanked staff for doing a tremendous job organizing the Calabasas Mayor's State of the City address.
- Extended an invitation to a special showing of It's a Wonderful Life at the Regency Theatres at the Commons on December 10 and to the annual Reorganization meeting of the City Council on December 13.
- Congratulated the CHS Girls' Water Polo team and the Boys' Basketball team for their amazing accomplishments.
- Extended an invitation to the CHS Winter Instrumental Music Concert.
- Wished everyone a happy Hanukah.

### **CITY ATTORNEY REPORT ON CLOSED SESSION**

Mr. Summers reported that the City Council met in Closed Session on December 4, 2023, to address two Items. In regard to Item. No. 1, Council directed staff and counsel to ask the parties and trial court for an extension of the deadline for the City to file an appellate writ petition to the Second District Court of Appeal, enabling time for additional consideration of the Council's options. In regard to Item. No. 2, there were no reportable actions.

### **ORAL COMMUNICATIONS – PUBLIC COMMENT**

Anita McQuillan and Larissa Byrne spoke during public comment.

### **CONSENT ITEMS**

3. Approval of November 8, 2023, meeting minutes
4. Recommendation to approve a five-year Professional Services Agreement with Mesa Energy Systems, Inc., DBA EMCOR Services Mesa Energy for heating, ventilation, and air conditioning systems maintenance in an amount not to exceed \$256,476
5. Review and approval of 2024 City Council meeting schedule

**Mayor pro Tem Weintraub moved, seconded by Councilmember Kraut to approve Consent Item Nos. 3-4. MOTION CARRIED 5/0 as follows:**

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

Consent Item No. 5 was rescheduled for the December 15 Council Workshop.

## PUBLIC HEARING

6. Consideration of City Council Resolution No. 2023-1880, approving an addendum to a certified Final Programmatic Environmental Impact Report, and approving File No(s). SPR-2023-005, CUP-2023-003, -004, and -005, SCP-2023-003, and TTM-2023-002, a request to improve a portion of The Commons at Calabasas (“The Commons”) with a mixed-use housing and commercial development located at 4799 Commons Way (APN: 2068-003-021), within the Commercial Mixed-Use (CMU) zoning district, Scenic corridor (SC) and Affordable Housing (AH) overlay zones. The proposed project includes:

- (1) Demolition of an existing 33,091 square-foot movie theater, and portions of the existing surface parking and associated landscaping; and
- (2) Construction of 210,921 square feet of total new floor area consisting of 119 multifamily housing units, including 12 units (10%) deed-restricted affordable to low income families, and 24,163 square feet of new restaurant and retail space within new mixed-use buildings (identified as Building A and Building B); and

The project site comprises five adjacent parcels [with 6 APNs: 2068-003-020, -021, - 022, -023, 024, & -028]. Development will be limited to one of the parcels, Parcel B [APN 2068-003-021]

Mayor Shapiro opened the public hearing.

Mr. Michitsch and Mr. Klein presented the report.

Ms. Chris Robertson, Caruso’s Vice President, Planning, Government and Community Relations, addressed the City Council on behalf of the applicant.

Sheri Zarett, Amanda Weiss, Dori Kremer, Houman Kouroshy, Patti Goldberg, Casey Napolitano, Jennifer Winchell, Pamela Madieros, Susan Silo, Brad Hirsch, R. L. Embree, Iris Stone, J. Patrick Maginnis, Randi Feilich, Elise Backus, Rocco and Gerri Calabrese, Barry Harari, Daniel Rastein, Frank Isaac, Sean Bernhoit, Annette Kardish, Rachel Tabak, Dennis Washburn, Dennis Warner, Robert and Amy Klass, Nicole Spruce, Sandra and Tom Hamilton, Gary Burns, Charlotte Meyer, Daryl Abrams, Delaney Grayson, Josh Gabbay and Lauren Klapova provided public comment.

The meeting recessed at 8:13 p.m.

The meeting reconvened at 8:27 p.m.

Mayor Shapiro closed the public hearing.

After extensive discussion Councilmember Albrecht moved, seconded by Mayor pro Tem Weintraub to approve Resolution No. 2023-1880 approving the addendum to the certified Final Programmatic Environmental Impact Report and associated entitlements request, as is or with adjustments to findings and or conditions of approval as desired. Authorize the City Manager to negotiate appropriate compensation from the applicant and return for voluntary adjustments to existing easements benefiting the City parking/loading and fire lane access, approximately eight parking spaces, located behind the Calabasas Library and reconfiguration of the parking/loading area behind the Library to accommodate a loading space. **MOTION CARRIED 5/0 as follows:**

AYES: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Albrecht and Bozajian

### **TASK FORCE REPORTS**

Mayor pro Tem Weintraub reported that Councilmember Kraut and she met with LAHSA to discuss the upcoming homeless count.

Councilmember Kraut reported his attendance to a Santa Monica Conservancy meeting where the City was awarded additional funds for Wildlife prevention services.

Councilmember Albrecht reported his attendance to the Agoura Hills Reorganization meeting. Additionally, he reported he will be attending a CPA meeting on December 7.

Councilmember Bozajian reported his attendance to a League of California Cities Board meeting in Carlsbad. He also noted he was unable to attend a Joint Powers Authority meeting regarding the AHCCC and asked Councilmember Kraut to report any updates. Councilmember Kraut reported that the JPA voted to initiate the process to dissolve the JPA and asked CalPERS to provide an estimate of how much it would cost to settle their pension debt.

Mayor Shapiro reported he will be attending SCAG's 14<sup>th</sup> Annual Southern California Economic Summit, VICA's 74<sup>th</sup> Annual meeting and Valley Economic Alliance's 29<sup>th</sup> Annual Board of Directors meeting. Additionally, he reported that Mayor pro Tem Weintraub and he will be meeting with LVUSD to discuss upcoming projects.

### **CITY MANGER'S REPORT**

Mr. Meik clarified that the City has received two \$200,000 grants from the Santa Monica Conservancy. Additionally, he reported that interviews for the

Assistant City Manager are taking place the week of December 4 and hopes to make an appointment soon.

**ADJOURN**

The City Council adjourned at 10:24 p.m. to a special meeting on Friday, December 8, 2023, at 5:00 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 FRIDAY, DECEMBER 8, 2023**

Mayor Shapiro called the special meeting to order at 5:00 p.m. in City Hall Council Chambers Conference Room, 100 Civic Center Way, Calabasas, CA 91302.

**ROLL CALL**

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

Absent: None

There were no public comments.

**CLOSED SESSION**

1. Conference with Legal Counsel; Existing Litigation  
Government Code Section 54956.9(d)(1)  
Case Names: TNHC Canyon Oaks LLC v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP01819; related to Building Industry Association of Southern California v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP02726

Mr. Summers reported that the City Council authorized the City Attorney and counsel to file an appellate writ petition seeking review by the Court of Appeal of the trial court's decision against the City in the West Village litigation, captioned TNHC Canyon Oaks LLC v City of Calabasas, et al, Los Angeles Superior Court Case No. 21STCP01819.

**ADJOURN**

The meeting adjourned at 5:45 p.m. to their next regular meeting/Council Reorganization on Wednesday, December 13, 2023, at 7:00 p.m.

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



**MINUTES OF A REGULAR MEETING/COUNCIL REORGANIZATION OF  
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD WEDNESDAY, DECEMBER 13, 2023**

Mayor Shapiro called the regular meeting to order at 7:08 p.m. in the Council Chambers, 100 Civic Center Way, Calabasas, CA.

**ROLL CALL**

Present: Mayor Shapiro, Mayor pro Tem Weintraub, Councilmembers Albrecht, Bozajian and Kraut  
Absent: None  
Staff: Campbell, Castle, Dyer, Green, Hernandez, Klein, Lanzafame, McConville, Meik, Russo and Summers

The Pledge of Allegiance was led by Adam, Noah and Lauren Weintraub.

**COUNCIL ANNOUNCEMENTS**

Members of the Council made the following announcements:

Mayor Shapiro:

- Reported that Councilmember Kraut, Mayor pro Tem Weintraub and he attended the LVUSD reorganization meeting. He also reported his attendance to the Menorah Lighting and Chanukah Celebration at the Calabasas Civic Center.

**ORAL COMMUNICATIONS – PUBLIC COMMENT**

Mark Levinson spoke during public comment.

**SPECIAL**

- Presentations to Outgoing Mayor

The following made presentations to outgoing Mayor Shapiro:

- Davis Han, Senator Ben Allen’s office
- Stephanie Rendon, Congresswoman Julia Brownley’s office
- Jacqui Irwin, State Assemblymember
- Daniel Vicente, Supervisor Horvath’s office
- Ian May, Los Angeles County Assessor Jeff Prang
- Jill Gaines, LVUSD Board of Education
- Fred Gaines and Greg Martayan, Valley Economic Alliance

- Lisa Clayden and Mark Levinson, Calabasas Chamber of Commerce
- Danielle Della Gala, President of Rotary of Calabasas
- Richard Sherman, Calabasas Park Homeowners Association
- Jacy Shillan, Calabasas Coalition
- Brian Cameron, EPIC
- Captain Seetoo and Deputy De Matteo, LA County Sheriff's Department – Lost Hills Station

➤ Comments by Members of the City Council

Members of the Council expressed appreciation to Mayor Shapiro and presented him with a plaque.

➤ Comments by Mayor Shapiro

Mayor Shapiro expressed appreciation for the opportunity to serve and thanked his colleagues for their constant encouragement and support.

➤ Election of Mayor

**Mayor Shapiro nominated Mayor pro Tem Weintraub as Mayor, seconded by Councilmember Kraut. The nomination carried 5/0 as follows.**

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

➤ Oath of Office to Mayor

Richard Sherman and Adam, Noah and Lauren Weintraub administered the Oath of Office to Mayor Weintraub.

Mayor Weintraub thanked her family, the Council, staff and the community for the opportunity to serve.

➤ Election of Mayor pro Tem

**Councilmember Albrecht nominated Councilmember Kraut as Mayor pro Tem, seconded by Councilmember Shapiro. The nomination carried 5/0 as follows.**

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

➤ Oath of Office to Mayor pro Tem

Leslie Kraut administered the Oath of Office to Mayor pro Tem Kraut.

Mayor pro Tem Kraut expressed appreciation for his family's love and support and to the community for their continued support.

Marvin Lopata spoke during public comment.

Ian May presented Mayor Weintraub with a certificate on behalf of LA County Assessor Jeff Prang.

Councilmembers Albrecht, Bozajian and Shapiro congratulated Mayor Weintraub and Mayor pro Tem Kraut on their appointments and wished them a great term.

Mr. Meik expressed gratitude to Councilmember Shapiro for an excellent term and wished Mayor Weintraub and Mayor pro Tem Kraut an amazing year.

**ADJOURN**

The meeting adjourned at 8:34 p.m. to a special meeting scheduled on Friday, December 15, 2023 at 8:00 a.m.

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

**MINUTES OF A SPECIAL MEETING/WORKSHOP OF  
THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA  
HELD FRIDAY, DECEMBER 15, 2023**

Mayor Weintraub called the special meeting/Closed Session to order at 8:00 a.m. in City Hall Conference Room 1, 100 Civic Center Way, Calabasas, CA.

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

Absent: None

1. Conference with Legal Counsel; Existing Litigation  
Government Code Section 54956.9(d)(1)  
Case Names: TNHC Canyon Oaks LLC v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP01819; related to Building Industry Association of Southern California v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP02726

2. Closed Session: Conference with Legal Counsel; Anticipated Litigation (Gov. Code § 54956.9(d)(2))  
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. Receipt of Claim pursuant to Tort Claims Act or other written communication threatening litigation (copy available for public inspection in Clerk's office). Claimant: Mary Sue Maurer. (Gov. Code § 54956.9(e)(3).)

Mayor Weintraub called the Open Session to order at 10:24 a.m. in Founders Hall, 200 Civic Center Way, Calabasas, CA.

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

Absent: None

Staff: Hernandez, Lanzafame, Meik and Summers

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mr. Meik.

**APPROVAL OF AGENDA**

**Councilmember Shapiro moved, seconded by Mayor pro Tem Kraut to approve the agenda. MOTION CARRIED 5/0 as follows:**

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

**Councilmember Bozajian moved, seconded by Councilmember Albrecht to approve the agenda with a modification to hear Item Nos. 2 and 3 first. MOTION CARRIED 5/0 as follows:**

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

**ANNOUNCEMENTS/INTRODUCTIONS**

None.

**ORAL COMMUNICATIONS – PUBLIC COMMENT**

None.

**CITY ATTORNEY REPORT ON CLOSED SESSION**

Mr. Summers reported that the City Council met in Closed Session to address Item Nos. 1-2. The City Council provided direction to staff and there were no reportable actions.

**CONTINUED BUSINESS**

1. Review, discuss and provide direction on recommended amendments to the City Council Protocols. Discuss and provide direction on the weekly Mayor's Letter

**Item No. 1 was postponed to a future date.**

2. Review and approval of 2024 City Council meeting schedule

Ms. Hernandez presented on Item No. 2.

**Councilmember Albrecht moved, seconded by Councilmember Shapiro to approve Item No. 2 with modifications. MOTION CARRIED 5/0 as follows:**

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

3. Review and provide direction on the prioritization of future agenda items. Provide direction on future agenda items to be referred to Council Committees or City Commissions

Mr. Meik presented on Item No. 3.

**After extensive discussion and review, the City Council agreed to prioritize future agenda items as ranked by Councilmembers. Per that direction, future agenda items as currently identified will be considered by group with Group A items being addressed first. Group B and Group C will follow. The City Council also gave direction to refer a number of items to respective Council Taskforces or City Commissions.**

### **ADJOURN**

The City Council adjourned at 12:04 p.m. to a special meeting scheduled on Thursday, January 4, 2024.

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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 WEDNESDAY, DECEMBER 20, 2023**

Mayor Weintraub called the special meeting to order at 10:00 a.m. in City Hall Conference Room No. 1, 100 Civic Center Way, Calabasas, CA 91302.

**ROLL CALL**

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

Absent: None

Mayor pro Tem Kraut joined the meeting via Zoom teleconference.

There were no public comments.

**CLOSED SESSION**

1. Conference with Legal Counsel; Existing Litigation  
Government Code Section 54956.9(d)(1)  
Case Names: TNHC Canyon Oaks LLC v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP01819; related to Building Industry Association of Southern California v. City of Calabasas, et al., Los Angeles County Superior Court Case No. 21STCP02726

The City Council considered the matter and took no reportable action.

**ADJOURN**

The meeting adjourned at 11:45 a.m. to a special meeting scheduled on Thursday, January 4, 2024.

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