

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

March 6, 2018

1. CALL TO ORDER:

Mayor Andy Fox called the meeting to order at 6:02 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. PLEDGE OF ALLEGIANCE: Mayor Fox led the pledge of allegiance.

3. ROLL CALL:

Present: Councilmembers Bill-de la Peña, Price, Adam, McCoy, and Mayor Fox.

Also Present: City Manager Andrew P. Powers, City Attorney Tracy Noonan, City Clerk Cynthia M. Rodriguez, Finance Director/City Treasurer John F. Adams, Community Development Director Mark Towne, Cultural Affairs Director Barry McComb, Public Works Director Jay Spurgin, Police Chief Tim Hagel, Assistant City Attorney Tim Giles, Economic Development Director Haider Alawami, Deputy City Clerk Laura Maguire, Deputy Community Development Director Peter Gilli, Deputy Public Works Directors Cliff Finley and John Smallis, Engineering Division Manager Nader Heydari, Senior Planners Kari Finley and Jeffrey Specter, Associate Analyst Francine Sprigel, Utilities Superintendent John Minkel, Wastewater Treatment Plant Maintenance Supervisor Enrique Perez, Cable Operations Supervisor Carl Jarecky, Assistant Analyst Pam Romer, Senior Video Specialist Richard Swingler, Production Assistant Jaime Cawelti, and Senior Recording Secretary Janis Daly.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM: None.

5. SPECIAL PRESENTATIONS:

- A. Mayor Fox introduced Brett Offerman, Past President and Awards Chair, California Water Environment Association (CWEA) Tri-Counties Chapter to present Electrical/Instrumentation Person of the Year Award to Hill Canyon Treatment Plant Maintenance Supervisor Enrique Perez.
- B. Mayor Fox introduced Public Works Deputy Director John Smallis, Superintendent John Minkel, Cable Operations Supervisory Carl Jarecky, and Video Productions Specialist Richard Swingler to receive CWEA 2017 Community Engagement and Outreach Small Budget Category Project of the Year Award for Hill Canyon Wastewater Treatment Plant Educational Video. CWEA Past President and Awards Chair Brett Offerman presented the award.

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6. PUBLIC COMMENTS:

Karen Gorback, Thousand Oaks; Adam Haverstock, Greater Conejo Valley Chamber of Commerce; Amy Yukich, Thousand Oaks (submitted document); Mark Chotiner, Thousand Oaks; Denise Cortes, Thousand Oaks; Khristina Mueller, Thousand Oaks; Elizabeth Hoskinson, Thousand Oaks; Michael Lynch, Thousand Oaks; Mark Groenveld, Thousand Oaks; Sheri Groenveld, Thousand Oaks; Jon Cummings, Westlake Village; Gregory Korn, Westlake Village; Catherine Willott, Thousand Oaks.

Written Statement: Sarah Casey, city of residence unknown.

13. CITY MANAGER:

- *A. Follow-up items: City Manager Powers indicated in response to various speakers regarding homelessness, later on tonight's agenda is the formation of the Councilmembers Ad Hoc Committee to work on better coordinating efforts dealing with homelessness, explained for those with concerns about panhandling, information is available on the City website regarding the "make your spare change count" program (toaks.org/panhandling) including suggestions for donation alternatives, and asked that Police Chief Hagel make himself available in the lobby for those with questions regarding law enforcement issues.

7. CONSENT CALENDAR:

(See Exhibit A for Consent Calendar Listing)

8. PUBLIC HEARINGS:

- A. Hearing, advertised as required by law, opened to consider: Proposed Assisted Living Facility; Zone Change (Z 2017-7014~~8~~), Special Use Permit SUP 2017-70142, Oak Tree Permit (OTP 2017-70144), Mitigated Negative Declaration (MND 2017-70168); Located: 95 Duesenberg Drive; Applicant: Griffin Fine Living. Report presented by Deputy Community Development Director Gilli; Community Development Director Towne, Deputy Public Works Director Finley, Senior Planner Specter, and Oak Tree Consultant Richard Campbell responded to questions. Additional information supplemental packet.

RESOLUTION ADOPTING NEGATIVE DECLARATION RELATED TO PROPOSAL TO ESTABLISH ASSISTED LIVING FACILITY AT 95 DUESENBERG DRIVE (MND 2017-70168; APPLICANT: GRIFFIN FINE LIVING, LLC) RES. NO. 2018-006

** Administrative Correction 5/2/2018 due to typographical error, Case Number Z 2017-70148 changed to Z 2017-70143

Z 2017-70143

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8. PUBLIC HEARINGS: (Continued)

RESOLUTION APPROVING AN AMENDMENT TO LAND USE ELEMENT OF GENERAL PLAN FOR LAND LOCATED AT 95 DUESENBERG DRIVE (LU 2016-70034: GRIFFIN FINE LIVING, LLC) RES. NO. 2018-007

ORDINANCE AMENDING MUNICIPAL CODE RELATING TO OFFICIAL ZONING AND CHANGING ZONING CLASSIFICATION OF PROPERTY LOCATED AT 95 DUESENBERG DRIVE; (Z 2017-7014~~8~~); APPLICANT: GRIFFIN FINE LIVING, LLC) ORD.NO. 1stReading ** Z 2017-70143

RESOLUTION APPROVING SPECIAL USE PERMIT AND OAK TREE PERMIT FOR ASSISTED LIVING FACILITY LOCATED AT 95 DUESENBERG DRIVE (SUP 2017-70142, OTP 2017-70144; APPLICANT: GRIFFIN FINE LIVING, LLC) RES. NO. 2018-008

Speakers: Applicant Representative: Richard Niec, Thousand Oaks, pro; Dustin Woomer, Principal, Diamond West, pro; Bob Bombardier, Principal, Lee Newman Design Group, pro; John Oblinger, Lee Newman Design Group Certified Arborist, pro; Marika Johnson, city of residence unknown, pro; Linda Spencer, Thousand Oaks, pro; Nancy Healey, Thousand Oaks, pro; Tony Gitt, Thousand Oaks, pro.

Written Statements: Maria Alexander, Thousand Oaks, pro; Chuck Fernald, Newbury Park, pro; Mary Freed, Thousand Oaks, pro; Donna Jessee, Westlake Village, pro; Sandra Lion, Westlake Village, con; Debbie Reese, Westlake Village, pro; Joseph/Patricia Scro, Thousand Oaks, pro; Rickie Whitman, Westlake Village, pro.

Mayor Fox closed public hearing.

Motion by Councilmember Price to adopt resolution to adopt Negative Declaration No. 2017-70168; adopt resolution to approve LU 2016-70034, amendment to General Plan Land Use Element Map from "Industrial" to "Institutional"; read in title only, further reading be waived, and if no objection, introduce ordinance approving Zone Change Z 2017-7014~~8~~, zone change from M-1 (Industrial Park) to P-L (Public, Quasi-Public and Institutional Lands and Facilities Zone); adopt resolution to: a) approve Special Use Permit SUP 2017-70142 to allow construction of 89-bed assisted living facility and b) approve Oak/Landmark Tree Permit OTP 2017-70144 to allow removal of eight oak trees and encroachment into protected zone of 14 oaks and one California sycamore, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Price, Adam, McCoy, and Fox, Noes - None. ** Z 2017-70143

** Administrative Correction 5/2/2018 due to typographical error, Case Number Z 2017-70148 changed to Z 2017-70143

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8. PUBLIC HEARINGS: (Continued)

- B. Hearing, advertised as required by law, opened to consider: Proposed parking lot; Mitigated Negative Declaration (MND 2017-70300), Zone Change (Z 2017-70299), Oak Tree Permit (OTP 2017-70297), Landmark Tree Permit (LTP 2017-70298), Special Use Permit Minor Modification (SUMN 2017-70296); Located: 3525 North Moorpark Road; Applicant: WSL Castle Hill, LLC. Report presented by Deputy Community Development Director Gilli; Senior Planner Finley responded to questions; Community Development Director Towne available for questions.

RESOLUTION ADOPTING FINAL MITIGATED NEGATIVE DECLARATION FOR WSL CASTLE HILL PARKING LOT PROJECT LOCATED 3525 NORTH MOORPARK ROAD; (MND 2017-70300; APPLICANT: WSL CASTLE HILL RETIREMENT, LLC) RES. NO. 2018-009

ORDINANCE AMENDING MUNICIPAL CODE RELATING TO OFFICIAL ZONING AND CHANGING ZONING CLASSIFICATION OF PROPERTY LOCATED 3525 NORTH MOORPARK ROAD; (Z 2017-70299; APPLICANT: WSL CASTLE HILL RETIREMENT, LLC) ORD.NO. 1stReading

RESOLUTION APPROVING MODIFICATION TO SPECIAL USE PERMIT, AND OAK AND LANDMARK TREE PERMITS FOR PARKING LOT LOCATED 3525 NORTH MOORPARK ROAD; (SUMN 2017-70296 OTP 2017-70297; LTP 2017-70298; APPLICANT: WSL CASTLE HILL RETIREMENT, LLC) RES. NO. 2018-010

Speaker/Statement Cards: None.

Mayor Fox closed public hearing.

Motion by Councilmember Adam to adopt resolution to adopt Mitigated Negative Declaration No. 2017-70300; ordinance approving Zone Change Z 2017-70299, change of zone from Rural Exclusive (R-E) to Public, Quasi-Public and Institutional Lands and Facilities (P-L) be read in title only, further reading be waived, and if no objection, introduced; adopt resolution to: a) approve Minor Modification to Special Use Permit SUMN 2017-70296 to allow construction of 34-space parking lot, b) approve Oak Tree Permit OTP 2017-70297 to allow removal of one Holly Oak and encroachment into protected zones of 10 oak trees, and c) approve Landmark Tree Permit LTP 2017-70298 to allow encroachment into protected zone of one California Sycamore tree, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Price, Adam, McCoy, and Fox, Noes - None.

City Council recess 7:38 p.m.; reconvened 7:47 p.m.

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9. DEPARTMENT REPORTS:

- A. Downtown Core Master Plan Update presented by Community Development Director Towne and Matt Raimi, Principal, Raimi & Associates; City Manager Powers responded to questions; Deputy Community Development Director Gilli and Police Chief Hagel available for questions.

Speaker: Shawn Moradian, Thousand Oaks.

Motion by Councilmember Bill-de la Peña to receive update on preparation of Downtown Core Master Plan; authorize staff to conduct public outreach meetings to receive comments on plan concepts intended to: 1) Redesign Civic Arts Plaza (CAP) to be more active; 2) Create retail and entertainment destination on City-owned Westside parcel; 3) Improve pedestrian environment along Thousand Oaks Boulevard; 4) Expand arts, cultural, and entertainment programming and authorize public outreach, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Price, Adam, McCoy, and Fox, Noes - None.

- B. 2018 Pavement Overlay (CI 5256) and Slurry Program (MI 2541) introduced by Deputy Public Works Director Finley and presented by Engineering Division Manager Heydari.

Motion by Councilmember Adam to reject Roy Allan Slurry Seal, Inc.'s bid of February 7, 2018, as non-responsive; approve project plans, specifications, addenda 1, 2, 3, and 4; award construction contract for 2018 Pavement Overlay and Resurfacing Program (CI 5256) to Sully Miller Contracting Company Corp. in amount of \$13,165,564 (\$12,437,000 Base Bid and \$728,564 Additive Bid Schedules), plus a contingency of \$1,316,560; approve project plans, specifications, and Addendum 1; award construction contract for 2018 Pavement Slurry Program (MI 2541) to Petrochem Material Innovation, LLC, in amount of \$1,474,831 (\$1,213,587 Base Bid and \$261,244 Additive Schedules), plus a contingency of \$147,483; approve general services agreement with RP Barricade, Inc., in amount of \$14,891.13, for rental of Changeable Message Signs (CMS) and purchase of 35 barricade signs for 2018 Pavement Overlay and Resurfacing Program (CI 5256) for a term ending June 2019; approve budget transfers of \$193,000; budget appropriations of \$611,885; expenditures of \$14,482,120 for 2018 Pavement Overlay and Resurfacing Program (CI 5256 and CI 5521); approve expenditures of \$131,791 for City-furnished materials and supplies for surveying, public outreach including CMS and barricade signs, supply of curb ramp materials, and other related city furnished materials and supplies, 2018 Pavement Overlay Program (CI 5256); approve expenditures of \$265,179 CalRecycle

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9. DEPARTMENT REPORTS: (Continued)

Grant accepted by City Council in December 2017, 2018 Pavement Overlay; Program (CI 5256); approve expenditures in the amount of \$1,622,314 for 2018 Pavement Slurry Program (MI 2541 and MI 2523); approve expenditures in amount of \$10,000 for City-furnished materials and supplies for surveying, public outreach, and other related city furnished materials and supplies, 2018 Pavement Slurry Program (MI 2541), carried 5-0 by the following vote: Ayes - Bill-de la Peña, Price, Adam, McCoy, and Fox, Noes – None.

10. COMMITTEE/COMMISSION/BOARD REPORTS: None.

11. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None.

12. COUNCIL ISSUES/RECOMMENDATIONS:

- A. Proposed City Council Ad Hoc Homelessness Committee Assignments presented by Mayor Fox.

Speaker: Lori Jacobs, Thousand Oaks.

Written Statements: Randall Edwards, Thousand Oaks; Mary Freed, Thousand Oaks; Larry Johnson, Thousand Oaks.

Motion by Councilmember Price to approve proposed assignments of Mayor Pro Tem Rob McCoy and Councilmember Claudia Bill-de la Peña to Ad Hoc City Council Homelessness Committee, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Price, Adam, McCoy, and Fox, Noes - None.

- B. Follow-up reports on meetings/conferences attended by Councilmembers. None.

13. CITY MANAGER: (Continued)

- A. Follow-up items: Nothing additional.

- B. Announcements and upcoming issues: City Manager Powers reviewed potential topics for the next regularly scheduled City Council Meeting, March 20, 2018.

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14. CLOSED SESSIONS REQUESTED: City Council Conference Room 2nd

City Attorney Noonan announced Closed Session held at 8:49 p.m.

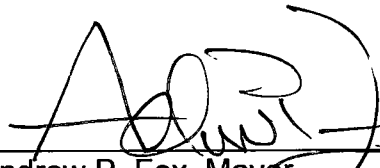
- A. CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT EXPOSURE TO LITIGATION: One (1) case, pursuant to Government Code section 54956.9(d)(2)

City Attorney indicated no announcement anticipated.

15. PUBLIC NOTICES: None.

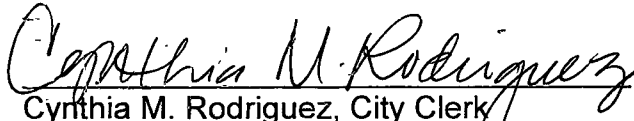
16. ADJOURNMENT:

City Council adjourned at 9:16 p.m. to Regular Meeting on Tuesday March 20, 2018.



Andrew P. Fox, Mayor
City of Thousand Oaks City Council

Attest:


Cynthia M. Rodriguez, City Clerk
City of Thousand Oaks City Council

AGENDA POSTED: March 1, 2018

MINUTES APPROVED: March 20, 2018

*indicates item taken out of order

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EXHIBIT A

7. CONSENT CALENDAR:

RECOMMENDATIONS FOR ITEMS A. THROUGH D. ARE TO APPROVE

Motion by Councilmember Adam to approve Consent Calendar, carried 5-0 by the following vote: Ayes - Bill-de la Peña, Price, Adam, McCoy, and Fox; Noes – None.

- A. General, Utilities, Golf Course, and Theatres Demands – ratify February 28, 2018; approve March 7, 2018; approve March 14, 2018, subject to review and ratification
- B. Minutes of City Council meeting of February 20, 2018
- C. Approved Expenditure: Undergrounding Reimbursement Agreement – Hillcrest Drive (CI 5260); agreement in amount of \$242,440 with Hydam Construction, Inc. for undergrounding of overhead power, cable, and telephone utility lines along Hillcrest Drive from Lone Oak Road to Conejo School Road; expenditures of \$242,440 as follows: \$96,500 A/C 540-5210-642-8300; \$145,940 AC 541-5210-642-8300 (CI5260 Hillcrest Undergrounding - West)
- D. Additional Appropriation: Engineering Support Services at Hill Canyon Treatment Plant (HCTP) and Municipal Service Center (MSC); Amendment No. 1 to Task Order No. 1 to Contract No. 11459-2017 with Phoenix Engineering, Inc., in amount not-to-exceed \$79,800; revised total not-to-exceed \$124,800 for services in connection with multiple CI and MI projects HCTP and MSC (CI 5438, CI 5440, CI 5445, MI 2533, MI 2534, MI 2542, and MI 2024); budget appropriation and expenditure of \$17,800 A/C 624-0000-341-9900 (Wastewater Capital –Net Position) to A/C 624-8220-685-8300 (CI 5445, Unit W Improvements); additional expenditure of \$62,000 as follows: \$28,000 A/C 624-8250-685-8300 [\$10,000 for Chlorine Contact Chamber Covers (CI 5438) and \$18,000 for HCTP Bioreactors Electrical Upgrades (CI 5440)]; \$34,000 A/C 624-8250-682-5500 [\$4,000 for Digesters Rehabilitation (MI 2533), \$5,000 for Miscellaneous Wastewater Repairs/Upgrades (MI 2534), \$20,000 for HCTP Master Plan (MI 2542) and \$5,000 for Wastewater System Miscellaneous Repairs (MI 2024)]