

1. CALL TO ORDER: Regular Session - 5:00 p.m.

Mayor Al Adam called the meeting to order at 5:00 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. ROLL CALL:

Present: Councilmembers Engler, McNamee, Taylor, Newman, and Mayor Adam present in chambers.

Also present: City Manager Andrew P. Powers, City Attorney Tracy M. Noonan, Assistant City Manager Ingrid Hardy, Deputy City Manager Akbar Alikhan, City Clerk Laura B. Maguire, Finance Director Jaime Boscarino, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Human Resources Director Tim Giles, Strategic Communications/Public Affairs Director Alexandra South, Police Chief Jeremy Paris, Fire Chief Jeff Shea, Chief Assistant City Attorney Patrick Hehir, Deputy Community Development Director Fabiola Zelaya Melicher, Planning Division Manager Stephen Kearns, Senior Planner Nizar Slim, Sustainability Division Manager Helen Cox, Senior Analyst John Brooks, Assistant Analyst Rod Cordova, Assistant to the City Manager Melissa Hurtado, Deputy City Clerk Sandra Delgado, Information Technology Supervisor Atanas Beltchev, Cable Operations Supervisor Carl Jarecky, Senior Video Production Specialist Richard Swinger, Senior Video Production Specialist Ryan Palmer, Assistant Analyst Christy Glaubke, and Senior Recording Secretary Dominga Zambrano.

3. CLOSED SESSION:

- A. CONFERENCE WITH LEGAL COUNSEL – Pending Litigation: *California Department of Housing and Community Development vs. Shangri-La Industries, et al.*, Los Angeles County Superior Court Case Number: 24STCV00629; Pursuant to Government Code Section 54956.9(a).
- B. CONFERENCE WITH LEGAL COUNSEL – Pending Litigation: *F. Roberts Construction Inc. vs. Shangri-La Industries, LLC, et al.*, Ventura County Superior Court Case Number: 2023CUBC018021; Pursuant to Government Code Section 54956.9(a).

Chief Assistant City Attorney Hehir announced Closed Session held at 5:00 p.m.

4. CLOSED SESSION REPORT:

Chief Assistant City Attorney Hehir announced there was nothing to report at 6:01 p.m.

5. PLEDGE OF ALLEGIANCE

Mayor Adam led the pledge of allegiance.

6. AB 2449 ANNOUNCEMENTS/REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM: None.

7. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:

A. Arbor Earth Day Proclamation

Mayor Adam presented proclamation recognizing Arbor Earth Day to Assistant Analyst Cordova who announced this year's activities.

8. PUBLIC COMMENTS: To be heard before 6:45 p.m. If additional speakers for public comments remain at 6:45 p.m., remainder of speakers may be called at the end of the meeting. (Resolution Nos. 2011-067/2023-008): To be heard before 6:45 p.m. If additional speakers for public comments remain at 6:45 p.m., remainder of speakers may be called at the end of the meeting. (Resolution Nos. 2011-066/067)

Speakers: John, Thousand Oaks; Michae T., Thousand Oaks; Jim, Thousand Oaks; Josh Gray, Greater Conejo Valley Chamber of Commerce.

Written Statements: None.

City Manager Powers addressed public comments.

9. CONSENT CALENDAR:

Additional information supplemental packet regarding Item 9B.

A. General, Utilities, Golf Course, and Theatres Demands

RECOMMENDATION:

Ratify March 27, 2024, and April 3, 2024; approve April 10, 2024, and April 17, 2024, subject to review and ratification

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

9. CONSENT CALENDAR: (Continued)

B. Minutes of City Council meeting of March 26, 2024

RECOMMENDATION:

Approve

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

C. City External Financial Auditor Services Contract Amendment

RECOMMENDATION:

1. Approve First Amendment to Contract No. 11747-2018 with Rogers, Anderson, Malody & Scott, LLP (RAMS) of San Bernardino, CA in the amount of \$361,400 for Professional Financial Audit Services for a four-year extension to expire April 30, 2028, with a not-to-exceed amount of \$924,190.

2. Authorize expenditure in the amount of \$103,300 in FY 2024-25 as follows: \$96,300 (\$81,300 for audit services and \$15,000 for extra services) from A/C #001-3110-612-5210 (General Fund Financial/Audit), \$5,400 from A/C #001-4410-641-5210 (General Fund Financial/Audit), and \$1,600 from A/C #165-4630-644-5210 (Housing Successor Agency Fund Financial/Audit).

3. Authorize budget appropriation in the amount of \$6,300 in FY 2024-25 from A/C #001-0000-311-1000 (General Fund – Fund Balance) to A/C #001-3110-612-5210 (General Fund Financial/Audit).

4. Find that this action is not a project as defined under section 15378(b)(5) of the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 9. CONSENT CALENDAR: (Continued)

## D. Wendy Drive Sewer Main Replacement Project (CI 5744)

## RECOMMENDATION:

1. Reject all bids received on February 21, 2024.
2. Authorize staff to re-advertise the Wendy Drive Sewer Main Replacement Project (CI 5744) for new construction bids.
3. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15302.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## E. First Amendment to Multi-Agency Agreement for Weed Abatement Services

## RECOMMENDATION:

1. Approve First Amendment to Contract No. 12670-2021 with The Standard. Construction dba SoCal Brush (Newbury Park, CA) to add \$136,722.10 in scheduled services and \$294,000.00 in extra services, with a revised not-to-exceed amount of \$1,490,009.35.
2. Authorize budget appropriation in the amount of \$20,000 in FY 2023-24 from A/C #142-0000-311-1000 (Landscape Assessment District Fund Balance) to A/C #142-5630-632-5611 (Landscape Assessment District Fund Contracted Services (Private)/Weed Abatement).
3. Authorize budget appropriation in the amount of \$25,000 in FY 2024-25 from A/C #142-0000-311-1000 (Landscape Assessment District Fund Balance) to A/C #142-5630-632-5611 (Landscape Assessment District Fund Contracted Services (Private)/Weed Abatement).
4. Authorize additional expenditure in the total amount of \$26,534.66 in FY 2023-24 as follows: \$18,330.93 from A/C #142-5630-632-5611 (Landscape Assessment District Fund Contracted Services (Private)/Weed Abatement); and \$8,203.73 from A/C #001-5630-632-5611 (Contracted Services (Private)/Weed Abatement) for scheduled services.

## 9. CONSENT CALENDAR: (Continued)

## E. First Amendment to Multi-Agency Agreement for Weed Abatement Services (Continued)

## RECOMMENDATION: (Continued)

5. Authorize additional expenditure in the total amount of \$30,979.71 in FY 2024-25 as follows: \$21,438.34 from A/C #142-5630-632-5611 (Landscape Assessment District Fund/Weed Abatement Services); and \$9,541.37 from A/ C #001-5630-632-5611 (Contracted Services (Private)/Weed Abatement) for scheduled services.

6. Authorize additional expenditure in the total amount of \$75,000 from A/C #142-5630-632-5611 (Landscape Assessment District Fund/Weed Abatement Services) and A/C #001-5630-632-5611 (Contracted Services (Private)/Weed Abatement) as available for extra services.

7. Find that this action is not a project as defined under the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## F. Thousand Oaks Boulevard Wastewater Pipe and Maintenance Hole Lining Project (CI 5686)

## RECOMMENDATION:

1. Re-authorize staff to advertise the Thousand Oaks Boulevard Wastewater Pipe and Maintenance Hole Lining Project (CI 5686) for construction bids.

2. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15301.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 9. CONSENT CALENDAR: (Continued)

## G. Thousand Oaks Boulevard Landscape Improvements (CI 5653)

## RECOMMENDATION:

1. Approve Professional Services Agreement with D&D Engineering, Inc. (North Hollywood, CA) for engineering and design services of the Thousand Oaks Boulevard Landscape Improvements Project (CI 5653), in a not-to-exceed amount of \$295,715, plus extra services of \$29,175, with a term ending June 30, 2025.
2. Approve budget transfer in the amount of \$51,000 from FY 2024-25 A/C #142-5310-632-8300 (CI 5653, Thousand Oaks Boulevard Landscape Improvements Project) to FY 2023-24, A/C #142-5310-632-8300 (CI 5653, Thousand Oaks Boulevard Landscape Improvements Project).
3. Authorize expenditure in the amount of \$329,890 (\$295,715 Agreement, plus extra services of \$29,175, and \$5,000 City Furnished Materials and Supplies) from A/C #142-5310-632-8300 (Thousand Oaks Boulevard Landscape Improvements, CI 5653).
4. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## H. FY 2023-24 Community Environmental Enhancement Grant Recommendation

## RECOMMENDATION:

1. Approve Community Environmental Enhancement Grant (CEEG) for Conejo Unified School District (CVUSD) on Behalf of Horizon Hills Parent Support Group Booster Club totaling \$4,500.
2. Authorize the City Manager or designee to execute the CEEG agreement with the Grantee.
3. Authorize expenditure in the amount of \$4,500 in FY 2023-24 from A/C #632-8420-682-5920 (NC0104, Community Enhancement Fund/Grants) for CEEG.
4. Find that this action is not a project as defined under the California Environmental Quality Act.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

9. CONSENT CALENDAR: (Continued)

I. ORDINANCE FOR SECOND READING:

ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE RELATING TO OFFICIAL ZONING MAP BY CHANGING ZONING CLASSIFICATION AT PROPERTY LOCATED AT 400 EAST ROLLING OAKS AND 355 WEST JANSS ROAD (ZONE CHANGE 2022-70733-Z) (Introduced 3/26/2024; 4-1, Newman dissenting)

1728-NS

RECOMMENDATION:

Adopt

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

10. PUBLIC HEARINGS:

A. Municipal Code Amendments Regarding Emergency Shelters and Large-Family Day Care Homes

ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE, TITLE 9 CHAPTER 4, ARTICLE 2 TO REDEFINE TERM SMALL AND LARGE FAMILY DAY CARE HOMES (MCA-2023-70007)

1ST READING

ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE, TITLE 9, CHAPTER 4, ARTICLE 2, BY INTRODUCING DEFINITION FOR LOW BARRIER NAVIGATION CENTER AND EXEMPTION TO RELATED TIME REFERENCE OF SIX MONTHS THAT UNHOUSED PERSON CAN REMAIN IN EMERGENCY SHELTER (MCA 2023-70008)

1ST READING

RECOMMENDATION:

1. Read ordinance in title only, further reading be waived, and if no objection, introduce ordinance to amend Thousand Oaks Municipal Code (TOMC) Sections 9-4.202 and 9-4.2104 related to “Residential Large-Family Daycare” in compliance with changes enacted under Senate Bill 234 (MCA-2023-70007).

2. Read ordinance in title only, further reading be waived, and if no objection, introduce ordinance to amend TOMC Section 9-4.202 related to definitions of “Emergency Shelters” in compliance with changes enacted under State law (MCA-2023-70008).

## 10. PUBLIC HEARINGS: (Continued)

## A. Municipal Code Amendments Regarding Emergency Shelters and Large-Family Day Care Homes (Continued)

## RECOMMENDATION: (Continued)

3. Find that approving municipal code amendments for changes to the City's zoning code is an action exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of Title 14, Chapter 3 of the California Code of Regulations.

Hearing, advertised as required by law, opened to consider item. Presented by Senior Planner Slim. Community Development Director Parker, Deputy Community Development Director Zelaya Melicher, and Planning Division Manager Kearns available for questions.

Speaker/Written Statement: None.

Mayor Adam closed the public hearing.

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 11. STUDY SESSIONS:

## A. Climate and Environmental Action Plan (MI 2606)

## RECOMMENDATION:

1. Receive information on the City's draft 2024 Climate and Environmental Action Plan (CEAP) and its accompanying draft Initial Study - Negative Declaration (IS-ND) as presented at this Public Study Session and provide direction to staff.

2. Tentatively schedule a Public Hearing for May 7, 2024, to adopt the CEAP, and its accompanying draft IS-ND.

3. Find that this "Study Session" action is not a project as defined under the California Environmental Quality Act (CEQA).



## 11. STUDY SESSIONS: (Continued)

## A. Climate and Environmental Action Plan (MI 2606) (Continued)

Presented by Sustainability Division Manager Cox. City Manager Powers, Chief Assistant City Attorney Hehir, and Public Works Director Finley responded to questions. Senior Analyst Brooks available for questions. Additional information supplemental packet.

Speakers: Clint Fultz, Thousand Oaks; Kat Selm, Thousand Oaks; Faith Grant, Westlake Village; Jackson Piper, Newbury Park.

Written Statements: None.

Motion by Mayor Pro Tem Newman to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 12. DEPARTMENT REPORTS: None.

## 13. COMMITTEE/COMMISSION/BOARD REPORTS: None.

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

## 15. COUNCIL ISSUES/RECOMMENDATIONS: None.

## 16. CITY MANAGER:

## A. Announcements and upcoming issues

City Manager Powers provided an update on the April 23, 2024, City Council meeting.

## 17. PUBLIC NOTICES: None.

18. ADJOURNMENT: City Council adjourned at 8:27 p.m. in memory of Brett Taylor, longtime dedicated community volunteer, to Regular Meeting on April 23, 2024.

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Al Adam, Mayor  
City of Thousand Oaks City Council

Attest:

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Laura B. Maguire, City Clerk  
City of Thousand Oaks City Council

AGENDA POSTED: April 4, 2024  
MINUTES APPROVED:

*The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the City of Thousand Oaks City Council on the date cited above.*

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