

1. CALL TO ORDER: 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, Deputy City Manager Tim Giles, City Clerk Laura B. Maguire, Finance Director Jaime Boscarino, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Cultural and Community Services Director Jonathan Serret, Interim Human Resources Director Sharon Chen, Police Chief Jeremy Paris, Deputy Public Works Director Nader Heydari, Senior Civil Engineer Jim Mashiko, Assistant City Attorney Noel Doran, Deputy Community Development Director Fabiola Zelaya Melicher, Planning Division Manager Krystin Rice, Senior Planner Iain Holt, Associate Planner Angela Georgeff, Deputy City Clerk Sandra Delgado, Information Technology Supervisor Atanas Beltchev, Cable Operations Supervisor Carl Jarecky, Senior Video Production Specialist Richard Swingler, 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).

City Attorney Noonan announced Closed Session held at 5:00 p.m.

4. CLOSED SESSION REPORT:

City Attorney Noonan 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. Recycling All Stars

Mayor Adam introduced Deputy Public Works Director Heydari who was joined by Athens Services Vice President of Government Affairs Rondi Guthrie and Athens Services Ventura County Sales Manager Matt Trouts to announce Conejo Recreation and Park District, Westlake Elementary School, Sarai Bakery Panadería, and 1710 on the Boulevard as this year's Recycling All-Star Award recipients.

B. CalAm Foundation/Hope the Mission Grant

Mayor Adam introduced California American Water External Affairs Manager Brian Barreto who presented the award of \$25,000 from the California American Water Charitable Foundation Workforce Readiness Grant to Founder and CEO of Hope the Mission Ken Craft which will support career readiness and life skills training at the Thrive Grove Navigation Center.

City Manager Powers announced the official archiving of the City's updated General Plan with signed copies of the General Plan 2045 document.

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: Josh Gray, Greater Conejo Valley Chamber of Commerce Director of Government Affairs and Tourism; Lakin Crane, Westlake Village.

Written Statements: None.

City Manager Powers addressed public comments.

## 9. CONSENT CALENDAR:

Item 9.D. - Investment Review Committee Appointments - pulled for comment by Mayor Pro Tem Newman.

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

## RECOMMENDATION:

Ratify October 23, 2024, October 30, 2024, November 6, 2024, and November 13, 2024; approve November 20, 2024, and November 26, 2024, subject to review and ratification

LEVINE ACT ITEM: No

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## B. Minutes of City Council meeting of October 22, 2024

## RECOMMENDATION:

Approve

LEVINE ACT ITEM: No

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## C. Open Space Parcel Purchase and Transfer to Conejo Open Space Conservation Agency (Conejo Ridge Road, North of Skyline Drive)

## RECOMMENDATION:

1. Approve Purchase and Sale Agreement with Escrow Instructions for Assessor Parcel Number (APN) 676-0-070-070 between the City of Thousand Oaks and Hillside, a California non-profit public benefit corporation, formerly known as Church Home for Children of the Protestant Episcopal Church of the Diocese of Los Angeles, and authorize City Manager, or designee, to execute the Purchase and Sale Agreement and all other documents necessary to effectuate the purchase by the City of Thousand Oaks, including the authority to accept the deed, subject to resolution of any liens and encumbrances affecting said parcel.

2. Transfer the property (APN 676-0-070-070) to Conejo Open Space Conservation Agency (COSCA) for long-term management, subject to the procedural requirements of the Surplus Land Act.

## 9. CONSENT CALENDAR: (Continued)

## C. Open Space Parcel Purchase and Transfer to Conejo Open Space Conservation Agency (Conejo Ridge Road, North of Skyline Drive) (Continued)

RECOMMENDATION: (Continued)

3. Find that this action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 14, Sections 15313 and 15325 of the CEQA Guidelines.

LEVINE ACT ITEM: Yes

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## D. Investment Review Committee Appointments

RECOMMENDATION:

1. Approve the reappointment of incumbents Sheila Moore and Cody Sorenson, to the Investment Review Committee to serve two-year terms ending December 2026.

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

LEVINE ACT ITEM: No

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

## E. Purchase of Vehicles

RECOMMENDATION:

1. Approve “piggyback” purchase of three Ford F-350 Flatbed Body Trucks, two Ford F-550 Service Body Trucks, and one Ford F-250 Service Body Truck from Rush Truck Center (Whittier, CA) through BuyBoard Contract #724-23 for replacement of assets #5610-342, #5610-343, #5660-007, #5630-248, #5630-249 and #8030-247 for a total cost of \$516,254.72.

2. Approve “piggyback” purchase of two Trailer King TKT40LP Trailers through Sourcewell Contract 092922-TKI and one John Deere Skid Steer through Sourcewell Contract 011723-JDC and from Coastline Equipment (Oxnard, CA) for replacement of assets #5610-291, #5610-322 and #5630-255 for a total cost of \$168,820.37.

## 9. CONSENT CALENDAR: (Continued)

## E. Purchase of Vehicles (Continued)

## RECOMMENDATION: (Continued)

3. Authorize expenditure/expense in the amount of \$685,075.09 as follows: \$259,959.52 from A/C #001-5610-631-8400 (General Fund - Street Equipment Over \$5,000) partially offset in the amount of \$132,320 from A/C #001-5610-631-8900 (General Fund - Street Fixed Asset Replacement); \$273,985.17 from A/C #001-5630-632-8400 (General Fund - Landscape Equipment Over \$5,000) partially offset in the amount of \$136,596 from A/C #001-5630-632-8900 (General Fund - Landscape Fixed Asset Replacement); \$76,566.38 from A/C #001-5660-631-8400 (General Fund - Storm Drain Equipment Over \$5,000) partially offset in the amount of \$36,092 from A/C #001-5660-631-8900 (General Fund - Storm Drain Fixed Asset Replacement); and \$74,564.02 from A/C #611-8030-685-8400 (Water Equipment Over \$5,000) partially offset in the amount of \$34,112 by A/C #611-8030-685-8900 (Water Fixed Asset Replacement).

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

LEVINE ACT ITEM: Yes

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## F. Wilder Reservoir Improvements (CI 5294)

## RECOMMENDATION:

1. Approve First Amendment to Professional Services Agreement No. 13580-2024 with HDR Engineering, Inc. (Ventura, CA) (HDR) for additional design services for Wilder Reservoir Improvements Project (CI 5294), in the amount of \$65,091, for a revised not-to-exceed amount of \$313,711, plus \$6,500 for extra services, and extend the term of the agreement to December 31, 2025.

2. Authorize expense in the amount of \$71,591 (\$65,091 for the First Amendment, plus extra services of \$6,500) from A/C #613-8050-682-8300 (Water Fund – Capital Improvements, CI 5294).

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

LEVINE ACT ITEM: Yes

Motion by Councilmember Taylor 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. 1994-1 Community Facilities District Annual Report

## RECOMMENDATION:

1. Receive and file Annual Report on the 1994-1 Community Facilities District (Marketplace Public Pedestrian, Traffic Circulation, and Parking Facilities) in compliance with the Local Agency Special Tax Bond and Accountability Act.
2. Find that this action is not a project as defined under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Taylor to approve staff's recommendation.Passed 5-0 by the following vote:Ayes – Engler, McNamee, Taylor, Newman, AdamNoes – None

## H. Conflict of Interest Resolution Update

RESOLUTION UPDATING DESIGNATED EMPLOYEES, OFFICERS, AND DISCLOSURE CATEGORY LIST FOR FAIR POLITICAL PRACTICES ACT REQUIREMENTS (CONFLICT OF INTEREST) AND RESCINDING RESOLUTION NO. 2022-056  
RES. NO. 2024-034

## RECOMMENDATION:

1. Adopt resolution updating designated employees, officers, and disclosure category list for Conflict of Interest.
2. Find that the action of adopting the resolution is not a project under the California Environmental Quality Act.

LEVINE ACT ITEM: No

Motion by Councilmember Taylor to approve staff's recommendation.Passed 5-0 by the following vote:Ayes – Engler, McNamee, Taylor, Newman, AdamNoes – None

## 9. CONSENT CALENDAR: (Continued)

## I. Hill Canyon Treatment Plant Slope Stabilization Project (CI 5736)

## RECOMMENDATION:

1. Approve First Amendment to Professional Services Agreement No. 13764-2024 with Cotton, Shires and Associates, Inc. (Thousand Oaks, CA) (CSA) for additional design services for Hill Canyon Treatment Plant Slope Stabilization Project (CI 5736), in the amount of \$10,500, for a revised contract not to exceed amount of \$77,000, plus \$1,050 for extra services.

2. Authorize expense in the amount of \$11,550 (\$10,500 agreement amendment, plus extra services of \$1,050) from A/C #624-8250-682-8300 (Wastewater Capital Improvements, CI 5736).

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

LEVINE ACT ITEM: Yes

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## J. Public Emergency Declaration - Los Robles Golf Course Solar Panel Canopy Repair (MI 2668)

## RECOMMENDATION:

1. Ratify Public Emergency Declaration by City Manager on October 30, 2024, pursuant to Thousand Oaks Municipal Code (TOMC) Section 3-10.308 (requires four-fifths vote).

2. Pursuant to Public Emergency Declaration, waive formal bid process set forth in TOMC Section 3-10.306.

3. Create a new Maintenance Improvement Project for Los Robles Golf Course Solar Panel Canopy Emergency Repair (MI 2668).

4. Approve and award construction contract to Staten Solar Corporation (San Jose, CA) to perform emergency repair work for the Los Robles Golf Course (LRGC) Solar Panel Canopy Emergency Repair Project MI 2668 in the amount of \$367,920, plus a contingency of \$32,080.

5. Approve budget appropriation and expenditure in the amount of \$400,000 from A/C #001-0000-311-0000 (General Fund – Fund Balance) to A/C #001-3560-682-5500 (General Fund LRGC Construction, MI 2668).

6. Authorize City Manager to execute contract with Staten Solar Corporation for an amount not to exceed \$400,000 for MI 2668.

7. Delegate authority to the City Engineer to approve changes to the design, plans, specifications, and working details of the project on work directives and change orders up to the project contingency value.

## 9. CONSENT CALENDAR: (Continued)

- J. Public Emergency Declaration - Los Robles Golf Course Solar Panel Canopy Repair (MI 2668) (Continued)

RECOMMENDATION: (Continued)

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

LEVINE ACT ITEM: Yes

Motion by Councilmember Taylor to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 10. PUBLIC HEARINGS:

- A. Hendrix Avenue Speed Hump Petition

RECOMMENDATION:

1. Deny appeal to overturn Traffic and Transportation Advisory Commission (TTAC) denial of request to install speed humps on Hendrix Avenue between Janss Road and Gainsborough Road.

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

LEVINE ACT ITEM: No

Hearing, advertised as required by law, opened to consider item. Presented by Senior Civil Engineer Mashiko. City Manager Powers, City Attorney Noonan, Public Works Director Finely, Thousand Oaks Police Department Chief Paris, Deputy Public Works Director Heydari, Assistant City Attorney Doran, and Thousand Oaks Police Department Sergeant Matthew Ogonowski responded to questions. Additional information supplemental packet.

Speakers: James Misiorowski, Appellant, Thousand Oaks, con; Scott Levin, Appellant, Thousand Oaks, con; Jeremy Shatzer, Appellant, Thousand Oaks, con; Roger Riewald, Thousand Oaks, pro; Laurie Levin, Thousand Oaks, con; Brent Lowry, Thousand Oaks, con; Lisa Megaffin, Thousand Oaks, con; Scott Lochmus, Thousand Oaks, con; Scott Harris, Thousand Oaks, con.

Written Statements: Julie Ginther, Thousand Oaks, pro; Hugo Roche, Thousand Oaks, pro.

Mayor Adam closed the public hearing.

## 10. PUBLIC HEARINGS: (Continued)

## A. Hendrix Avenue Speed Hump Petition (Continued)

Motion by Mayor Pro Tem Newman to approve staff's recommendation with the addition that the denial is without prejudice and to allow the appellant to reapply at no cost after a one-year period if requested by the residents.

Passed 4-1 by the following vote:

Ayes – Engler, Taylor, Newman, Adam

Noes – McNamee

## B. Housing Element Program 8 Implementation – Municipal Code Amendment (MCA 2024-70003)

ORDINANCE AMENDING TITLE 9, CHAPTER 4, ARTICLE 2, SECTION 9-4.202 DEFINITIONS, ARTICLE 21, SECTIONS 9-4.2104 PERMITTED USE MATRIX - RESIDENTIAL ZONES, 9-4.2104.5 PERMITTED USE MATRIX - MIXED-USE ZONES AND MIXED-USE OVERLAY ZONES, AND 9-4.2105 PERMITTED USE MATRIX-NON-RESIDENTIAL ZONES, AND ARTICLE 25, SECTIONS 9-4.2525 EMERGENCY SHELTERS, AND 9-4.2527 TRANSITIONAL AND SUPPORTIVE HOUSING, AND TITLE 9, CHAPTER 10, ARTICLE 5, DENSITY BONUS PROGRAM; OF THE THOUSAND OAKS MUNICIPAL CODE TO IMPLEMENT THE 2021-2029 HOUSING ELEMENT PROGRAM 8 FOR ZONING CODE AMENDMENTS ADDRESSING STATE HOUSING AND LAND USE MANDATES RELATED TO MANUFACTURED HOMES, DENSITY BONUS, EMERGENCY SHELTERS, RESIDENTIAL CARE FACILITIES, AND TRANSITIONAL, SUPPORTIVE, FARMWORKER AND EMPLOYEE HOUSING (MCA 2024-70003)

1ST READING

## RECOMMENDATION:

1. Find that the proposed action requires no further environmental document pursuant to Sections 15183 and 15168(c)(2)(5) of the California Environmental Quality Act (CEQA) because the proposed actions are consistent with the City's goals, policies, and programs contained in the Adopted General Plan and Housing Element under a certified Program Environmental Impact Report (EIR).

2. Read in title only, further reading be waived, and if no objection, introduce ordinance approving MCA 2024-70003 amending Title 9, Chapter 4, Article 2, Section 9-4.202 Definitions, Article 21, Sections 9-4.2104 Permitted Use Matrix – Residential Zones, 9-4.2104.5 Permitted Use Matrix – Mixed-Use Zones and Mixed-Use Overlay Zones, and 9-4.2105 Permitted Use Matrix – Non-Residential Zones, and Article 25, Sections 9-4.2525 Emergency Shelters, and 9-4.2527 Transitional and Supportive Housing, and Title 9, Chapter 10, Article 5, Density Bonus Program of the Thousand Oaks Municipal Code (TOMC).

LEVINE ACT ITEM: No

## 10. PUBLIC HEARINGS: (Continued)

## B. Housing Element Program 8 Implementation – Municipal Code Amendment (MCA 2024-70003) (Continued)

Hearing, advertised as required by law, opened to consider item. Presented by Community Development Director Parker and Senior Planner Holt. Planning Division Manager Rice and Associate Planner Georgeff available for questions.

Speaker/Written Statement: None.

Mayor Adam closed the public hearing.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 11. STUDY SESSIONS: None.

## 12. DEPARTMENT REPORTS:

## A. Comprehensive Zoning and Sign Code Update and Rezoning Program Consultant

## RECOMMENDATION:

1. Approve a professional services agreement with Lisa Wise Consulting, Inc., (LWC) of San Luis Obispo, CA, for the preparation of the Zoning Code and Sign Code Update, and Rezoning Program in an amount of \$797,520, plus extra services of \$45,020, for a total not-to-exceed amount of \$842,540, for a two-year period beginning November 19, 2024, through November 19, 2026, with a one-year option to extend the agreement through November 19, 2027.

2. Authorize expenditure in an amount not to exceed \$842,540 from A/C #001-4210-641-5699 (General Fund – Contracted Services, Municipal Code Update).

3. Find that this action is not a project as defined under the California Environmental Quality Act under the California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(5) (CCR, Title 14, Chapter 3, Article 20).

LEVINE ACT ITEM: Yes

Presented by Deputy Community Development Director Zelaya Melicher. Community Development Director Parker, Assistant City Attorney Doran, and Planning Division Manager Rice available for questions.

Speaker/Written Statement: None.

Motion by Councilmember Engler to approve staff's recommendation.

Passed 5-0 by the following vote:

Ayes – Engler, McNamee, Taylor, Newman, Adam

Noes – None

## 12. DEPARTMENT REPORTS: (Continued)

## B. Art in Public Places Policy

RESOLUTION ESTABLISHING AND ADOPTING AN ART IN PUBLIC PLACES  
POLICYRES. NO. 2024-035

## RECOMMENDATION:

1. Adopt resolution establishing a formal Art in Public Places Policy.
2. Find that this action does not constitute a project under California Environmental Quality Act.

LEVINE ACT ITEM: No

Presented by Cultural and Community Services Director Serret. Additional information supplemental packet.

Speaker/Written Statement: None.

Motion by Councilmember Taylor to approve staff's recommendation.Passed 5-0 by the following vote:Ayes – Engler, McNamee, Taylor, Newman, AdamNoes – None

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

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

## 15. COUNCIL ISSUES/RECOMMENDATIONS:

## A. Update on League of California Cities Annual Conference, October 16-18, 2024

## RECOMMENDATION:

1. Receive report.
2. Find that this action is not a project as defined under the California Environmental Quality Act.

Presented by Mayor Pro Tem Newman and Councilmember Engler.

Speaker/Written Statement: None.

Motion by Councilmember Newman to approve staff's recommendation.Passed 5-0 by the following vote:Ayes – Engler, McNamee, Taylor, Newman, AdamNoes – None

16. CITY MANAGER:

A. Announcements and upcoming issues

City Manager Powers provided an update on the December 3, 2024, City Council meeting.

17. PUBLIC NOTICES:

A. Public Notice – Approval of Final Map LD 2021-70189; Location: 2821 Los Robles Road; Developer: Zareh Keshmeshian; Description of Subdivision: One Lot Subdivision for Condominium Purposes

18. ADJOURNMENT: City Council adjourned at 10:14 p.m. to Regular Meeting on December 3, 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: November 14, 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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