



RAY PEARL  
Mayor

NED E DAVIS  
Mayor Pro Tem

KELLY HONIG  
Councilmember

SUSAN McSWEENEY  
Councilmember

BRAD HALPERN  
Councilmember

## MINUTES

### Regular Meeting of the City Council

### MARCH 22, 2023 - 6:30 p.m.

#### CALL TO ORDER:

This Regular Meeting of the Westlake Village City Council was called to order by Mayor Pearl on Wednesday, March 22, 2023, at 6:30 p.m., at 31200 Oak Crest Drive, Westlake Village.

#### PLEDGE OF ALLEGIANCE:

Mayor Pearl led the Pledge of Allegiance.

#### ROLL CALL:

PRESENT: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl

ABSENT: None

Also Present: City Manager de Geus, City Attorney Boga, Deputy City Manager Eskandar, Planning Director Forbes, City Clerk Mann, City Engineer Hughes, Senior Planner Sinkula, and Community Services Coordinator Roush.

#### APPROVAL OF AGENDA:

Mayor Pro Tem Davis moved to approve the Agenda as presented. Councilmember McSweeney seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl

NO: None

ABSENT: None

ABSTAIN: None

Mayor Pearl declared the motion passed 5-0

**APPROVAL OF MINUTES:**

Councilmember Halpern moved to approve the Minutes of February 22, 2023 and March 8, 2023 City Council Regular Meetings as presented. Councilmember McSweeney seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl.  
NO: None  
ABSENT: None  
ABSTAIN: None

Mayor Pearl declared the motion passed 5-0

**SPECIAL PRESENTATIONS/CEREMONIAL MATTERS:** None

**PUBLIC COMMENTS:** None

**COUNCIL RESPONSE:**

**STAFF COMMENTS:**

City Manager de Geus reported the Westlake Village Community Foundation's 2023 High School Senior Scholarship application is posted at [www.wlv.org/scholarship](http://www.wlv.org/scholarship). Applications will be accepted through March 31, 2023, and applicants must be City of Westlake Village residents to be eligible.

Mr. de Geus highlighted upcoming City Council Committee meetings and upcoming City Council meeting topics.

**COUNCIL COMMENTS:** None

**MONTHLY DEPARTMENTAL REPORTS:**

**1. Sheriff's Department Report**

Deputy Brian Knott presented the Sheriff Department's report for the month of February 2023 including crime statistics. Deputy Knott reported on the Pam's Run event over the weekend, thanked staff for their assistance and noted that there were no issues to report given the lighter crowd this year.

**2. Fire Department Report**

No verbal Fire Department Report received.

**MONTHLY DEPARTMENTAL REPORTS** (continued):**3. Chamber of Commerce Report**

Danielle Borja, President/CEO for the Greater Conejo Chamber of Commerce highlighted recent and upcoming events of the Greater Conejo Chamber of Commerce. She noted that the Economic Forecast on housing, bio-tech and water was very successful, the Chamber launched the Elevate Conejo Valley program, offering Small Business workshops in partnership with the Ventura County Economic Development Collaborative. Lastly, she announced that nominations are open and tickets may be purchased for the Chamber's Annual Recognition Gala to be held on Friday, May 19 at the Moorpark Zoo; and the 40 under 40 nominations are open until May 24, 2023. Registration information for events and the nomination forms are located at [www.conejochamber.org](http://www.conejochamber.org).

**4. Library Report**

Julie Frieze, Manager of the Westlake Village Daniel K. Ludwig Library, presented the Library's report for the month of February 2023 covering traffic, circulation, programs, and reference requests.

**CITY COUNCIL COMMITTEE REPORTS:** None**PUBLIC HEARINGS:****1. PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 18-001, MODIFICATION NO. 1; RESOLUTION NO. 2286-23**

Mayor Pearl opened the Public Hearing. Senior Planner Sinkula presented a request to approve Conditional Use Permit No. 18-001, Modification No. 1 to authorize the continued operation of an adult day health care facility located at 5703 Corsa Avenue, Suite No. 100. Applicants Sania Sameri and Kiana Samar Bahadoran, on behalf of S & K Health Services doing business as Infinity Adult Day Health Care.

Ms. Sinkula provided background of the operation and stated that on February 28, 2018, the City Council approved CUP No. 18-001 to authorize the establishment of an adult day health care facility operated by Infinity Adult Day Health Care. The subject site is in the Mixed Use Corsa Zone of the North Business Park, and the operation of an adult day health care facility is allowed but conditionally permitted within this Zone. The subject CUP expired on February 28, 2023, and the applicants have requested an extension of the permit term. The applicant is not requesting any modifications to the permit. Staff recommended a permit term of ten years, such that the expiration of the subject CUP would be extended to March 22, 2033.

On March 1, 2023 the Land Use Committee (Davis/Honig) reviewed the request for a time extension and recommended that the request be moved forward to the full City Council for hearing.

**PUBLIC HEARINGS** (continued):

Mayor Pearl closed the Public Hearing.

Mayor Pro Tem Davis moved that City Council adopt Resolution No. 2286-23, determining Conditional Use Permit No. 18-001, Modification No. 1 is exempt from CEQA and approving Conditional Use Permit No. 18-001, Modification No. 1 to authorize the continued operation of an adult day health care facility located at 5703 Corsa Avenue, Suite No. 100. Councilmember McSweeney seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl.  
NO: None  
ABSENT: None  
ABSTAIN: None

**RESOLUTION NO. 2286-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE DETERMINING CONDITIONAL USE PERMIT NO. 18-001, MODIFICATION NO. 1 IS EXEMPT FROM CEQA AND APPROVING CONDITIONAL USE PERMIT NO. 18-001, MODIFICATION NO. 1 TO AUTHORIZE THE CONTINUED OPERATION OF AN ADULT DAY HEALTH CARE FACILITY LOCATED AT 5703 CORSA AVENUE, SUITE NO. 100

Mayor Pearl declared the motion passed 5-0.

2. **PUBLIC HEARING FOR PLANNED DEVELOPMENT PERMIT NO. 22-001; RESOLUTION NO. 2287-23**

Mayor Pearl opened the Public Hearing. Senior Planner Sinkula presented Planned Development Permit No. 22-001 authorizing the conversion of an existing movie theater into two new restaurant suites and one new retail suite, the installation of a new outdoor dining area, and an exterior remodel of the shopping center located at 4061 Lakeview Canyon Road. David Chau, applicant, filed the request on behalf of Marshall Gross.

Ms. Sinkula provided background of the proposed County Line Shopping Center remodel and stated that on May 16, 2022, a PDP application was filed by David Chau, on behalf of Marshall Gross, that requests authorization for a change of use to convert an existing movie theater into three separate new suites that would include two restaurant suites and one retail suite. The project also proposes constructing a new outdoor dining area to service the two new restaurant suites and a remodel of the exterior of the shopping center. The subject site is located in the Commercial Planned Development (CPD) Zone. A PDP is required for a change in use of a structure for which a PDP was never approved. The County Line Shopping Center was constructed prior to the incorporation of the City, and accordingly, a PDP is now required to authorize the proposed conversion of the movie theater to restaurant and retail uses.

**PUBLIC HEARINGS** (continued):

The proposed improvements will be completed in phases, with priority given to the conversion of the movie theater into restaurant and retail space and necessary repairs to the exterior of the convenience store at the south end of the center. The applicants are planning to remodel the exterior of the bank building on the site as the final phase of the project, and the recommended conditions of approval include a provision authorizing the remodel of this portion of the site using the same exterior materials as proposed for the main shopping center building. The applicant also plans to replace all signage on the site, and the recommended conditions of approval include a provision requiring the applicant to apply for a sign program to authorize all new signage and ensure cohesiveness of design and materiality across the shopping center.

Staff recommended approval of the subject PDP request, as the proposed conversion of the movie theater to restaurant and retail uses is consistent with the permitted uses in the CPD Zone, and the exterior remodel is compatible with the architectural styles and earthen tone color palette of surrounding development.

On November 2, 2022, the subject request was reviewed by the Land Use Committee (then Mayor Pro Tem Pearl and Councilmember Honig). The Committee noted that the proposed project updated the design and style of the shopping center in a manner consistent with the City's design standards. The Committee discussed the one-way circulation of the existing parking lot and noted the safety issues caused by noncompliance of drivers going the wrong way. The Committee directed the applicants to work with the City's Traffic Engineer to revise the parking lot layout to address this concern and bring the revised layout back to the Committee for review. Councilmember Honig also requested that the applicant fully enclose the proposed new outdoor dining area with a low perimeter wall on both sides to provide a barrier between patrons of the dining area and vehicles in the parking lot and on Lakeview Canyon Road.

On March 1, 2023 the Land Use Committee (Davis/Honig) reviewed the proposed the proposed changes to the parking lot layout and the revision to extend the outdoor dining area perimeter wall. The applicant proposes to improve the circulation in the parking lot by converting two of the one-way aisles to two-way directional flow. This proposed change will not affect the number of parking spaces and will require only minor modifications to existing curbs and landscaping. The City's Traffic Engineer additionally recommended the removal of an existing light post that adversely impacts parking lot circulation on the north end of the site, which is included in the recommended conditions of approval. The Committee also discussed the condition of the concrete driveway off Agoura Road that accesses the rear of the shopping center and requested that the applicant repair the driveway as part of the overall site improvements, which is included in the recommended conditions of approval. The Committee recommended that the request be moved forward to the full City Council for a public hearing.

**PUBLIC HEARINGS** (continued):

Applicants Marshall and Brian Gross addressed the City Council.

Mayor Pearl closed the Public Hearing.

Councilmember Halpern moved that the City Council adopt Resolution No. 2287-23, determining Planned Development Permit No. 22-001 is exempt from CEQA and authorize the conversion of an existing movie theater into two new restaurant suites and one new retail suite, the installation of a new outdoor dining area, and an exterior remodel of the shopping center located at 4061 Lakeview Canyon Road. Councilmember McSweeney seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl.  
NO: None  
ABSENT: None  
ABSTAIN: None

**RESOLUTION NO. 2287-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE APPROVING PLANNED DEVELOPMENT PERMIT NO. 22-001, AUTHORIZING THE CONVERSION OF AN EXISTING MOVIE THEATER INTO TWO NEW RESTAURANT SUITES AND ONE NEW RETAIL SUITE, THE INSTALLATION OF A NEW OUTDOOR DINING AREA, AND AN EXTERIOR REMODEL OF THE SHOPPING CENTER LOCATED AT 4061 LAKEVIEW CANYON ROAD

Mayor Pearl declared the motion passed 5-0.

**MONTHLY IN-HOUSE DEPARTMENTAL REPORTS:****1. Engineering Department Report**

City Engineer Hughes highlighted various items from the Engineering Department Status Report. She noted that the Pickleball Courts specifications will be coming back with a more robust financial impact section and addressing all additional modifications requested by City Council. Related to sidewalk improvements, the Measure R Letter of No Prejudice has been executed by the Los Angeles County Metropolitan Transportation Authority. Staff was still working on the easement agreements with the homeowner associations, and once resolved, plans and specifications will be presented to the City Council for approval. The Sidewalk Master Plan next steps will be presented to the Public Safety Advisory Board. Lastly, the North Santa Monica Bay Watershed Area Steering Committee is going to an in person format for their meetings on April 13 with no meeting held in March.

**MONTHLY IN-HOUSE DEPARTMENTAL REPORTS** (continued):**2. Planning Department Report**

Planning Director Forbes provided the Planning Department Status Report and stated that staff continues to work on the Development Impact Fee study with a potential new special assessment district for the North Business Park Specific Plan area. He anticipated coming to City Council in May 2023. Staff is also working on fence and wall regulations and bringing them to the Land Use Committee in April 2023. Lastly, the new Waste Management cart rollout has been completed to the residential neighborhoods.

**3. Cultural Recreation Report**

Community Services Coordinator Roush reported on three events for Earth Day 2023 – April 15, 2023 from 9 am – noon: Wishbone Trail Clean-up in partnership with Conejo Open Space Conservation Agency; April 22, 2023 from 5-9 pm: Earth Day Festival at Community Park which will include vendors, ecofriendly crafts, sunset yoga, and a family friendly movie; April 29, 2023 from 9 am – 1 pm: Shred Event at City Hall for residents, allowing 4 bags or boxes to be shred. Residents can also pick up their tabletop trash cans and food waste buckets at this event.

**CONSENT CALENDAR:**

Mayor Pro Tem Davis moved to approve the Consent Calendar. Councilmember Halpern seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl.  
NO: None  
ABSENT: None  
ABSTAIN: None

Mayor Pearl declared the motion passed 5-0.

**APPROVAL OF WARRANTS:** Warrants effective March 15, 2023 in the amount of \$ 354,068.82

**GENERAL BUSINESS:**

- 1. ACCEPTANCE OF ANNUAL ADVANCED STREET SIGN REPLACEMENT PROJECT** - City Council accepted the Annual Advanced Street Sign Replacement Project and authorized the City Clerk to execute and record a "Notice of Completion" on behalf of the City.

**CONSENT CALENDAR** (continued):

2. **CONSIDERATION OF AWARD OF CONTRACT FOR CIVIC CENTER REDWOOD SEALING AND INTERIOR PAINTING PROJECT AND APPROVING A CEQA EXEMPTION DETERMINATION** – City Council approved a CEQA exemption determination for the Civic Center Redwood Sealing and Interior Painting Project; awarded a construction contract for the Civic Center Redwood Sealing and Interior Painting Project to Yoda Painting, Inc. in the amount of \$77,000.00; and authorized the Mayor to sign and execute the construction contract on behalf of the City.

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. **FISCAL YEAR 2023-2024 ASSESSMENTS FOR LIGHTING AND LANDSCAPE ASSESSMENT DISTRICTS: RESOLUTION NOS. 2288-23 THROUGH 2293-23**

City Engineer Hughes presented the proposed Fiscal Year 2023-24 assessments for Lighting Maintenance Assessment District No. 1, Landscape Maintenance Assessment District No. 1, and Westlake Spectrum Local Landscape Assessment District No. 15. Ms. Hughes stated the City Council must annually review and levy assessments against all assessable parcels within the three districts for installation, operation and maintenance of certain street landscaping and street lighting improvements.

Ms. Hughes provided background on each assessment district, stating the assessment amounts are not proposed for any adjustments at this time. She requested the Council adopt Resolution Nos. 2288-23 through 2293-23 and set a Public hearing of public protests of the Districts to be held at the April 26, 2023 City Council meeting and that staff be directed to give notice of the Public Hearing.

Councilmember McSweeney moved that City Council Adopt Resolution Nos. 2288-23 through 2293-23 and set a Public hearing of public protests of the Districts to be held at the April 26, 2023 City Council meeting and that staff be directed to give notice of the Public Hearing. Councilmember Halpern seconded the motion.

YES:	Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl.
NO:	None
ABSENT:	None
ABSTAIN:	None



**NEW BUSINESS** (continued):

**RESOLUTION NO. 2288-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN CITY OF WESTLAKE VILLAGE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2023-24, ORDERING THE PREPARATION OF AN ENGINEER'S REPORT AND APPROVING SUCH REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

**RESOLUTION NO. 2289-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE DECLARING ITS INTENTION TO LEVY AND COLLECT WITHIN CITY OF WESTLAKE VILLAGE LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2023-24 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

**RESOLUTION NO. 2290-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN CITY OF WESTLAKE VILLAGE LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2023-24, ORDERING THE PREPARATION OF AN ENGINEER'S REPORT AND APPROVING SUCH REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

**RESOLUTION NO. 2291-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN WESTLAKE VILLAGE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2023-24 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

**RESOLUTION NO. 2292-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN WESTLAKE SPECTRUM LOCAL LANDSCAPE ASSESSMENT DISTRICT NO. 15 FOR FISCAL YEAR 2023-24, ORDERING THE PREPARATION OF AN ENGINEER'S REPORT AND APPROVING SUCH REPORT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

**RESOLUTION NO. 2293-23** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN WESTLAKE SPECTRUM LOCAL LANDSCAPE ASSESSMENT DISTRICT NO. 15 FOR FISCAL YEAR 2023-24 PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS

Mayor Pearl declared the motion passed 5-0.

**NEW BUSINESS** (continued):

**2. 2022 GENERAL PLAN ANNUAL PROGRESS REPORT**

Planning Director Forbes provided an overview of the 2022 General Plan Annual Progress Report as required by State law and noted that the purpose of the report was to provide information on the City's progress toward meeting its share of regional housing needs and to report on the status of General Plan implementation programs.

Mr. Forbes reviewed the status of each General Plan chapter including Community Development (Land Use Element), Infrastructure and Community Service (Circulation Element), Natural Resources (Conservation and Open Space Elements), Hazards (Safety and Noise Elements), and Housing Element. He noted that the website and publications on housing programs were updated to add information on housing assistance programs, fair housing, voucher programs and rebates. The Zoning Ordinance was updated for consistency with State law related to Accessory Dwelling Units, density bonus, emergency shelters and other special housing types.

Staff will submit all required documentation to the State Office of Planning and Research and the State Department of Housing and Community Development by the April 1, 2023 deadline.

Councilmember Honig moved that the City Council receive and file the 2022 General Plan Annual Progress Report. Councilmember McSweeney seconded the motion.

YES: Councilmembers Halpern, McSweeney, Honig, Mayor Pro Tem Davis, and Mayor Pearl.  
NO: None  
ABSENT: None  
ABSTAIN: None

Mayor Pearl declared the motion passed 5-0.

**ADJOURNMENT:**

Mayor Pearl announced the next City Council meeting will be held on April 12, 2023. Meeting adjourned at 7:38 p.m.



Ray Pearl, Mayor

**Attest:**



Antoinette Mann, City Clerk

