



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

October 11, 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, October 11, 2023, at 6:32 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, Assistant City Manager Wilson, Planning Director Forbes, City Clerk Mann, City Engineer Hughes, Senior Planner Sinkula, Administrative Analyst Mott and Community Services Coordinator Roush.

APPROVAL OF AGENDA:

Councilmember McSweeney moved to approve the Agenda as presented. 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.

CLOSED SESSION REPORT:

City Attorney Boga reported that City Council met for a closed session this evening with no reportable action.

APPROVAL OF MINUTES:

Councilmember Halpern moved to approve the Minutes of the September 27, 2023 Regular City Council Meeting as presented. Councilmember Honig 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:

Mayor Pearl requested that we reflect on the recent violent attacks on Israel stating that our hearts go out to everyone who is grieving the loss of loved ones or for the fear and safety of the hostages. These attacks are impacting residents of Westlake Village. Now is a good time to reach out to your neighbors, check on them and stand together as one. Spread a little kindness throughout Westlake Village.

PUBLIC COMMENTS:

Dilvi Patel, City Celebration - thanked the City for their support of White Oak Elementary School.

COUNCIL RESPONSE: None

STAFF COMMENTS:

City Manager de Geus announced upcoming City events including City Celebration, October 14, 2023, 3:00-8:00 p.m. at the Civic Center, a Community Emergency Response Team (CERT) Meeting on October 17, 2023, 6:00 p.m. at City Hall with a special hands-on fire extinguisher training for CERT members, Supervisor Horvath's Community Resiliency & Preparedness Event, October 26, 2023, 6:00-8:00 p.m. at Lindero Canyon Middle School, and a Waste Management Shred Day event, October 28, 2023, from 9:00 a.m. until 1:00 p.m. at City Hall. Westlake Village residents can shred up to four bags or boxes of paper items.

Mr. de Geus reported that the White Oak Fence Working Group will hold their second meeting on October 13, 2023 to discuss the fencing plan at White Oak Elementary School.

COUNCIL COMMENTS:

Councilmember Honig reported the Las Virgenes-Malibu Council of Governments (LVMCOG) held a Special Meeting on October 3, 2023 and approved sending a letter of opposition about the No-Bail, Pre-Arrestment Release Protocols, requesting that the Los Angeles Superior Court suspend the October 1, 2023 implementation.

Mayor Pro Tem Davis reported attending the CalCities Annual Conference (September 20 – 22, 2023) and highlighted the keynote presentation by Matt Lehrman which reminded all elected officials that our goal is to move any community from conflict to conversations by making residents feel connected, respected and heard by their elected officials.

CITY COUNCIL COMMITTEE REPORTS:**1. ENVIRONMENTAL COMMITTEE REPORT – LANDSCAPE IRRIGATION CONTROLLERS AND CITY BUS SHELTERS**

City Engineer Hughes reported that the Environmental Committee met on September 28, 2023 and discussed the landscape irrigation controller upgrades and options for bus shelter improvements.

Ms. Hughes provided background on the landscape irrigation controller system and summarized the upgrade of the project's fourth and final year. To date, 32 Hydropoint controllers have been installed and in Fiscal Year (FY) 2023-24 the Capital Improvement Program will include six new controllers Citywide and five new controllers at the Community Park. Staff have secured pre-approval to submit rebate applications for 10 of the 11 new controllers. The final program cost with contracts will be presented to the City Council in November 2023.

The City's 16 bus stop shelter's wooden trellises need replacement. City Engineer Hughes presented three conceptual alternatives:

- Concept Alternative 1 (maintaining existing design). If selected, staff requests City Council direction on the three material options – Douglas Fir, Cedar, or Powder Coated Aluminum.
- Concept Alternative 2 renovate the existing shelter design to provide greater shade and rain protection.
- Concept Alternative 3 (replace) - an option to install new shelters, keeping the main structure and installing new benches.

Ms. Hughes reported the Committee consensus was that the existing shelters were designed to be seated bus stops rather than "shelters" with an aesthetic design, adding character to the City while blending in with the surroundings. She noted that existing trellises have lasted for 22 years.

CITY COUNCIL COMMITTEE REPORTS (continued):

City Council discussion included making the shelters more functional, shade and direction of shelter/benches, beautification to the City's streets, adding a full top to the shelter, mixed material solutions, column/pillar modifications, making no changes to the shelters, and changing the benches to cedar planks.

City Council selected Alternative 1, no change to shelter design, with cedar as the material for the trellises . Staff will proceed into the next steps for this project.

PUBLIC HEARINGS:**1. CONDITIONAL USE PERMIT NO. 23-002; RESOLUTION NO. 2321-23**

Mayor Pearl opened the Public Hearing. Senior Planner Sinkula presented a request to reauthorize an existing wireless telecommunications facility located at 5495 Via Rocas.

Providing background, Ms. Sinkula stated this facility was originally authorized by CUP No. 16-006 on March 22, 2017 for a permit term of five years. CUP No. 16-006 expired on March 22, 2022, and a permit application to reauthorize this facility was not filed until June 2, 2023. Accordingly, a new CUP is required to approve the continued operation of the existing facility.

Ms. Sinkula reported that the facility is mounted to a 55-foot-tall mono-eucalyptus (faux) tree, consisting of 12 antennas and 12 remote radio units with the ground equipment screened within a fenced enclosure that includes 2 equipment cabinets, 1 generator, and 1 transformer with additional supporting equipment. The applicant is not requesting any modifications to the facility. The faux foliage of the mono-eucalyptus tree requires maintenance to adequately screen the existing equipment, and staff recommended a condition of approval to require this needed maintenance to be completed by the end of January 2024, and on an ongoing basis as needed.

On September 12, 2023, the Land Use Committee (Davis/Honig) reviewed the CUP request and recommended that the request move forward to a public hearing.

Applicant Emanuel Higgins, on behalf of Verizon Wireless, was a virtual attendee; attempted to address the City Council but was unable to because of technical difficulties.

Mayor Pearl closed the Public Hearing.

There was no City Council discussion.

PUBLIC HEARINGS (continued):

Councilmember Halpern moved that the City Council adopt Resolution No. 2321-23, determining Conditional Use Permit No. 23-002 is exempt from CEQA and approving to reauthorize an existing wireless telecommunications facility located at 5495 Via Rocas. Councilmember Honig 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.

RESOLUTION 2321-23: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE APPROVING CONDITIONAL USE PERMIT NO. 23-002, RELATIVE TO THE OPERATION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY AT 5495 VIA ROCAS

2. PLANNED DEVELOPMENT PERMIT NO. 23-002; RESOLUTION NO. 2322-23

Mayor Pearl opened the Public Hearing. Senior Planner Sinkula presented a request to authorize the demolition of approximately 26,362 square feet of existing commercial space and the construction of approximately 36,500 square feet of new commercial space for the expansion of a private auto storage facility located at 5388 Sterling Center Drive.

Providing background, Senior Planner Sinkula stated that on August 29, 2023, a Planned Development Permit (PDP) application was filed by Tony Principe, on behalf of Finish Line Auto Club, requesting authorization to demolish 26,362 square feet of an existing 59,308 square foot building (Building "A"), add 14,505 square feet onto Building A, and construct two new buildings ("C" and "D") totaling 23,679 square feet on a site that provides private luxury auto storage. The existing facility provides 28 storage units, typically 5 to 6 cars per unit and an average unit size of 2,500 square feet. There are approximately 5,000 square feet of existing common areas, including a 2,000 square foot club house. The applicant is proposing to add 11 new auto storage units to the facility and to increase the size of the existing club house by 3,000 square feet. The size of the remaining common areas (i.e., lobby, hallways, restrooms, and janitorial and security data rooms) is not proposed to change.

Ms. Sinkula said the facility was developed in two phases. Phase One was the construction of Building A in 1969 and Phase Two in 2017, when City Council approved PDP No. 17-001 for the construction of a new 19,184 square foot building (Building "B") and a Tentative Parcel Map to divide both buildings into

PUBLIC HEARINGS (continued):

condominiums. For Phase Three, the applicant is proposing to match the existing color palette that was approved by PDP No. 17-001 in the second phase of the expansion. The applicant is proposing to use a primary wall color in Dunn Edwards "Muslin" and "Legendary Gray" with anodized aluminum storefront and entry awnings. The applicant modified their colors since the Land Use Committee Meeting, removing the red accent stripes. The property is located at the end of a cul-de-sac and screened from most views by fencing and gates, adjacent industrial buildings, mature trees and the west side of the property is bordered by a flood control channel with mature trees on both sides that function to further screen the property from Lindero Canyon Road and the east bound freeway onramp. As proposed, only a small portion of the second story of the club house in Building A would be visible to the north facing U.S. Route 101.

On September 12, 2023, the PDP request was reviewed by the Land Use Committee (Davis/Honig). The Committee approved the proposed colors as they match the current color scheme and noted that no additional signage should be added to the site beyond existing signage. Accordingly, the recommended conditions of approval include a provision to prohibit the addition of any signage at the site and to only allow the replacement of existing signage as needed. The Committee recommended that the request be moved forward to the full City Council for a Public Hearing.

Senior Planner Sinkula presented a modified condition 5, to allow small signs to identify individual unit numbers. City Council confirmed that adding unit numbers is allowed.

Applicants, David Osborn and Tony Principe, on behalf of Finish Line Auto Club, addressed the City Council.

Mayor Pearl closed the Public Hearing.

City Council was very pleased with the project and thanked the applicant for investing in the City.

Councilmember Honig moved that the City Council adopt Resolution No. 2322-23, determining Planned Development Permit No. 23-002 is exempt from CEQA and authorize the demolition of approximately 26,362 square feet of existing commercial space and the construction of approximately 36,500 square feet of new commercial space for the expansion of a private auto storage facility located at 5388 Sterling Center Drive with condition number 5 modified to state "signage

PUBLIC HEARINGS (continued):

that shall be allowed on the subject site is one monument sign at the entrance to the facility with the exception of small signs to identify individual unit numbers. No additional signage shall be permitted for the facility." 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

RESOLUTION 2322-23: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE APPROVING PLANNED DEVELOPMENT PERMIT NO. 23-002, AUTHORIZING THE DEMOLITION OF APPROXIMATELY 26,362 SQ. FT. OF EXISTING COMMERCIAL SPACE AND THE CONSTRUCTION OF APPROXIMATELY 36,500 SQ. FT. OF NEW COMMERCIAL SPACE FOR THE EXPANSION OF A PRIVATE AUTO STORAGE FACILITY LOCATED AT 5388 STERLING CENTER DRIVE

CONSENT CALENDAR:

Mayor Pro Tem Davis moved to approve the Consent Calendar. 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 WARRANTS: Warrants effective October 1, 2023 in the amount of \$628,269.52

GENERAL BUSINESS:

1. **ADJUSTMENT OF MEDICAL PREMIUMS FOR ACTIVE EMPLOYEES EFFECTIVE JANUARY 1, 2024; RESOLUTION 2323-23** – Council adopted Resolution No. 2323-23, Amending Resolution No. 1564-11 to Increase the Insurance Coverage Benefit for Active Employees

CONSENT CALENDAR (continued):

RESOLUTION 2323-23: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE VILLAGE APPROVING AMENDING RESOLUTION NO. 1564-11 TO INCREASE THE INSURANCE COVERAGE BENEFIT FOR FULL-TIME ACTIVE EMPLOYEES

OLD BUSINESS:**1. CIVIC CENTER COURTYARDS WITH VETERANS HONOR - APPROVAL OF REQUEST FOR PROPOSAL**

City Engineer Hughes introduced a request for approval of the Request For Proposal (RFP) for the Civic Center Courtyard Improvements Project, including adding a Veterans Honor element, and authorization for staff to advertise the project.

Providing background Ms. Hughes stated the plan to develop a comprehensive landscape design RFP for the Civic Center Courtyard, with the inclusion of an art feature to honor Veterans, was presented to the Environmental Committee (McSweeney/Halpern) on February 21, 2023. The item was also discussed with the City Council on March 8, 2023. The updated RFP was presented a second time to the Environmental Committee on July 27, 2023. Additionally, the proposed courtyard improvements were reviewed with the entire City staff and their ideas and concepts were incorporated into the RFP.

City Engineer Hughes provided an overview of the RFP proposal details including design for repurposing the inoperable fountains at the Civic Center and incorporate artwork to honor veterans. The RFP is for a comprehensive Civic Center improvement plan, which includes updating the Civic Center landscaping, incorporating stormwater treatment measures and water supply offsets, and art installation(s) honoring Westlake Village residents who have or will serve in branches of the United States Military.

Ms. Hughes noted that in accordance with the direction of the Council, a Citizen Committee will be assembled to assist City staff and the Environmental Committee with the selection of the Veterans Honor element.

The proposals will be evaluated by City staff and the Environmental Committee, and a recommendation will be presented to the Council based on demonstrated competence and the professional qualifications necessary for satisfactory performance of the services.

OLD BUSINESS (continued):

City Council discussion included having an original design that would focus on peace, timing of the City Committee's involvement, reasons for the RFP results to be returned to the Committee, consideration for scheduling a Study Session for the Council as part of the development of the Civic Center Courtyard Improvements Project, ensure the RFP includes/requests a sample design for the memorial, and that the memorial should be meaningful, reflective, and thank and honor Veterans.

Councilmember Halpern moved that the City Council approve the Request for Proposal for the Civic Center Courtyard Improvements Project and authorize staff to advertise the project. 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

NEW BUSINESS:**1. REVIEW OF FISCAL YEAR 2022-23 YEAR END AND FISCAL YEAR 2023-24 FIRST QUARTER BUDGETS**

Assistant City Manager Wilson reviewed the Fiscal Year (FY) 2022-23 adopted budget stating that staff has reconciled all revenue and expenditures as of June 30, 2023. Revenues (\$18,510,720) exceeded the budget amount by \$4.1 million primarily due to Transient Occupancy Tax and Investment Earnings. Expenditures budgeted, as amended (\$15,224,550) were higher than actual expenditures (\$12,441,965), resulting in expenditures coming in under budget by \$2.782 million.

A review of the first quarter of FY 2023-24 indicates continuing strong performance in Sales Tax, Property Tax, and Transient Occupancy Tax. Some revenues are anticipated to exceed adopted projections while expenditures are projected to remain within budget.

Assistant City Manager Wilson advised that a mid-year review will be presented to the City Council in February/March 2024. In addition, prior to the City Manager's preparation of the FY 2024-25 draft City budget in early Spring, budget workshops will be held to establish priorities and goals for the City's operating and capital budgets.

NEW BUSINESS (continued):

Councilmember McSweeney moved that the City Council receive and file this report. Councilmember Honig 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 October 25, 2023. Meeting adjourned at 8:09 p.m.

Ray Pearl, Mayor

Attest:

Antoinette Mann, City Clerk

