

# AGENDA

## CITY OF THOUSAND OAKS City Council/Redevelopment Agency

**REGULAR MEETING**  
**Tuesday, February 10, 2009, 6:00 P.M.**  
**Council Chambers**



**Thomas P. Glancy, Mayor/Agency Chair**  
**Dennis C. Gillette, Mayor Pro Tem/Agency Vice-Chair**  
**Andrew P. Fox, Councilmember/Agency Director**  
**Claudia Bill-de la Peña, Councilmember/Agency Director**  
**Jacqui V. Irwin, Councilmember/Agency Director**

### Executive Team

Scott Mitnick, City Manager/Agency Exec. Director  
Linda Pappas Díaz, Assistant City Manager  
John Prescott, Comm. Dev. Dir./Dep. Exec. Dir.  
Linda D. Lawrence, City Clerk/Agency Secretary  
Thomas Mitze, Community & Cultural Services Director  
Jeffrey L. Matson, Police Chief

Amy Albano, City/Agency Attorney  
Candis Hong, Assistant City Manager  
John Adams, Interim Finance Director  
Mark Watkins, Public Works Director  
Connie Hickman, Human Resources Director  
Stephen Brogden, Library Director  
Mike LaPlant, Fire Chief

### **MISSION STATEMENT:**

**Extraordinary Service to the Citizens We Serve is Our Purpose and Product**

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department, (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

The following is provided to assist with public participation:

**Agenda Availability:** The City Council/Redevelopment Agency Agenda is posted at the entry to the Civic Arts Plaza/City Hall, 2100 E. Thousand Oaks Boulevard, Thousand Oaks [main posting location pursuant to the Brown Act, G.C. 54954.2(a)]. City Council/Redevelopment Agency Agenda Packets are available for review at the City Clerk Department, 2100 E. Thousand Oaks Boulevard, Thousand Oaks. Packets are also available for review at the Grant R. Brimhall/Newbury Branch Libraries, East Valley Sheriff Station, and Chamber of Commerce. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at [www.toaks.org](http://www.toaks.org). City Council/Redevelopment Agency Meetings are re-broadcast Thursday and Sunday (following meeting) at 10:00 a.m. and 6:00 p.m. on TOTV, Channel 10.

**Supplemental Information:** Any agenda related information received and distributed to the City Council/Redevelopment Agency after the Agenda Packet is printed is included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Friday preceding the City Council/Redevelopment Agency meeting and the second on Tuesday at the meeting. The Friday Supplemental Packet is available for public review in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main posting location pursuant to the Brown Act, G.C. 54957.5(2)). The Friday Supplemental Packet is also available for public review at the Grant R. Brimhall/Newbury Branch Libraries and East Valley Sheriff Station. Both the Friday and Tuesday Supplemental Packets are available for public review at the City Council/Redevelopment Agency meeting in the City Council Chambers, 2100 E. Thousand Oaks Boulevard.

**Public Input:** Any person who wishes to speak regarding an item on the regular agenda or on a subject within the City/Redevelopment Agency’s jurisdiction during “Public Comments” is requested to file a “Public Speaker” card with City Clerk staff before that portion of the Agenda is called. Any person who wishes to speak on a specific agenda item is requested to file a “Public Speaker” card before the specific item is called. Any person who wishes to speak on a Public Hearing is requested to file a “Public Speaker” card before the Hearing is called. Persons addressing the City Council/Redevelopment Agency are requested to state their name and city of residence for the record. Any supporting materials should be submitted to the City Clerk before addressing the Council.

**Special Meeting Public Input:** Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act/Special Meetings.

**Consent Calendar:** Matters listed on Consent Calendar are considered to be routine and will be approved by one motion as recommended. There will be no separate discussion unless Councilmember/Director or staff member requests separate discussion prior to approval.

**Judicial Review:** Any legal action by an applicant seeking to obtain a judicial review of the City Council/Agency’s decision on a Hearing or issue listed on this Agenda may be subject to the 90-day filing period, of and governed by, Code of Civil Procedure Section 1094.6. Also refer to TOMC Section 1-4.05.

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers/Directors Fox, Bill-de la Peña, Irwin, Gillette, and Mayor/Chair Glancy
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
  - A. Introduction – New Thousand Oaks Police Chief Jeff Matson
  - B. Commendation – KCLU in Recognition of Golden Mike Award
  - C. Proclamation– March 2, 2009 as “Read Across America” Day Honoring Dr. Seuss’ 105<sup>th</sup> Birthday – Unified Association of Conejo Valley Teachers
  - D. Presentation – Youth Commission “Rock the Oaks”
  - E. Commendation – Sharron Baird, Founder and Former Executive Director, Conejo Free Clinic
6. PUBLIC COMMENTS:
7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR:  
(See Exhibit A Pages 5 thru 6 for Consent Calendar Listing)
8. PUBLIC HEARINGS:
  - A. [Statewide Community Infrastructure Program](#)

RESOLUTION AUTHORIZING CITY TO JOIN STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM; AUTHORIZING CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT SPECIAL ASSESSMENT PROCEEDINGS AND LEVY ASSESSMENTS WITHIN BOUNDARIES OF CITY OF THOUSAND OAKS; APPROVING FORM OF ACQUISITION AGREEMENT FOR USE WHEN APPLICABLE; AND AUTHORIZING RELATED ACTIONS RES. NO. 2009-

RECOMMENDATION: Adopt Resolution

8. PUBLIC HEARINGS: (Continued)

Public Hearing Items 8.B., 8.C., 8.D., and 8.E. are All Related to the Housing Element Update; Each Item has a Corresponding Report; The Public Hearings for these Items will be Held Concurrently and Staff will Make One Presentation; After Closing the Public Hearings City Council will Vote Individually on Each Item

- B. [Zone Change Z 2008-70571 from Residential Planned Development Up to Fifteen Dwelling Units Net Per Acre \(RPD -15U\) to Residential Planned Development Up to 30 Dwelling Units Net Per Acre \(RPD – 30U\)](#); 2.15 Acres of Land Located: West Side Conejo School Road at Chiquita Lane; Applicant: City of Thousand Oaks

ORDINANCE AMENDING MUNICIPAL CODE RELATING TO OFFICIAL ZONING MAP AND CHANGING ZONING CLASSIFICATION OF PROPERTY ON WEST SIDE CONEJO SCHOOL ROAD AT CHIQUITA LANE (ZONE CHANGE Z 2008-70571) (APPLICANT: CITY OF THOUSAND OAKS) ORD.NO.1<sup>st</sup> Reading

RECOMMENDATION:

1. Approve Mitigated Negative Declaration No. 261 and Mitigation Monitoring Plan
2. Approve Z 2008-70571 Zone Change from RPD-15U to RPD-30U for 2.15 Acres of Land in Eight (8) Parcels on West Side Conejo School Road at Chiquita Lane; Ordinance to be Read in Title Only, Further Reading Waived, and if No Objection, Introduced

- C. [Zone Change Z 2008-70618 from Single Family Residential \(R-1\) to Residential Planned Development Up to 30 Dwelling Units Net Per Acre \(RPD - 30U\)](#) for 0.78 Acres of Land Located 1816, 1818 and 1892 Los Feliz Drive; Applicant: City of Thousand Oaks

ORDINANCE AMENDING MUNICIPAL CODE RELATING TO OFFICIAL ZONING MAP AND CHANGING ZONING CLASSIFICATION OF PROPERTY LOCATED 1816, 1818 AND 1892 LOS FELIZ DRIVE (ZONE CHANGE Z 2008-70618) (APPLICANT: CITY OF THOUSAND OAKS) ORD.NO.1<sup>st</sup> Reading

RECOMMENDATION:

1. Approve Mitigated Negative Declaration No. 261 and Mitigation Monitoring Plan
2. Approve Z 2008-70618 Zone Change from R-1 to RPD-30U for 0.78 Acres of Land in Three (3) Parcels Located 1816, 1818 and 1892 Los Feliz Drive; Ordinance to be Read in Title Only, Further Reading Waived, and if No Objection, Introduced

8. PUBLIC HEARINGS: (Continued)

- D. General Plan Land Use Element Amendment LU 2008-70620/Specific Plan Amendment SPA 2008-70619 (Rancho Conejo Specific Plan 7, Amendment 12); 10.5 Acres of Land Located: West Side Conejo Center Drive Approximately 500 Feet North of Conejo Spectrum Street; Applicant: City of Thousand Oaks

[Part 1](#)      [Part 2](#)

RESOLUTION APPROVING GENERAL PLAN LAND USE ELEMENT AMENDMENT LU 2008-70620 LOCATED WEST SIDE CONEJO CENTER DRIVE APPROXIMATELY 500 FEET NORTH OF CONEJO SPECTRUM STREET RES. NO. 2009-\_\_\_\_\_

RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT SPA 2008-70619 (SP-7, AMENDMENT 12) LOCATED WEST SIDE CONEJO CENTER DRIVE APPROXIMATELY 500 FEET NORTH OF CONEJO SPECTRUM STREET RES. NO. 2009-\_\_\_\_\_

RECOMMENDATION:

1. Approve Mitigated Negative Declaration No. 261 and Mitigation Monitoring Plan
2. Adopt Resolution Approving LU 2008-70620, Amendment to General Plan Land Use Element from "Industrial" to "High Density Residential" (15 to 30 Dwellings Per Net Acre) for Approximately 10.5 Acres of Land Located West Side Conejo Center Drive North of Conejo Spectrum Street
3. Adopt Resolution Approving SPA 2008-70619, Amendment to Rancho Conejo Specific Plan No. 7 (Map and Text) from "Employment Park" to "High Density Residential" with Conforming Changes to Conditions of Specific Plan for Same Property

8. PUBLIC HEARINGS: (Continued)

- E. General Plan Amendment GPA 2008-70105; 2006 – 2014 Housing Element Update [Part 1](#) [Part 2](#) [Part 3](#)

RESOLUTION APPROVING AMENDMENT TO HOUSING ELEMENT OF THOUSAND OAKS GENERAL PLAN (GPA 2008-70105)

RES. NO. 2009-\_\_\_\_\_

RECOMMENDATION:

Adopt Resolution to:

1. Approve Mitigated Negative Declaration No. 261 and Mitigation Monitoring Plan
2. Approve 2006 – 2014 Housing Element Update

9. DEPARTMENT REPORTS: None

10. REDEVELOPMENT AGENCY REPORTS: None

11. COMMITTEE/COMMISSION/BOARD REPORTS: None

12. COUNCIL ISSUES/RECOMMENDATIONS:

- A. Follow-up Reports on Meetings/Conferences Attended by Councilmembers

13. CITY MANAGER:

- A. Follow-up on Requests from Public
- B. State Budget Cuts and Potential Impacts on City of Thousand Oaks
- C. Announcements and Upcoming Issues

14. CLOSED SESSION: City Council Conference Room 2<sup>nd</sup> Floor – None

15. ADJOURNMENT:

Adjourn to Regular Meeting (Council Workshop), February 24, 2009, 6:00 p.m., Los Robles Greens Golf Course Community Banquet Center, 299 South Moorpark Road, Thousand Oaks.

Post Date/Time: February 6, 2009, 8:00 a.m.

## EXHIBIT A

### 7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH F. ARE TO APPROVE  
RECOMMENDATION FOR ITEMS G. THROUGH H. ARE TO ADOPT*

- A. Minutes of City Council/Redevelopment Agency Meeting of January 27, 2009
- B. General, Utilities, Golf Course, Theatres, and Redevelopment Agency Demands – Ratify February 4, 2009; Approve February 11, 2009; Approve February 18, 2009, February 25, 2009, and March 4, 2009 Subject to Review and Ratification
- C. Approved Expenditure: [CI 5076; Award Construction Contract for Upgrade of Wastewater Square Manholes](#) to Charles King Company, Inc. in Amount of \$140,495; \$154,545 (\$140,495 Contract Plus \$14,050 Contingency) A/C 623-5330-682-8300 (Upgrade of Square Manholes – CI 5076)
- D. Additional Appropriation: CI 5117; Undergrounding of Existing Overhead Utilities; Reimbursement Agreement With Aldersgate Investment, LLC for Undergrounding Overhead Power, Cable, and Telephone Utility Lines on Ventu Park Between Newbury Road and Lynn Road (Tract 5377 –Oak Terrace Homes) in Amount of \$485,414; Appropriation Transfer \$444,500 A/C 540-0000-311-1000 (Developer Fees Restricted) to A/C 541-0000-311-1000 (Developer Fee/Undergrounding Utility Fund Balance); Appropriate \$534,000 (\$485,414 Contract Plus \$48,541 Contingency) A/C 541-0000-311-1000 (Developer Fee/Undergrounding Utility Fund Balance) to A/C 541-5210-642-8300 CI 5117 (Developer Fee/Underground Utility Development Services); Expenditure of \$533,955 A/C 541-5210-642-8300 CI 5117 (Developer Fee/Underground Utility Development Service) as Follows: Southern California Edison \$189,126; Verizon Communications \$237,083; Time Warner Cable \$59,205; Contingency \$48,541  
[Part 1](#)      [Part 2](#)      [Part 3](#)
- E. Additional Appropriation: [Purchase and Installation of Vertical Platform Lift in Kavli Theatre](#) in Amount of \$60,000 (Partially Offset by Fixed Asset Replacement) as Follows: \$28,000 A/C 681-7710-685-8900 (Use of Asset Replacement); \$32,000 A/C 681-0000-341-9900 (Theatre Fund Retained Earnings) to A/C 681-7710-685-8400 (Equipment Over \$5,000); Purchase and Installation to be Completed by Thyssen Krupp, TASCO Construction, and Ron's Brothers Electrical

7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR: (Continued)

- F. No Appropriation/Expenditure Required: [Tract 5615 – Hugo Roche](#); Tract Map for Office Condominium Building with Wastewater Connection Code Exemption (Tentative Tract Map TTM 05-70202 and Development Permit DP 05-70205); Applicant Requested Exemption from Current Title 10 (Utility) Municipal Code Requirements for Commercial Condominium Wastewater Connections (Sections 10-1.108 and 10-1.405); Adopt Resolution

RESOLUTION APPROVING TRACT MAP NO. 5615; Hugo Roche; 175 East Wilbur Road  
RES. NO. 2009-\_\_\_\_\_

- G. No Appropriation/Expenditure Required: [Appointment of City Treasurer](#), Delegation of Authority to City Treasurer to Invest and Reinvest City Funds and Annual Review of Investment Policy

RESOLUTION CONFIRMING APPOINTMENT OF JOHN F. ADAMS AS CITY TREASURER FROM FEBRUARY 10, 2009 THROUGH January 31, 2010 AND RECONFIRMING INVESTMENT POLICY RES. NO. 2009-\_\_\_\_\_

- H. [RESOLUTION ACCEPTING MI 2046](#) CITY HALL RECONFIGURATION SPECIFICATION NO. 2007/2008-13; EJS Construction, Inc.; Total \$420,731.43

RES. NO. 2009-\_\_\_\_\_