

THOUSAND OAKS CITY COUNCIL



Supplemental Information Packet

Cynthia M. Rodriguez

Agenda Related Items - Meeting of May 30, 2017
Supplemental Packet Date: May 30, 2017

2:30 P.M.

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Thursday Supplemental Packet is available for public inspection in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2) Both the Thursday and Tuesday Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2100 E. Thousand Oaks Boulevard.

Americans with Disabilities Act (ADA):

In compliance with the 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 at (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.



Public Works Department MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2400 • Fax 805/449.2475 • www.toaks.org

TO: Andrew P. Powers, City Manager

FROM: Jay T. Spurgin, Public Works Director

DATE: May 30, 2017

SUBJECT: Item No. 8A – La Granada Pump Station Project – Resolution of Necessity for Acquisition of a Utility Easement (CI 8082)

The referenced agenda item is being continued to the July 11, 2017 City Council meeting as settlement negotiations with the property owner are ongoing.

DPW: 850-20\sssd\dlz\Council\2017\053017 Item No. 8A – La Granada Pump Station Project – Resolution of Necessity for Acquisition of a Utility Easement (CI 8082).docx

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CITY OF THOUSAND OAKS

TO COUNCIL 5-30-2017
AGENDA ITEM NO. 8.A.
MEETING DATE 5-30-2017



toaks.org

Letter to the mayor and city council
<http://www.toaks.org/departments/city-council>

2017 MAY 30 AM 11:36

CITY OF THOUSAND OAKS

Dear Mayor and city council members. Thank you for taking the time to read my letter. I wish I could be there to speak in person but alas, I happen to be in Spain on my honeymoon.

I have been a resident of Thousand Oaks since 1999. I have read SB1069 and am very familiar with the state law.

SB1069 recommends that detached ADU's be 1200 square feet, up to two bedrooms and suitable for small family's and individuals. I suppose we could agree that a small family could be two parents and one or two children. Since the average 1 bedroom apartment in Thousand Oaks is 750 square feet and the average 2 bed is 1050 square feet, maybe we also agree that a small family would be better suited for 2 bedroom. This is why I do not understand the planning committee's recommendation for 700 square feet. 800 square feet is smaller than the average 1 bedroom apartment.

If density is the biggest fear and reason for limiting the size, I would like to address that. Since 2003, in the city of Los Angeles and this includes the Valley, there has only been 404 ADU's that have received a certificate of occupancy. This is 1/10th of 1% of the City's 485,000 single family zoned parcels. Those numbers reflect the overall total as of March 14, 2016. So you can see it isn't very many.

This is important to know because it proves that most people just don't want to build guest houses in their backyards and have strangers living there. In my opinion it isn't going to happen as much as you might think.

I believe the people who will want an ADU are mostly people who like me who bought a property that had an already existing accessory building and just want it to be permitted as a legal dwelling unit so maybe their aging parents can move in or their son or daughter who is coming home from college can live there while they are looking for a job, or a maybe a retired couple who are looking to downsize.

I have spoken to all my neighbors and these are people with very large 1/3 acre to 16 acre properties and not one of them wants an ADU on their property. I truly think the fear of too much density is unfounded.

TO COUNCIL 5-30-2017
AGENDA ITEM NO. 8.B.
MEETING DATE 5-30-2017

To me the real importance of this new State law is to do what LA did and that is to legalize existing buildings. If you adopt a one size fits all ordinance that says all ADU's can only be 600 or 700 square feet then what about the existing building that is 750 square feet or 850 or 1,100.

Even if you decide here tonight to restrict new construction to a size limit such as 700 square feet, I strongly urge you to consider adopting a more flexible size limit for any existing building that meets all the other requirements. My suggestion is to use the State ordinance of 1200 square feet as a maximum limit for these grandfathered in buildings. What is the alternative? Keep the building as an illegal dwelling or make them chop off square footage. Neither one of these is a very good outcome.

It should be noted that many cities have adopted new ADU ordinances that are based on lot size. This thousand oaks plan makes no consideration for this. Why should a homeowner with a 25,000 or 40,000 square foot lot be limited to the same size ADU as a property on a 5000 square foot. I urge you to look at Santa Cruz's 80 page ordinance on ADU's. it is so thorough that they actually have architect drawings of what they prefer ADU's to look like and have adopted a loan program for homeowners considering building one. They are using lot size to determine ADU size. The city of LA's proposal uses lot size as well.

Thanks you for your time and consideration.

Andrew Kastner

songman2000@gmail.com
818 917-0200

REGARDING ADU's
City council meeting May 30th 2017

Dear Mayor and city council members. Thank you for taking the time to read my other letter. I wish I could be there to speak in person but I am out of the country on my honeymoon.

I would like to add something regarding ADU's.

I found an important statistic. Since 2003, in the city of Los Angeles and this includes the Valley, there has only been 404 ADU's that have received a certificate of occupancy. This is 1/10th of 1% of the City's 485,000 single family zoned parcels. Those numbers reflect the overall total as of March 14, 2016. So you can see it isn't very many. This is important to know because it proves that most people just don't want to build guesthouses in their backyards and have strangers living there. In my opinion it isn't going to happen as much as you might think.

I believe the people who will want an ADU are mostly people who like me who bought a property that had an already existing accessory building and just want it to be permitted as a legal dwelling unit.

I have spoken to many of my neighbors and these are people with very large 1/3 acre to 16 acre properties and not one of them wants an ADU on their property.

To me the real importance of this new State law is to do what LA did and that is to legalize existing buildings. If you adopt a one size fits all ordinance that says all ADU's can only be 600 or 700 square feet then what happens with existing building that are for example. 750 square feet or 850 or 1,100 square feet. Do these buildings remain illegal or do you want to make the owners chop off a portion of their buildings which is expensive and extreme? You could easily remedy this issue by adopting a more flexible policy for any existing building that meets all the other requirements.

I also urge you to adopt a flexible ADU size limit based on lot size , allowing owners with large lots more square footage.

Thanks for listening

Andrew Kastner

2017 MAY 30 AM 8:40

TO COUNCIL 5-30-2017
AGENDA ITEM NO. 8.B.
MEETING DATE 5-30-2017

To: City Council
From: Tracy Noonan, City Attorney
Date: May 30, 2017
Subject: Closed Session Agenda Items 15.A. and 15.B. Cancelled for May 30, 2017 City Council Meeting

Due to unexpected circumstances, the two closed session items listed under Agenda Item 15 and generally listed below are not going to be conducted at tonight's meeting.

15.A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION:
EDWARD SCULLY, et al. v. DV RANCH EAST MASTER ASSOCIATION, et al.;
Case No. 56-2016-00477533-CU-OR-VTA; Pursuant to Government Code
Section 54956.9(a)

15.B. CONFERENCE WITH LABOR NEGOTIATORS – City designated
representatives

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CITY OF THOUSAND OAKS

TO COUNCIL 5-30-2017
AGENDA ITEM NO. 15.A. 15.B.
MEETING DATE 5-30-2017

cc: Andrew Powers, City Manager