

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

*CM Rodriguez*

**Agenda Related Items - Meeting of October 10, 2017**  
**Supplemental Packet Date: October 10, 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.

**Janis Daly**

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**From:** City Clerk's Office  
**Sent:** Tuesday, October 10, 2017 2:35 PM  
**To:** Janis Daly; Cyndi Rodriguez  
**Subject:** FW: TOCC todT sEPT 10TH 17 MEETING minutes ON cONSENR CALENDAR

2017 OCT 10 AM 2:38  
CITY CLERK'S DEPARTMENT  
CITY OF THOUSAND OAKS

Another item for the supplemental

**From:** Iqbal Quidwai [mailto:i.quidwai@gmail.com]  
**Sent:** Tuesday, October 10, 2017 2:30 PM  
**To:** City Clerk's Office <cityclerk@toaks.org>; City General Email Account <City@toaks.org>; Claudia adelph bill <claudia4slowgrowth@roadrunner.com>  
**Subject:** TOCC todT sEPT 10TH 17 MEETING minutes ON cONSENR CALENDAR

07 19 17 minutes Barebone POOR info NOT like minutes for 25 years

**5. DEPARTMENT REPORTS: A. Additional Allocation Approval ("Pre-screening") Request, Initiation of General Plan Amendment, and Approval of Concurrent Processing for Mixed-Use Project; Located: 2219 East Thousand Oaks Boulevard (RCA 2017-70235/ LU 2017-70433); Applicant: Dalygroup/CCI. Report introduced by Community Development Director Towne and presented by Senior Planner Kearns. Additional information supplemental packet including Ex Parte Memoranda from four Councilmembers. Speakers: Applicant Vince Daly, Thousand Oaks; Shawn Moradian, Thousand Oaks; Chaise Rasheed, Thousand Oaks; Mike Tingus, Thousand Oaks; Nick Quidwai, Newbury Park (submitted document). DRAFT MINUTES OF THE CITY COUNCIL Thousand Oaks, California 2 September 19, 2017 5. DEPARTMENT REPORTS: (Continued) Written Statements: Cheri Blessing, Thousand Oaks; Sahar Boloorch, city of residence unknown; Darrell Bradbrook, Westlake Village; Gary Collett, Thousand Oaks; Bev Donley, Westlake Village; Michael Gonzalez, Thousand Oaks; Tom Griffin, Thousand Oaks; Dave Gulbranson, Thousand Oaks; Karen Hancock, Westlake Village; Greg Lampert, Thousand Oaks; Steve Low, Thousand Oaks; Betty/Maxwell Luper, Thousand Oaks; Keith McCloskey, Santa Monica; Dani/Mark Maron, city of residence unknown; Lou Mellman, Westlake Village; Donald/Shirley Morris, Thousand Oaks; Pamela Somoza, Westlake Village; Michael Wharton, Thousand Oaks. Motion by Councilmember Fox to allocate 82 dwelling units to project from Thousand Oaks Boulevard Specific Plan Measure E "bank," subject to submittal of formal application within 12 months from date of unit allocation; authorize initiation of General Plan Amendment to change area currently located outside Specific Plan area from "Mobile Home Exclusive" to "Commercial/Residential"; authorize concurrent processing of entitlements and legislative requests, carried 5-0 by the following vote: Ayes - Price, Adam, McCoy, Fox, and Bill-de la Peña; Noes - None. B. California American Water Company Proposed Rate Increase Update Report presented by Public Works Director Spurgin; Assistant City Attorney Liberman responded to questions. Speakers: Brian Barreto, Cal Am Water; Anita Schmidt, Newbury Park;**

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AGENDA ITEM NO. 7.B.  
MEETING DATE 10-10-17

Nick Quidwai, Newbury Park; Lynn Bertucci, Thousand Oaks; Jeff Liwan, Cal Am Water. Written Statements: Jon Belleville, Thousand Oaks; John Dixon, Thousand Oaks. Report received. THEIR STERILE MINS WITH no record OF WHAT RESIDENTS SAID LIKE THEY USED TO and cvrd & crpd HAVE correct READABLE UNDERSTANDABLE HISTORIC MINUTES.

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The CVUSD Board seems to not archive their minutes SAD if true

<http://conejousd.org/Board-of-Education/Board-Meetings-Agendas>

However the minutes are presented with parents name & ONE LINE SUMMARY as to what they said unlike names only by TOCC!!

<https://cdlfh025.citiesdigital.com/WebLink/0/doc/10258/Page1.aspx> all MINUTES READABLEly AVAILABLE!

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++++CCRPD Board meets @7am so tax payers can meet easily Changed from 6pm  
Also public comments is at start AND END MEETING

Summary meets of residents concern; 20 people spoke on dog park but I am unable to copy.

<https://cdlfh025.citiesdigital.com/WebLink/0/doc/10258/Page1.aspx>

**nick**

*Quidwai*

Newbury Park CA 91320-1821 USA I.quidwai at gmail.com

<https://www.youtube.com/user/iquidwai/videos>

<https://www.cctoaks.com>

<https://www.facebook.com/iquidwai>

<http://www.cctoaks.com/>

**Twitter: Nick Quidwai**

@cctoaks

Janis Daly

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**From:** City Clerk's Office  
**Sent:** Tuesday, October 10, 2017 1:43 PM  
**To:** Janis Daly; Cyndi Rodriguez  
**Subject:** FW: tocc Oct 10 17

For Supplemental regarding 7F

**From:** Iqbal Quidwai [mailto:i.quidwai@gmail.com]  
**Sent:** Tuesday, October 10, 2017 1:37 PM  
**To:** City General Email Account <City@toaks.org>; City Clerk's Office <cityclerk@toaks.org>  
**Subject:** tocc Oct 10 17

[http://71.165.173.179/WebLinkPublic/0/edoc/1234940/07F%20CIVIC%20ARTS%20PLAZA%20PARKING%20STRUCTURE%20RENOVATION%20\(CI%205090\).pdf](http://71.165.173.179/WebLinkPublic/0/edoc/1234940/07F%20CIVIC%20ARTS%20PLAZA%20PARKING%20STRUCTURE%20RENOVATION%20(CI%205090).pdf)

## Consent 7

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RUINED!!**

**Hope was solicited properly so that SOLAR soule  
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possible economically?**

*Iqbal Quidwai*

Newbury Park CA 91320-1821 USA I.quidwai at gmail.com

<https://www.youtube.com/user/iqidwai/videos>

<https://www.cctoaks.com>

2017 OCT 10 AM 1:53  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 10-10-17  
AGENDA ITEM NO. 7.F.  
MEETING DATE 10-10-17

## Janis Daly

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**From:** City Clerk's Office  
**Sent:** Tuesday, October 10, 2017 1:06 PM  
**To:** Cyndi Rodriguez; Janis Daly  
**Subject:** FW: 299 TP Blvd a GO! Nice modern building with amenities

FYI – For supplemental today.

**From:** Iqbal Quidwai [mailto:i.quidwai@gmail.com]  
**Sent:** Tuesday, October 10, 2017 12:55 PM  
**To:** City Clerk's Office <cityclerk@toaks.org>  
**Cc:** City General Email Account <City@toaks.org>; Claudia adelph bill <claudia4slowgrowth@roadrunner.com>; Becca Whitnall <becca@theacorn.com>  
**Subject:** 299 TP Blvd a GO! Nice modern building with amenities

2017 OCT 10 AM 2:03  
CITY CLERK'S OFFICE  
CITY OF THOUSAND OAKS

**<http://www.toaks.org/home/showdocument?id=16369>**

**299 TP Blvd a GO! Nice modern building with amenities**

**NICK**

*Iqbal Quidwai*

Newbury Park CA 91320-1821 USA I.quidwai at gmail.com

<https://www.youtube.com/user/iqidwai/videos>

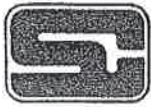
<https://www.cctoaks.com>

<https://www.facebook.com/iqidwai>

<http://www.cctoaks.com/>

**Twitter: Nick Quidwai**  
@cctoaks

TO COUNCIL 10-10-17  
AGENDA ITEM NO. 9.B.  
MEETING DATE 10-10-17



**SINCLAIR  
COMPANY**

2017 OCT 10 AM 2:04  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

October 10, 2017

The City Council of the City of Thousand Oaks  
c/o Community Development Department  
Attn: Mr. Mark Towne, Director of Community Development  
2100 E. Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

RE: Support of Applicant's Prescreening Request for Allocations of Residential Units  
Applicant: ACRE Investments  
Case No's: RCA – 2017-70212/ LU 2017-70214  
Property Address: 229 E. Thousand Oaks Blvd.

Dear Honorable Council Members:

As a property owner on the Boulevard, neighbor adjacent to the proposed project on the West side, and as a member of the Board of Directors of the Thousand Oaks Boulevard Association (TOBA), I support the development of the above referenced project. I share in the vision of TOBA regarding the development of this project, as well as the benefits it will bring to Thousand Oaks Boulevard and the community.

Very truly yours,

Keith Sinclair

604 LTR 4 TOBA 1017.DOC  
WORD/THOUSANDOAKS

223 E. Thousand Oaks Boulevard  
Suite 415  
Thousand Oaks, California 91360  
Telephone (805) 496-3111  
Fax: (805) 373-9361  
email: [sinclair.co@gte.net](mailto:sinclair.co@gte.net)

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## THOUSAND OAKS BOULEVARD ASSOCIATION

2815 Townsgate Road, #200, Westlake Village, CA 91361

*"DEDICATED TO THE BEAUTIFICATION AND REVITALIZATION OF THE BOULEVARD"*

October 9, 2017

The City Council of the City of Thousand Oaks  
c/o Community Development Dept.

**Attn: Mr. Mark Towne, Director of Community Development**  
2100 E. Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

2017 OCT 10 AM 2:11  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

**RE: Support of Applicant's Prescreening Request for Allocations of Residential Units**  
**Applicant: ACRE Investments**  
**Case No's: RCA – 2017 – 70212 / LU 2017-70214**  
**Property Address: 229 E. Thousand Oaks Blvd.**

Dear Honorable Council Members:

On behalf of the Board of Directors for the Thousand Oaks Boulevard Association allow this letter to serve as our support for the above referenced project and its request for allocation of residential units.

Messrs Lampert and Maron presented their project before our association, answered questions and received input for their initial submittal. Based on our review of the project we respectfully request that the applicant be permitted to proceed with formal entitlements at this time for what we believe to be a very tastefully designed mixed-use project enhancing the western district of Downtown Thousand Oaks.

The Specific Plan covers over 3 miles of Thousand Oaks Blvd, with three (3) core districts. The eastern district, central district and western district. Each district has unique opportunities for redevelopment and revitalization, as we've witnessed over the past year in the Civic Center portion of the central district with multiple development applications and proposals underway. Our association is adamant that if Downtown Thousand Oaks is going to thrive, we need to support and encourage redevelopment and revitalization activity in all three (3) districts to create the synergy and critical mass needed for its success and sustainability. We identified the western district as one of the key areas that is ripe for redevelopment activity, with multiple undeveloped parcels and several properties that are underutilized and/or have been vacant for many years. A project like this would positively stimulate the western district by bringing in much needed new restaurants, amenities, residents, pedestrian activity, and activate the immediate and surrounding area.

**For the western district this is the right project, in the right place, at the right time!**

We acknowledge the applicant's plans / design are conceptual and therefore reserve the right to reevaluate the project as it goes through the formal approval process. We note that the project proposed a

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4<sup>th</sup> story element that is within the 50 foot height average standard in the Specific Plan, and therefore we have no objection to such creative design element. Additionally, in this specific location the proposed design and height are complementary to the surrounding buildings and uses, specifically the four (4) story office building located immediately west of the project. As stated before, key development sites are limited within the Specific Plan area, therefore we must maximize the use, efficiency and potential of each site to achieve the goal of having a vibrant pedestrian friendly downtown. This project satisfies the Council's request for dwelling or units over first floor commercial space and brings the needed new residents to the Boulevard, who will support our Boulevard businesses and the City's economic future.

*Our support is based on the following aspects:*

1. The finished project will have sufficient flow and connectivity to Thousand Oaks Blvd;
2. The finished project will have ample amenities, creative commercial uses, tasteful final architectural design and around a 142 unit density; and
3. The allocation of residential units will be taken from both Specific Plan and Citywide housing bank.

We respectfully request the project be permitted to proceed. We thank you for your continued support and commitment to transforming the Boulevard into a premier destination for our community to enjoy.

Respectfully yours,

T.O.B.A.

Shawn Moradian  
President

Cc: Mr. Andrew Powers – City Manager  
Mr. Gary Rogers – Deputy City Manager  
Mr. Haider Alawami – Economic Development Manager  
Ms. Tracy Noonan – City Attorney  
T.O.B.A. Board of Directors