

THOUSAND OAKS CITY COUNCIL



Supplemental Information Packet

Cynthia M. Rodriguez

**Agenda Related Items - Meeting of January 9, 2018
Supplemental Packet Date: January 9, 2018**

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.



2018 JAN -5 PM 2:54

CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

January 5, 2018

Re: Measure E Staff Report and Recommendations

Mayor Andy Fox
Mayor Pro Tem Rob Mc Coy
Council Member Claudia Bil de la Pena
Council Member Al Adam
Council Member Joel Price
And
City Manager Drew Powers,

On behalf of Macerich, owner and manager of The Oaks Shopping Center, we are appreciative of your forward-thinking in re-examining the current Measure E Ordinance. As policy makers of the City of Thousand Oaks, we understand your commitment to keep the intent and purpose of Measure E Ordinance relevant for the last two decades.

For many years, we have enjoyed a cooperative and beneficial relationship with the City of Thousand Oaks and its residents, and believe you would agree that we significantly contribute to the quality of life your General Plan envisioned for the community.

While we have not yet received a copy of the Measure E Staff Report and Recommendations, it is our expectation that a General Plan Amendment to more accurately implement housing unit credits provided for in the original Measure E Ordinance will be recommended.

We strongly support such a recommendation on behalf of The Oaks Shopping Center as a step toward strengthening the mall's customer base and facilitating housing for the community's work force.

Respectfully submitted,

Bob Aptaker
V.P. Development
Macerich

TO COUNCIL 1-9-2018
AGENDA ITEM NO. 9.A.
MEETING DATE 1-9-2018



THOUSAND OAKS BOULEVARD ASSOCIATION

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

"DEDICATED TO THE BEAUTIFICATION AND REVITALIZATION OF THE BOULEVARD"

2018 JAN -9 AM 9:40

CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

December 8, 2018

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

RE: Item 9A on the January 9, 2018 City Council Agenda; Support For The Initiation Of Amendments To The Land Use Element Of The General Plan To Add 1080 Dwelling Units To The "Measure E Bank."

Dear Honorable Council Members:

On behalf of the Board of Directors for the Thousand Oaks Boulevard Association, we fully and ardently support the addition of at least 1,080 new dwelling units to the Measure E Bank for reallocation to those projects or areas that the City Council feels have merit. The proposed initiation of amendments to the Land Use Element of the General Plan in order to adjust land use designations to match existing or "as built" residential densities is an admirable start to that goal of having more new dwelling units to help meet our City's future needs, and we support that action. Our members, the commercial property owners along Thousand Oaks Boulevard, have long sought to have more mixed use housing projects along the Boulevard in order to generate and bring the desperately needed new customers to the Boulevard's many shops, restaurants and commercial businesses. Having more mixed use projects with a residential component, such being on a transportation corridor with bus routes, as well as within biking and walking distance of the Boulevard's businesses, is in harmony with the Boulevard's Specific Plan pedestrian friendly goals, smart growth principles, a community's Sustainable Community Strategy to reduce greenhouse gases and actions to help meet the City's Regional Housing Needs Assessment obligations.

Adding only 1,080 units is a small step and far less than the staff's determination that 5,400 units could be available for reallocation, and a step that will result in a City population that is drastically less than contemplated when Measure E was adopted of a build out population of around 180,000 residents.

Respectfully yours,

T.O.B.A.

Mark G. Sellers
Secretary

Cc: Mr. Andrew Powers – City Manager

TO COUNCIL 1-9-2018
AGENDA ITEM NO. 9.A.
MEETING DATE 1-9-2018

January 8, 2018

2018 JAN -9 AM 9:42

CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

Thousand Oaks City Council
City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, California 91360

SUBJECT: FULFILLING THE PROMISE OF MEASURE E

Honorable Councilmembers,

As former Thousand Oaks Planning Commissioners, we the undersigned, wish to encourage you to abandon the Measure E bank and submit to the voters General Plan amendments that increase density, as promised by Measure E. We ask this because the City has reached the projected buildout of the 1996 General Plan, the stated threshold for submitting projects to the voters, and because the banking system thwarts that vote.

BANKING SYSTEM THWARTS THE VOTE OF THE PEOPLE

There is no mention of a banking system in Measure E. It was conceived years after voters approved Measure E. The banking system allows for units removed from the General Plan in years past (for example from the Western Plateau) to be used decades later. This goes against the clear process laid out by Measure E's co-author, Mayor Fox, in his cover letter to Measure E¹ (*italics added for emphasis*):

"Through this proposal, future City Councils would be able to make minor changes in the General Plan, as particular situations may warrant, if these changes might mean that the residential and/or commercial uses might be increased. If the Council chose to do this, they would be required to do one of two things:

- (1) *concurrently* reduce densities and commercial space elsewhere in the City or
- (2) submit the proposed General Plan changes which would increase the City's ultimate population or commercial areas to the voters."

In clear terms, the original intent seems to be that if the Council wants to increase density, they can make this decision on their own as long as they find *concurrent* (i.e., simultaneous) decreases; otherwise, this increase must be presented to the voters. It does not seem to intend that decreases in density can be stored for use by future Councils. The banking of units from yesteryear to skirt a vote of the people on current high-density proposals goes against the intent of Measure E.

¹ City Council Memorandum from Andrew Fox to City Council, April 22, 1996

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THE CITY HAS REACHED THE STATED THRESHOLD FOR A VOTE

Measure E requires a vote of the people for growth that would exceed the ultimate development projections in the City's General Plan, as in effect on November 5, 1996. The projection of the General Plan buildout in 1996 was for a population of 135,000 as specified by Mayor Fox, in that same cover letter to Measure E (attached):

"The City has long had a quality General Plan which has provided excellent guidance to this and prior City Councils. In part, as a consequence of many amendments to the General Plan, there have been substantial reductions in the projected population at buildout of the City from previously anticipated 180, 000 - 200,000 citizens to the presently projected 135,000 population."²

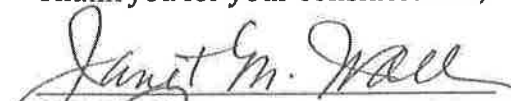
According to City documents, the 2017 population of Thousand Oaks is 129,349³. With the addition of 2,947 more residential units that the City Council has already allocated for development, the City's population will grow by more than 7,000 people, exceeding the 135,000-buildout projection of the General Plan in 1996.


CONCLUSION


We believe that the time has come to uphold the original intent of Measure E. We affirm the following statement (from TOMC Sec 9-2.203, codifying Measure E) that any General Plan amendment that produces a net increase in commercial acreage or residential density "is a policy decision that the voters of the City of Thousand Oaks should make."

We request that the City give voters their say as promised. We believe the Measure E bank goes against the intent of Measure E and we ask that it be abandoned. We also believe voter participation is a positive democratic addition to the planning process, and can result in better projects as developers add extra benefits to their proposals to get voter approval.

Thank you for your consideration,


Janet Wall



Amy Walker Davis



Nora Aidukas


Laura Lee Custodio


Mic Farris


Marilyn Carpenter


Dave Anderson


Jan Osterhaven

² ibid

³ <http://www.toaks.org/residents>
Attachment



M E M O R A N D U M
City of Thousand Oaks • Thousand Oaks, California

TO: City Council
FROM: Andrew P. Fox, Mayor
DATE: April 22, 1996
SUBJECT: Growth Control

[Handwritten signature]

5/7/96

Continued

440-SD

ped/cmo

ISSUE:

What steps should the City Council take to assure citizens that the City at buildout will not exceed current General Plan population and commercial footage projections and protections?

RECOMMENDATION:

That the City Council direct staff to prepare a report and draft an ordinance for consideration by the City Council and the voters, which ordinance would prohibit amendments to the General Plan which would increase General Plan provisions for commercial and/ or residential densities without a corresponding decrease elsewhere in the City except without a vote of the people.

BACKGROUND:

In light of the recent decision of the Conejo Recreation and Park District to not participate in an ordinance to be placed on the November ballot, a position I understand and respect, I believe it is imperative that the City take steps to address concerns in the community regarding the ultimate future of the City. One of the statements often expressed by some of our citizens – both long-term residents and those who have recently moved to the community – is that they hope the City will not become another San Fernando Valley. As Councilmembers, we are individually and collectively committed to not allowing that to happen. In my view, our citizens

From: Cyndi Rodriguez
Sent: Tuesday, January 09, 2018 11:44 AM
To: Janis Daly; Laura Maguire
Subject: FW: Public Input for Tonight's Meeting re Provision of Affordable Housing

See below for the supplemental.

Cynthia M. Rodriguez, MMC
City Clerk
City of Thousand Oaks
(805) 449-2166
crodriguez@toaks.org

City Hall Hours - Monday-Thursday 7:30 a.m. to 5:00 p.m.
Fridays 8:00 a.m. to 5:00 p.m. (City Hall is closed every other Friday)

From: Marsha Moutrie [mailto:marsha.moutrie@gmail.com]
Sent: Tuesday, January 09, 2018 11:03 AM
To: Cyndi Rodriguez <CRodriguez@toaks.org>
Subject: Public Input for Tonight's Meeting re Provision of Affordable Housing

2018 JAN -9 AM 11:47
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

Ms. Rodriguez,

Please provide this communication to the members of the City Council at or before tonight's meeting and include it in the public record for the meeting. Thank you for your help and service to the City.

Mayor and Council Members:

I write to express my concern about proposed actions that you may take tonight in furtherance of a laudable goal: facilitating the production of affordable housing in Thousand Oaks.

As a Thousand Oaks resident and voter, I completely support the goal. The issue is not whether affordable housing should be provided. The question is how.

I urge you to address this challenging question in a way that will preserve public trust in and respect for local government and local government officials. Vitiating or even appearing to ignore the rights secured to the voters by Measure E will have the opposite result. It will fuel distrust and conflict, both political and legal, within the city. Bluntly put, none of us need that.

Please pause and consider opportunities to both meet housing needs and preserve public trust by respecting the voters' rights. Obviously, you may need to act on particular development proposals. Of course, you can do that. However, you need not further commit to the current legally and politically problematic approach to land use control (the so-called "banking system").

The state has adopted laws and policies that promote the production of affordable housing. The new second-unit law is a good example. Given land value and housing costs here in TO, it will result in the production of many, many new units of housing. Other state incentives, such as the density bonus law, will do the same.

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In short, it's not necessary to ignore and destroy the voters rights to further the policy of promoting affordable housing. Please don't.

Thank you for considering this and for your service to the City.

Best,

Marsha Jones Moutrie

2081 Glastonbury Rd.
Thousand Oaks, CA