

**City Council**  
**REGULAR MEETING**  
**Tuesday, March 6, 2018, 6:00 P.M.**  
**Council Chambers**



**Andrew P. Fox, Mayor**  
**Rob McCoy, Mayor Pro Tem**  
**Claudia Bill-de la Peña, Councilmember**  
**Joel R. Price, Councilmember**  
**Al Adam, Councilmember**

Executive Team

Andrew P. Powers, City Manager  
Gary Rogers, Acting Asst. City Manager  
Mark A. Towne, Community Development Director  
Cynthia M. Rodriguez, City Clerk  
Barry McComb, Cultural Affairs Director  
Jim Friedl, General Manager, CRPD  
John Spykerman, Fire Chief

Tracy M. Noonan, City Attorney  
John F. Adams, Finance Director/City Treasurer  
Jay Spurgin, Public Works Director  
Heather Cousin, Library Director  
Elizabeth White, Acting Human Resources Director  
Tim Hagel, Police Chief

**MISSION STATEMENT:**  
**Extraordinary Service to the Citizens We Serve is Our Purpose**

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 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 Agenda Packets are available for review at the City Clerk Department, 2100 E. Thousand Oaks Boulevard, Thousand Oaks. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at [www.toaks.org](http://www.toaks.org). Televised City Council 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 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 Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Thursday 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(b)(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 and on the City’s website.

Please be advised that communications directed to the City Council are public records, and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions; will be printed/posted as submitted.

**Public Input:** Any person who wishes to speak regarding an item on the regular agenda or on a subject within the City’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 are requested to state their name and community of residence for the record. Any supporting materials should be submitted to the City Clerk before addressing the Council. These materials are also considered a public record pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.

**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 that do not require significant reporting and/or discussion for decision or considered to be routine, will be approved by one motion as recommended. There will be no separate discussion unless Councilmember 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’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.

CITY OF THOUSAND OAKS CITY COUNCIL AGENDA

Thousand Oaks, California

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March 6, 2018

RES. NO. 2018-006  
ORD. NO. 1642-NS

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Bill-de la Peña, Price, Adam, McCoy, and Mayor Fox
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
  - A. California Water Environment Association (CWEA) Tri-Counties Chapter Instrumentation Person of the Year – Hill Canyon Treatment Plant Maintenance Supervisor Enrique Perez
  - B. CWEA 2017 Community Engagement and Outreach Project of the Year, Small Budget Category – Hill Canyon Wastewater Treatment Plant Educational Video
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A page 9 for Consent Calendar listing)
8. PUBLIC HEARINGS:
  - A. [Proposed Assisted Living Facility](#); Zone Change (Z 2017-70148), Special Use Permit SUP 2017-70142, Oak Tree Permit (OTP 2017-70144), Mitigated Negative Declaration (MND 2017-70168); Located: 95 Duesenberg Drive; Applicant: Griffin Fine Living  
  
RESOLUTION ADOPTING NEGATIVE DECLARATION RELATED TO PROPOSAL TO ESTABLISH ASSISTED LIVING FACILITY AT 95 DUESENBERG DRIVE (MND 2017-70168; APPLICANT: GRIFFIN FINE LIVING, LLC) RES. NO. 2018-\_\_\_\_\_  
  
RESOLUTION APPROVING AN AMENDMENT TO LAND USE ELEMENT OF GENERAL PLAN FOR LAND LOCATED AT 95 DUESENBERG DRIVE (LU 2016-70034: GRIFFIN FINE LIVING, LLC) RES. NO. 2018-\_\_\_\_\_

8. PUBLIC HEARINGS: (Continued)

- A. Proposed Assisted Living Facility; Located: 95 Duesenberg Drive; Applicant: Griffin Fine Living (Continued)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS AMENDING THE THOUSAND OAKS MUNICIPAL CODE RELATING TO OFFICIAL ZONING AND CHANGING ZONING CLASSIFICATION OF PROPERTY LOCATED AT 95 DUESENBERG DRIVE; (Z 2017-70148; APPLICANT: GRIFFIN FINE LIVING, LLC)

ORD.NO. 1<sup>st</sup>Reading

RESOLUTION APPROVING SPECIAL USE PERMIT AND OAK TREE PERMIT FOR ASSISTED LIVING FACILITY LOCATED AT 95 DUESENBERG DRIVE (SUP 2017-70142, OTP 2017-70144; APPLICANT: GRIFFIN FINE LIVING, LLC) RES. NO. 2018-

RECOMMENDATION:

1. Adopt resolution to adopt Negative Declaration No. 2017-70168
2. Adopt resolution to approve LU 2016-70034, amendment to General Plan Land Use Element Map from "Industrial" to "Institutional"
3. Read in title only, further reading be waived, and if no objection, introduce ordinance approving Zone Change Z 2017-70148, zone change from M-1 (Industrial Park) to P-L (Public, Quasi-Public and Institutional Lands and Facilities Zone)
4. Adopt resolution to: a) approve Special Use Permit SUP 2017-70142 to allow construction of 89-bed assisted living facility, and b) approve Oak/Landmark Tree Permit OTP 2017-70144 to allow removal of eight oak trees and encroachment into protected zone of 14 oaks and one California sycamore

8. PUBLIC HEARINGS: (Continued)

- B. [Proposed parking lot](#); Mitigated Negative Declaration (MND 2017-70300), Zone Change (Z 2017-70299), Oak Tree Permit (OTP 2017-70297), Landmark Tree Permit (LTP 2017-70298), Special Use Permit Minor Modification (SUMN 2017-70296); Located: 3525 North Moorpark Road; Applicant: WSL Castle Hill, LLC

RESOLUTION ADOPTING FINAL MITIGATED NEGATIVE DECLARATION FOR WSL CASTLE HILL PARKING LOT PROJECT LOCATED 3525 NORTH MOORPARK ROAD; (MND 2017-70300; APPLICANT: WSL CASTLE HILL RETIREMENT, LLC)

RES. NO. 2018-\_\_\_\_\_

ORDINANCE AMENDING MUNICIPAL CODE RELATING TO OFFICIAL ZONING AND CHANGING ZONING CLASSIFICATION OF PROPERTY LOCATED 3525 NORTH MOORPARK ROAD; (Z 2017-70299; APPLICANT: WSL CASTLE HILL RETIREMENT, LLC)

ORD.NO. 1<sup>st</sup>Reading

RESOLUTION APPROVING MODIFICATION TO SPECIAL USE PERMIT, AND OAK AND LANDMARK TREE PERMITS FOR PARKING LOT LOCATED 3525 NORTH MOORPARK ROAD; (SUMN 2017-70296 OTP 2017-70297; LTP 2017-70298; APPLICANT: WSL CASTLE HILL RETIREMENT, LLC)

RES. NO. 2018-\_\_\_\_\_

RECOMMENDATION:

1. Adopt resolution to adopt Mitigated Negative Declaration No. 2017-70300
2. Read in title only, further reading be waived, and if no objection, introduce ordinance approving Zone Change Z 2017-70299, change of zone from Rural Exclusive (R-E) to Public, Quasi-Public and Institutional Lands and Facilities (P-L)
3. Adopt resolution to: a) approve Minor Modification to Special Use Permit SUMN 2017-70296 to allow construction of 34-space parking lot, b) approve Oak Tree Permit OTP 2017-70297 to allow removal of one Holly Oak and encroachment into protected zones of 10 oak trees, and c) approve Landmark Tree Permit LTP 2017-70298 to allow encroachment into protected zone of one California Sycamore tree

## 9. DEPARTMENT REPORTS:

A. [Downtown Core Master Plan Update](#)

## RECOMMENDATION:

Receive update on preparation of Downtown Core Master Plan; authorize staff to conduct public outreach meetings to receive comments on plan concepts intended to:

1. Redesign Civic Arts Plaza (CAP) to be more active
2. Create retail and entertainment destination on City-owned Westside parcel
3. Improve pedestrian environment along Thousand Oaks Boulevard
4. Expand arts, cultural, and entertainment programming

B. [2018 Pavement Overlay \(CI 5256\) and Slurry Program \(MI 2541\)](#)

## RECOMMENDATION:

1. Reject Roy Allan Slurry Seal, Inc.'s bid of February 7, 2018, as non-responsive
2. Approve project plans, specifications, addenda 1, 2, 3, and 4; award construction contract for 2018 Pavement Overlay and Resurfacing Program (CI 5256) to Sully Miller Contracting Company Corp. in amount of \$13,165,564 (\$12,437,000 Base Bid and \$728,564 Additive Bid Schedules), plus a contingency of \$1,316,560
3. Approve project plans, specifications, and Addendum 1; award construction contract for 2018 Pavement Slurry Program (MI 2541) to Petrochem Material Innovation, LLC, in amount of \$1,474,831 (\$1,213,587 Base Bid and \$261,244 Additive Schedules), plus a contingency of \$147,483
4. Approve general services agreement with RP Barricade, Inc., in amount of \$14,891.13, for rental of Changeable Message Signs (CMS) and purchase of 35 barricade signs for 2018 Pavement Overlay and Resurfacing Program (CI 5256) for a term ending June 2019

9. DEPARTMENT REPORTS: (Continued)

B. 2018 Pavement Overlay (CI 5256) and Slurry Program (MI 2541)  
(Continued)

RECOMMENDATION: (Continued)

5. Approve budget transfers of \$193,000; budget appropriations of \$611,885; expenditures of \$14,482,120 for 2018 Pavement Overlay and Resurfacing Program (CI 5256 and CI 5521)
6. Approve expenditures of \$131,791 for City-furnished materials and supplies for surveying, public outreach including CMS and barricade signs, supply of curb ramp materials, and other related city furnished materials and supplies, 2018 Pavement Overlay Program (CI 5256)
7. Approve expenditures of \$265,179 CalRecycle Grant accepted by City Council in December 2017, 2018 Pavement Overlay Program (CI 5256)
8. Approve expenditures in the amount of \$1,622,314 for 2018 Pavement Slurry Program (MI 2541 and MI 2523)
9. Approve expenditures in amount of \$10,000 for City-furnished materials and supplies for surveying, public outreach, and other related city furnished materials and supplies, 2018 Pavement Slurry Program (MI 2541)

10. COMMITTEE/COMMISSION/BOARD REPORTS: None

11. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None

12. COUNCIL ISSUES/RECOMMENDATIONS:

A. [Proposed City Council Ad Hoc Homelessness Committee Assignments](#)

RECOMMENDATION: Approve proposed assignments of Mayor Pro Tem Rob McCoy and Councilmember Claudia Bill-de la Peña to Ad Hoc City Council Homelessness Committee

B. Follow-up reports on meetings/conferences attended by Councilmembers

13. CITY MANAGER:
  - A. Follow-up items
  - B. Announcements and upcoming issues
14. CLOSED SESSION: City Council Conference Room 2<sup>nd</sup> floor – None
  - A. CONFERENCE WITH LEGAL COUNSEL – SIGNIFICANT EXPOSURE TO LITIGATION. One (1) case, pursuant to Government Code section 54956.9(d)(2)
15. PUBLIC NOTICES: None.
16. ADJOURNMENT:

Adjournment to Regular Meeting March 20, 2018

Agenda Post Date/Time: March 1, 2018, 5:00 p.m.



## EXHIBIT A

### 7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH D. ARE TO APPROVE*

- A. General, Utilities, Golf Course, and Theatres Demands – ratify February 28, 2018; approve March 7, 2018; approve March 14, 2018, subject to review and ratification
- B. [Minutes of City Council meeting of February 20, 2018](#)
- C. Approved Expenditure: [Undergrounding Reimbursement Agreement](#) – Hillcrest Drive (CI 5260); agreement in amount of \$242,440 with Hydam Construction, Inc. for undergrounding of overhead power, cable, and telephone utility lines along Hillcrest Drive from Lone Oak Road to Conejo School Road; expenditures of \$242,440 as follows: \$96,500 A/C 540-5210-642-8300; \$145,940 AC 541-5210-642-8300 (CI5260 Hillcrest Undergrounding - West)
- D. Additional Appropriation: [Engineering Support Services at Hill Canyon Treatment Plant \(HCTP\) and Municipal Service Center \(MSC\)](#); Amendment No. 1 to Task Order No. 1 to Contract No. 11459-2017 with Phoenix Engineering, Inc., in amount not-to-exceed \$79,800; revised total not-to-exceed \$124,800 for services in connection with multiple CI and MI projects HCTP and MSC (CI 5438, CI 5440, CI 5445, MI 2533, MI 2534, MI 2542, and MI 2024); budget appropriation and expenditure of \$17,800 A/C 624-0000-341-9900 (Wastewater Capital –Net Position) to A/C 624-8220-685-8300 (CI 5445, Unit W Improvements); additional expenditure of \$62,000 as follows: \$28,000 A/C 624-8250-685-8300 [\$10,000 for Chlorine Contact Chamber Covers (CI 5438) and \$18,000 for HCTP Bioreactors Electrical Upgrades (CI 5440)]; \$34,000 A/C 624-8250-682-5500 [\$4,000 for Digesters Rehabilitation (MI 2533), \$5,000 for Miscellaneous Wastewater Repairs/Upgrades (MI 2534), \$20,000 for HCTP Master Plan (MI 2542) and \$5,000 for Wastewater System Miscellaneous Repairs (MI 2024)]