

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

*Cristina M. Rodriguez*

**Agenda Related Items - Meeting of April 24, 2018**  
**Supplemental Packet Date: April 24, 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.



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:** April 24, 2018  
**SUBJECT:** Item No. 7H – Reimbursement Agreement between City and Academy Road, LLC for Construction of 66 kV Undergrounding

The referenced agenda item is being continued to May 15, 2018 City Council meeting as a result of on-going reimbursement agreement language negotiations.

2018 APR 23 PM 2:09

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 7.H.  
MEETING DATE 4-24-2018

-----Original Message-----

From: Brent Davis <marine6@roadrunner.com>

To: cnclmanfox <cnclmanfox@aol.com>

Sent: Thu, Apr 19, 2018 11:53 am

Subject: The vote Tuesday and Density

Mayor Fox

I strongly urge you to oppose the proposed amendment, which would result in an increase

in the density of Thousand Oaks by 1,521 housing units. This issue is of such importance

that it should be placed before the citizens of Thousand Oaks and voted on by the citizens

--- not by the city council members alone.

I lived in Orange County off-and-on while serving at Camp Pendleton and fondly remember the

orange groves --- mostly gone to massive housing development. I lived in the San Fernando

Valley and do not miss the rampant congestion or the over-building of quaint neighborhoods ---

many replaced by apartments and shopping centers.

Since moving here in 1980 I have seen positive planning and growth. I like the Thousand Oaks and

do not want the Conejo Valley to replicate the look of much of Los Angeles County.

Mayor Fox, I do appreciate your service to Thousand Oaks and your leadership to our city over the years.

Respectfully,

Brent Davis

Col. USMC (Ret.)

CITY OF THOUSAND OAKS  
CITY CLERK  
10000 THOUSAND OAKS BLVD  
THOUSAND OAKS, CA 91320

2018 APR 23 PM 8:22

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

-----Original Message-----

From: Ronald L. Hartman <[rphart1@frontier.com](mailto:rphart1@frontier.com)>

To: [cnclmanfox](mailto:cnclmanfox@aol.com) <[cnclmanfox@aol.com](mailto:cnclmanfox@aol.com)>

Sent: Thu, Apr 19, 2018 5:07 pm

Subject: Abuse of Power

Andy Fox,

All the years I have lived here, you have been "The Boss" of the city. Enjoy your lifetime health care at our expense and contrary to all normal and decent rules, regulations and ordinances. You manipulated the vacant council seat after Masry's death with three years remaining for his seat. You drove a courageous council woman out of office years ago. The list is endless, annoying and despicable. Each new council member either becomes such with your blessing or quickly rolls over and joins your "club".

Measure E was passed by the PEOPLE. Your new "interpretation" was quickly joined by your "club members". A revelation! Perhaps litigation is the only way to stop this abuse of power. Al Adams stood in my driveway some years ago and asked for my vote, telling me if elected, he "would always do the right thing". I was somewhat skeptical but hopeful. I should have known better. Fox and friends have a *modus operandi* that prevails and the people lose each time. This overturning of Measure E must be stopped, if not politically, then by legal process.

Ronald L. Hartman

2018 APR 23 AM 8:22

CITY OF DENVER  
CITY OF DENVER

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

-----Original Message-----

From: dave geeting <dgeeting1@gmail.com>

To: cnclmanfox <cnclmanfox@aol.com>

Sent: Thu, Apr 19, 2018 6:59 pm

Subject: VOTE NO ON MEASURE E

Dear Mr. Fox,

My husband and I have lived in Thousand Oaks for over 30 years and are not happy with the city council considering adding over 1,000 units to the city's Measure E. We pay high water rates already and our traffic is increasingly bad. We are constantly being told to save water but after watching "Water & Power, A CA Water Heist", we learned that most of CA's water has been privatized. In addition, to the increasing traffic and high water rates, the pollution in this state is rising.

Eight of the USA's 10 most-polluted cities, in terms of ozone pollution, are in California, according to the American Lung Association's annual "State of the Air" report, released Wednesday.

The Los Angeles/Long Beach area took the dubious distinction of being the nation's most ozone-polluted city as it has for nearly the entire 19-year history of the report.

Overall, the report said about 133 million Americans — more than four of 10 — live with unhealthful levels of air pollution, placing them at risk for premature death and other serious health effects such as lung cancer, asthma attacks, cardiovascular damage and developmental and reproductive harm.

I grew up in the San Fernando Valley. It was a beautiful place to grow up but it is a living nightmare now. Please don't allow our beautiful city to turn into another San Fernando Valley. Vote No on MEASURE E

Sincerely,

Dave & Paula Geeting

2018 APR 23 AM 8:22  
CITY OF THOUSAND OAKS  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

-----Original Message-----

From: William Spina <[wjspina@yahoo.com](mailto:wjspina@yahoo.com)>

To: aadam <[aadam@toaks.org](mailto:aadam@toaks.org)>; claudia4slowgrowth <[claudia4slowgrowth@roadrunner.com](mailto:claudia4slowgrowth@roadrunner.com)>; jprice <[jprice@toaks.org](mailto:jprice@toaks.org)>; cncلمانfox <[cncلمانfox@aol.com](mailto:cncلمانfox@aol.com)>; mccooy <[mccooy@toaks.org](mailto:mccooy@toaks.org)>

Sent: Thu, Apr 19, 2018 7:30 pm

Subject: Measure E

City Council Members Adam, Price, Fox and McCoy,

My wife and I urge you to join with Council Member Bill-de la Pena in supporting the original reading of Measure E as voted on by the people of this City years ago.

Please don't vote to add more density to this lovely City. My wife and I moved here from the City of Los Angeles years ago because Thousand Oaks was and is an oasis of open space and suburbia. A vote by the council for an new interpretation of Measure E will be remembered the next time we vote for City Council members. At a minimum, we deserve a right to vote on this new interpretation of Measure E.

Sincerely,

William J. Spina

Dori Y. Chiang

Residents of the City of Thousand Oaks

2018 APR 23 AM 8:22

CITY CLERK  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

-----Original Message-----

From: Arthur Everett <[artevertt@gmail.com](mailto:artevertt@gmail.com)>

To: Andrew Fox <[cncلمانfox@aol.com](mailto:cncلمانfox@aol.com)>

Sent: Thu, Apr 19, 2018 8:43 pm

Subject: Measure E vote

Hello,

You're a busy man so I'll get right to it. The voters in our house oppose increasing the density of Thousand Oaks.

—Arthur & Karen Everett

2018 APR 23 AM 8:22

CITY CLERK  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

**From:** s falconer-robison <[staycerobison@yahoo.com](mailto:staycerobison@yahoo.com)>

**Date:** April 21, 2018 at 15:53:37 PDT

**To:** [claudia@claudiabilldelapena.com](mailto:claudia@claudiabilldelapena.com)

**Subject:** No to Overbuilding

I am writing today because I feel as if you have always been the sensible one on the council. The one who would do what is right. I am very concerned about the overbuilding and increased height limits which are being discussed by the council you sit upon. This should not be determined by the council, but by the people of Thousand Oaks in a vote.

Thousand Oaks residents do not want what is being proposed. Please respect their wishes at your next meeting.

Regards,  
Stayce Falconer - Robison

Sent from my iPad

2018 APR 23 AM 9:33  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018



From: Mike Merewether <mike.merewether@gmail.com>

Date: Sat, Apr 21, 2018 at 16:07

Subject: T.O. City Council Meeting Agenda Item #8 : April 24, 2018

To: Mayor Andrew P. Fox <cncلمانfox@aol.com>, Mayor Pro Tem Rob McCoy <rmccoy@toaks.org>, Claudia Bill-de la Peña <claudia4slowgrowth@roadrunner.com>, Joel Price <jprice@toaks.org>, Al Adam <aadam@toaks.org>

Honorable Mayor, Mayor Pro Tem and Councilmembers:

I have been a resident of Ventura County since 1976 and a passionate housing advocate for many years. Hardly a day goes by that we do not see or hear of the housing shortage in our area, our State and the entire country.

I am keenly aware of the importance of growing our Ventura County housing base. Our housing shortage hurts our economy, our environment and creates social inequities that are unfair to many hard-working people in this county.

It is vitally important to our economic base to have housing for our workforce at all levels and if housing can be close to work it will help cut down on pollution and clogged freeways and byways.

We have wonderful Universities and imaginative start up entrepreneurs in our midst and I would like to keep them here following their graduation.

When people voted for SOAR, they were, in effect, voting for density and infill projects. As you consider this item I pray that you will do the right thing and move forward with this plan, despite pressure you might get from NIMBYs.

Thanks for your service and consideration.

Sincerely,

Mike Merewether

Mike.merewether@gmail.com

222 Teloma Dr

Ventura, CA 93003

805 218 1147 c

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

2018 APR 23 AM 9:33

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

**From:** gerry zucca <g\_zucca@yahoo.com>

**Date:** April 22, 2018 at 20:37:55 PDT

**To:** "aadam@toaks.org" <aadam@toaks.org>, "rmccoy@toaks.org"

<rmccoy@toaks.org>, "claudia4slowgrowth@roadrunner.com"

<claudia4slowgrowth@roadrunner.com>, "cnclmanfox@aol.com"

<cnclmanfox@aol.com>, "jprice@toaks.org" <jprice@toaks.org>, gerry zucca <g\_zucca@yahoo.com>

**Subject:** Measure E should not be ignored!

**Dear Council Thousand Oaks City Council Member:**

Please do not start this process of banking lower density areas to increase the overall number of units in the city. If you do, you will be getting around the very thing we voted for in Measure E. Big changes require a vote from the residents.

If you believe that Thousand Oaks needs to allow more units than is currently allotted in the general plan, then respect Measure E and put it to a vote of the residents in November.

With great concern about the direction of our city,

**Gerry Zucca**

720 Rancho Rd

Thousand Oaks, CA 91362

2018 APR 23 AM 9:33  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A  
MEETING DATE 4-24-2018

**From:** true <true teach66@gmail.com>

**Date:** April 23, 2018 at 07:39:49 PDT

**To:** "claudia4slowgrowth@roadrunner.com" <claudia4slowgrowth@roadrunner.com>

**Subject:** LU 2017 70594

Dear Council Member Claudia Bill-de la Pena

I ask you that you oppose LU 2017-70594, the general plan amendment that reduces zoning density in my neighborhood and for home.

I ask that you table this idea and come up with better way to add housing to our lovely city. A plan that included thoughtful planning into zoning in the areas you desire to build in, that include street widening, traffic in and out of the areas, adding parks and open spaces. Ramming housing permits through without taking the time to run it through Community Development and without following the intent of Measure E would be a big mistake for our small community.

Sincerely,

Trudy Wolfe

Sent from Mail for Windows 10

2018 APR 23 AM 9:33  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

From: tina frugoli <[tfrugoli@rocketmail.com](mailto:tfrugoli@rocketmail.com)>

Date: Mon, Apr 23, 2018 at 09:56

Subject: Council Meeting/ Measure E

To: [aadam@toaks.org](mailto:aadam@toaks.org) <[aadam@toaks.org](mailto:aadam@toaks.org)>, [rmccoy@toaks.org](mailto:rmccoy@toaks.org) <[rmccoy@toaks.org](mailto:rmccoy@toaks.org)>, [claudia4slowgrowth@roadrunner.com](mailto:claudia4slowgrowth@roadrunner.com) <[claudia4slowgrowth@roadrunner.com](mailto:claudia4slowgrowth@roadrunner.com)>, [cnclmanfox@aol.com](mailto:cnclmanfox@aol.com) <[cnclmanfox@aol.com](mailto:cnclmanfox@aol.com)>, [jprice@toaks.org](mailto:jprice@toaks.org) <[jprice@toaks.org](mailto:jprice@toaks.org)>

Dear Thousand Oaks City Council Members,

I am speaking specifically to the majority who is pushing the "reinterpretation" of Measure E and the extreme buildout of our city. It is not too late to do the right thing.

Blaming the state of CA is disingenuous. We know that no new state regulations have passed that affect our city. We know that the state has no data on our housing numbers and that will not happen for at least four years.

Please do not start adding units to the Thousand Oaks general plan while skirting the citizens right to vote. It is clear; you are denying people their rights because you fear they will not agree with what you want for our city. This is an undeniable abuse of power.

We understand that growth is inevitable and we want to participate in our city's direction. Please don't give up on the democratic process. Do not "reallocate units." Do not deny us our rights.

You can still turn this around. You have time to do the right thing. Don't be remembered as the City Council who sold out our unique city and turned it into another congested mess.

Sincerely,

Tina Frugoli

Thousand Oaks

2018 APR 23 PM 3:53  
CITY CLERK DEPT. LEVI  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

From: Kurt Sauter <kurt@thesauters.com>

Date: Mon, Apr 23, 2018 at 12:48

Subject: Measure E

To: <aadam@toaks.org>, <rmccoy@toaks.org>, <claudia4slowgrowth@roadrunner.com>, <cnclmanfox@aol.com>, <jprice@toaks.org>

As a citizen and owner of a large property in Conejo Oaks,

I urge you to stop the reallocation of housing units from lower density designations.

By removing unit allocation from my low density property, you are (without compensation) de-valuing my property.

Additionally, this action of reallocation is NOT in the SPIRIT of MEASURE E. If you want to "re-interpret" Measure E, please bring it to a vote of the people.

You are simply giving profits to developers and leaving existing residents to suffer without benefit.

In 10 years, the aging population of Thousand Oaks will open up thousands of new properties for sale. I am voting out anyone who supports this hijacking of our city's slow-growth plan.

Kurt Sauter

1516 El Dorado Drive

kurt@thesauters.com

2018 APR 23 PM 3:53  
CITY CLERK  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

**From:** gogoescoto <[gogoescoto@gmail.com](mailto:gogoescoto@gmail.com)>  
**Date:** April 23, 2018 at 21:11:44 PDT  
**To:** undisclosed-recipients;;  
**Subject:** there is still time to do the right thing!

Dear Thousand Oaks City Council Members,  
Please don't let the city add density to our General Plan without my vote!  
Measure E guarantees my right to vote on these changes.

Sincerely,  
Elena Escoto

2018 APR 24 AM 9:23  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

**From:** Susan Soy <archivist1@gmail.com>  
**Date:** April 23, 2018 at 21:50:40 PDT  
**To:** [claudia4slowgrowth@roadrunner.com](mailto:claudia4slowgrowth@roadrunner.com)  
**Subject:** Let the people vote

Please present my point of view at Tuesday's meeting.

Changes to Measure E need to be widely discussed across the community and then be placed before the public for vote.

Respectfully,  
Susan Soy

Sent from my iPhone

2018 APR 24 AM 9:23  
CITY CLERK LEVANTINE  
CITY OF HOUSTON TEXAS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8A  
MEETING DATE 4-24-2018

**From:** i.quidwai@gmail.com [mailto:i.quidwai@gmail.com] **On Behalf Of** NICK I. Quidwai  
**Sent:** Tuesday, April 24, 2018 1:00 PM  
**To:** Cyndi Rodriguez <CRodriguez@toaks.org>; City Clerk's Office <cityclerk@toaks.org>  
**Cc:** Betsy Connolly <dvmum@gmail.com>; Becca Whitnall <becca@theacorn.com>; Joel Price <JPrice@toaks.org>  
**Subject:** April 24 2018 For TOCC meeting today agenda Measure E amendments to general plan

[concernedcitzTOaks@gmail.com](mailto:concernedcitzTOaks@gmail.com) [www.cctoaks.org](http://www.cctoaks.org) Blog @cctoaks Twit 805-390-2857

[https://www.youtube.com/my\\_videos?o=U](https://www.youtube.com/my_videos?o=U) <https://www.facebook.com/> Nick Quidwai

[https://www.facebook.com/NickQcctoaks/?ref=aymt\\_homepage\\_panel](https://www.facebook.com/NickQcctoaks/?ref=aymt_homepage_panel) Concerned Citz

April 24 2018

### For TOCC meeting today agenda Measure E amendments to general plan

MAYR Fox:

First we were played a bad prank to say Gen plan allowed 80000 dwellings; now by using convoluted logic, try to make us feel good and we need to reclassify about 1000+ HOMES making us believe it is a bargain.

All these nice pics + 200 pages take us of the target and the game is OVER:

Only about 300-400 lots remain ANY THING ELSE TO BE CONSIDERED REQUIRES A VOTE OF THE PEOPLE!  
While I and my friends do not like rule by petitions by the people, we are at this point as much of So Cal has been destroyed by pols playing these games.

#### NOTICE:

If you proceed on the RED corrupt road, we will go to court to enforce the will of the people and the rule of law!

*Nick Quidwai*

Nick I. Quidwai

Founding Director CCTO since 1991

Cctoaks memo measure E tocc 042418

*Nick I. Quidwai*

"Do not take life too seriously. You will never get out of it alive."

2018 APR 24 PM 2:16  
CITY CLERK'S OFFICE  
CITY OF TUPAC, OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018



2018 APR 23 PM 3:33

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

CITY OF THOUSAND OAKS

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

2018 APR 23 PM 12:06

April 20, 2018

CITY MANAGER'S OFFICE

**SUBJECT: CONSIDERATIONS BEFORE AMENDING GENERAL PLAN FOR  
MEASURE E HOUSING BANK**

Honorable Mayor and Councilmembers,

As former Planning Commissioners, we are intimately familiar with the history of our city's housing policy, including Measure E and staff's later adoption of a housing-unit bank. Before you vote to amend the General Plan to acquire housing units for the Measure E housing bank, we respectfully submit these three messages: Don't be afraid, remember who you work for, and trust the process.

***Don't be afraid.***

The methodology and all data used to determine the number of units proposed for the housing bank should be made freely available to the public and to the council. Openness is nothing to fear. There should be sufficient time for independent review to determine if the methodology can produce repeatable results. A vote at this stage on 1,080 units, based on a possibly erroneous study, is premature.

***Remember who you work for.***

At the time of Measure E's adoption, Councilmember Fox said the intent was to place "the keys to the City's future in the hands of the citizens." That remains a worthy goal, and one the Council should honor. As our elected representatives, you do much to protect the City's decades-long policy of preserving the semi-rural character of our community.


Remember, as elected representatives, your employers are *all* the citizens of Thousand Oaks, who consistently say reducing traffic congestion and limiting growth are their top priorities. Your employers are not a group of developers. Your employers are not any one group of property owners. Your employers are not outside development consultants.

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

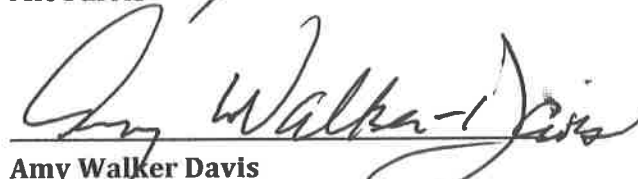
***Trust the process.***

In closing, we note that we have a mechanism in place for adding housing units if needed, and it does so without taking away property rights from anyone. That mechanism, Measure E, empowers the voters to make the call.


Thank you for your consideration,

  
Janet Wall


  
Mic Farris

  
Amy Walker Davis

  
Marilyn Carpenter

  
Dave Anderson

  
Nora Aidukas

  
Jan Osterhaven

Laura Lee Custodio \*  
Laura Lee Custodio  
(\*Electronic signature authorized)

**THOUSAND OAKS  
California**

Located about 40 minutes north of Los Angeles. Thousand Oaks is suburbia at its best.

Photo By Buddy Moffet

Council member Bill de-la-Pena —  
Please oppose The amendment  
This is too important an issue  
and should come before all  
of the citizens of Thousand Oaks.  
Bruce "Brent" Davis



Col Brent Davis USMC (Ret)  
3295 Monte Carlo Dr  
Thousand Oaks, CA 91362



Claudia Bill-de-la-Pena  
Council member  
City of Thousand Oaks  
2100 Thousand Oaks  
Blvd  
Thousand Oaks, CA  
91362

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**Greetings from Camarillo**

This growing community just south of Ventura and Oxnard mixes high-tech local industry, agriculture, and hillside homes with spectacular views.

© Photo by Tim Sumner

Council member Adam — I  
strongly oppose The Amendment  
to increase housing units without  
a vote of the public —

Bruce "Brent" Davis



Col Brent Davis USMC (Ret)  
3295 Monte Carlo Dr  
Thousand Oaks, CA 91362

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THOUSAND OAKS  
CITY OF THOUSAND OAKS

2010 APR 23 PM 5:17

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

## THOUSAND OAKS

### California

Located about 40 minutes north of Los Angeles. Thousand Oaks is suburbia at its best.

Photo by [unclear] phone

Council Member Price - This issue to amend Measure E - is too important, I oppose - as does my wife - the attempt to circumvent the will of the people. Please vote against the amendment - Bruce "Brent" Davis



Col Brent Davis USMC (Ret)  
3295 Monte Carlo Dr  
Thousand Oaks, CA 91362

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Tool Price  
Council Member  
City of Thousand Oaks  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA  
91362

## California

SANTA CLARITA CA 913

Historic Bear Flag raised at Sonoma on June 14, 1846, by a group of American settlers in revolt against Mexican rule. The flag was designed by William Todd on a piece of new, unbleached cotton. The star imitated the lone star of Texas. A grizzly bear replaced the many bears seen in the state. The word, "California Republic" was placed beneath the star and bear. It was adopted by the 1911 State Legislature as the State Flag. [Source: California Blue Book.]

Mayor Fox - I strongly oppose the amendment to increase housing units in our city. To do so - the issue must go before a vote of Thousand Oaks citizens. Bruce "Brent" Davis



Col Brent Davis USMC (Ret)  
3295 Monte Carlo Dr  
Thousand Oaks, CA 91362

Impact  
66813

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Mayor Andy Fox  
City of Thousand Oaks  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA  
91362

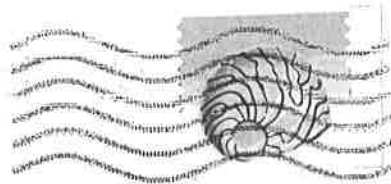
RECYCLED PAPER



Mayor Pro Tem Adam - Please  
Vote against the  
amendment to increase  
housing without a vote of  
the citizens of Thousand  
Oaks. This is an issue  
that must be decided  
by the public - not  
by only 5-6 people  
We must retain what  
really is Thousand Oaks  
Bruce "Brent" Davis



Col Brent Davis USMC (Ret)  
3295 Monte Carlo Dr  
Thousand Oaks, CA 91362



Council member  
Mayor Pro Tem  
Rob McCoy  
City of Thousand Oaks  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA  
91362



# City Manager's Office

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Phone 805/449.2121 • Fax 805/449.2125 • www.toaks.org

The following resident voicemails in opposition to Measure E were received by the City Manager's Office:

Date	Time	Caller	Phone
4/20/2018	11:47 a.m.	Denise Edwards	805-493-1653
4/24/2018	10:38 a.m.	Dorothy Shveima	805-777-7345

2018 APR 24 PM 2:57  
CITY CLERK DEBORAH HENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

toaks.org

April 23, 2018

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

Re: SUPPORT for Item 8A - Amendments to General Plan Land Use Map and zoning  
for seven sites (LU 2017-70594 and Z 2017-70622)

Honorable Mayor Fox and Council Members,

As representative and manager of Janss Marketplace, and a long-standing member of the Thousand Oaks community we offer full support for the proposed Amendment to the General Plan allowing the addition of 1,080 dwelling units to the Measure E Bank.

This amendment is a small step toward balancing the need for additional residential and is a conservative proposal where the staff's determination that 5,400 units could be available, this is well below the total limits of Measure E. The Council shows that it remains committed to responsible growth by not only limiting the number of additional dwelling units well below conservative staff recommendations but by also ensuring the units are developed with purpose to the appropriate areas that best benefit the Thousand Oaks community overall.

Retail is evolving, and a retail environment that attracts best in class offerings require healthy residential growth with new housing options that appeal to an evolving and growing population. This amendment will encourage this type of new development.

We believe the City Council and City Staff should retain some discretion in the best fit locations and densities to distribute these additional dwelling units.

Sincerely,

NewMark Merrill Companies

  
Sandy Sigal  
President and Chief Executive Officer

2018 APR 24 PM 3:30  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018



NewMark Merrill  
COMPANIES

5850 Canoga Ave  
Suite 650  
Woodland Hills, CA 91367

Tel: (818) 710-6100

Fax: (818) 710-6116

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

Los Angeles

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Development

Repositioning

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Property  
Management

Construction



April 24, 2018

Subject: Measure E and General Plan Amendment

Dear Mayor Fox,

As long time residents of Thousand Oaks for 46 years, we want to express our viewpoint regarding the "reinvention" of Measure E that would allow for a density transfer of the deficit from properties built below their zoned density to other properties in the city. To be frank, when we voted for Measure E, it was our understanding that we were voting for a measure that would limit development in Thousand Oaks to the number of residential units specified in the General Plan - at the density at which the city was actually built out. Measure E also specified that the remaining unbuilt units allowed by the General Plan at that time would represent a "housing bank" for which, at such time as the bank was fully depleted, would require a vote of the people for any further extension of the bank.

We never imagined that Measure E would be reinterpreted at a latter time to mean that any neighborhoods that were built below their assigned density could become a source for additional residential units to be constructed elsewhere in the city based on the difference between the allowed density and the actual buildout density - and all of this without a further vote of the people.

Even though, as some council members have stated, this reinterpretation of Measure E may be technically correct, we do not view it as necessarily ethically correct in that we feel that it subverts the will of the people and undermines the very democracy that is the foundation of this country. In fact, this viewpoint was clearly expressed in the submission to the council on January 9, 2018 of a letter signed by 8 former Planning Commissioners, which stated that the city had reached its threshold for a vote (on any additional units proposed to be added under the General Plan) and asserting the banking system "thwarts the vote of the people".

In summary, we strongly oppose the proposed amendment to Measure E and the transfer of 1,088 residential units to the Measure E bank. Even though we have long believed that the construction of mixed-use buildings (i.e., combined commercial/residential) would be a good thing for Thousand Oaks Boulevard in order to create more of a town center feel for the boulevard with the City Hall as its nucleus, we nevertheless believe that any additional units beyond the Measure E limit needed to contribute to this process should still be subject to a vote of the people. After all, this is our city and we have every right to see it developed as we see fit in a context that fits our comfort level with regard to density, traffic, lifestyle, and other issues. Thousand Oaks is a real treasure, along with Ventura County and its cities as a whole, that sharply contrasts with the urban morass that makes up the vast majority of Southern California and we should be very cognizant of that distinction. We do not want this to be the last generation to experience the community envisioned by the early founders and leaders of this city.

Very truly yours,

*Ernest V. Siracusa, Jr.*

Ernest V. Siracusa, Jr.  
163 Via Fiesta, Thousand Oaks, CA 91320

*Carolyn A. Siracusa*

Carolyn A. Siracusa

CITY OF THOUSAND OAKS

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

2018 APR 24 P 3:17

EXPERIMENTAL OFFICE

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018



Janet Miller Wall  
1901 Tamarack St.  
Thousand Oaks, CA 91361  
walljanetm@gmail.com

2018 APR 24 PM 3:32

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

April 24, 2018

Thousand Oaks City Council  
City of Thousand Oaks  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362

Re: GIS Calculations vs. Original Planning Documents for 7 Tracts:  
Tract 4493-2V, Site 1; Tract 2969, Site 2; Tract 2495, Site 3;  
Tract 2561, Site 4; Tract 4251, Site 5, Tract 4394-3, Site 6  
and Tract 5015, Site 7 – LU 2017-70594 and Z 2017-70622

Dear Councilmembers:

In March and April, Joan Edwards and I made several attempts under the California Public Records Act Request ("CAPRAR") to obtain documents that might enlighten us to the method used to add new housing units to what has now been designated the Measure E housing "Bank." This letter and attachments highlight and document inaccuracies which City Council should correct before legally adding 1,080 units to the Bank.

The best explanation we received regarding the method for creating and transferring 5,400 units (1,080 to occur this evening) from the GP map was supplied by Patrick Hehir. He states in his March 8, 2018 letter to Ms. Edwards:

"City's GIS data includes polygons for the General Plan land use designations and polygons for parcels. Public streets are 'blank space' on the parcel layer, even though that area is covered by the General Plan designation. In developed residential areas, the polygons were subtracted from each other to determine the net acreage of existing neighborhoods. City used sampling of various neighborhoods and designations to determine the percentage of net vs. gross for each residential land use designation. We applied those percentages to reduce gross acreage of undeveloped residential sites."

It appears from the information provided by Mr. Hehir that "City" chose to use two separate one dimensional maps for the purpose of determining total possible housing units on these 7 sites; units which Council might now create and transfer to other City locations. The method explained above appears to subtract "public streets" from the calculations, yet other important,

TO COUNCIL 4-24-2018  
AGENDA ITEM NO. 8.A.  
MEETING DATE 4-24-2018

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limiting factors were not considered. Does the method which proves our Measure E threshold is 81,124 housing units allow you to create units that weren't built on 25% slope or, in one instance, in the already existing flood channel that is part of Tract 4251 at Portreo Road?

This is an important determination for you to make tonight. I have supplied with this letter some pages from the original planning documents used for these 7 projects because a one-dimensional assessment not only lacks substance and transparency, but it's an extremely dishonest interpretation. Some of the original planning and environmental documents from the 7 tracts that are up for consideration tonight dispute the one dimensional method used by Staff, and in one instance (Site #7), the Final MND reflects that the project was approved at the actual Medium Density GP designation so units cannot be created by adopting a lower GP designation.

Each Site in your packet is labeled in the sections below with (1) the Site number, (2) the Tract number and (3) the "Unique ID" number which correlates to a chart called "*Tracts Developed Below Minimum Density (10/24/17)*" which I have also attached for easy reference. This chart can be obtained on the City's website so it is accessible to the public—IF they understand where exactly all these tracts are located.

**Site 1: Tract 4493-1V/Tract 4493-5V, Unique ID 832 and 834, EIR #266**

Please turn to Exhibit A attached to this letter.

The aerial map provided you actually highlights Tract 4493-4V (Planning Area 17) which is part of Dos Vientos Specific Plan 8 and 9, along with 4493-1V (Planning Area 13) and 4493-55V (Planning Area 19) which are not depicted on your map but which you can see from the maps contained in Greg Smith's EIR #266, signed on June 12, 1989. Since the information supplied to you this evening is inaccurate, City Council should consider asking Staff for more information to verify that 407 housing units can be created from Planning Areas 13 and 19. I also note that Tract 4493-2V is contained on "*Tracts Developed Below Minimum Density (10/24/17)*" and that Staff intends to create another 43 housing units from the Dos Vientos Specific Plan, but those units are not under consideration this evening.

**Site 2: Tract 2969, Unique ID 51**

Please turn to Exhibit B attached to this letter.

The only documents supplied in the CAPRAR requests relate to the conversion of apartments to condominiums, the first to occur in the City in 1977. The "*Tracts Developed Below Minimum Density (10/24/17)*" chart shows 39 units will be added from this site, yet your packet adds 66 units—without explanation or corrections to the chart available to the public. Again, additional information should be requested before deciding Council can legally add 66 units to the housing Bank.

**Site 3: Tract 2495, Unique ID 46**

Please turn to Exhibit C attached to this letter.

It appears that apartments were intended for Tract 2495 and single family homes were built instead. Please note that the Staff Report Evaluation has already considered the decrease in

units by stating: "This type of project that underutilizes allocated density assists the City in aligning the approved Housing Mix of the General Plan with the approved densities that are part of a previously granted zoning and Specific Plans throughout the Community." In other words, the GP designated units not used on this project were already "aligned" in the housing mix in 1976 and have been allocated elsewhere.

**Site 4: Tract 2561, Unique ID 770, EIR #113**

Please turn to Exhibit D attached to this letter.

Tract 2561, Site #4 states in Final EIR #113 (6/13/1977), p. 27 "**A maximum of 155-160 dwelling units would be allowed on the site under the existing zoning and current land use designation.**" Yet the Staff report tonight claims Council can add an additional 360 housing units using a one-dimensional map that only subtracts "Public Streets." The zoning and current land use designation did not change. Because 118 units were built, there remains—under this scheme—42 newly created housing units to add to the Bank. Not 360.

**Site 5: Tract 2561, Unique ID 770**

Please turn to pages 1 and 6 of Exhibit E attached to this letter.

Tract 4251, Site #5: The January 26 1987 Staff Report (page 6) clearly states that 111 maximum units can be built on this 24.3 acre site. 38 houses were built. However, the Staff report claims that Tract 2561 contains 34.9 buildable acres, not 24.3. In this instance, it seems reasonable to conclude from the map in your packet for Site #5 that the GIS calculation includes the flood channel which is clearly shown in the aerial photo as well as 25% and greater slope. Does Council believe it is legal and appropriate for you to use acreage from the flood channel to create additional housing units?

**Site 6: Tract 4394, Unique ID 454**

The only documents pertaining to this Tract which were supplied in the CAPRAR are Minor Modification requests signed by Phil Gatch and Ed Rinke (some of my retired favorites). There is no information available to ascertain whether 25 units can be created from this site. However, when the above and below errors are considered, clearly Council should be quite certain that these units exist to transfer elsewhere in the City.

**Site 7: Tract 5015, Unique ID 869**

Please turn to Exhibit F attached to this letter.

The Final Mitigated Negative Declaration for Tract 5015 clearly states on page 2 of the "Environmental Checklist Form" that the "**4.40 net acres**" is at a density of "**4.55 units/ac.**" 4.6 units per acre happens to fall within the Medium Density Range, so the General Plan Designation cannot be "down-designated" (for lack of better terminology) to Low Density. Therefore 51 invented units cannot be created from Tract 5015.

In closing, I ask Council to consider if all the assessments and hard work from past Staff members, Planning Commissions and City Councils have been replaced by one-dimensional GIS maps (which certainly can be designed to reflect not only topography, but many additional

4.

dimensions when specified!). I would stress to each of you that the errors explained in this letter do not reflect the professionalism and integrity that is part of our City character.

Although I totally disagree with the scheme of creating units from past projects to transfer to upcoming projects, I understand your haste to destroy Measure E and add units where you believe they will serve the community without the trouble and expense of honoring what voters want.

Go back to square one. Appoint another ad hoc committee of individuals who understand the documents and can work with Staff to bring you honest and accurate numbers that are accessible and transparent not only to you but to your constituents as well. Thank you for your attention to these concerns.

Sincerely,

A handwritten signature in cursive script that reads "Janet Miller Wall". The signature is written in dark ink and is positioned above the printed name.

Janet Miller Wall

CC: Joan Edwards

**Amendments to General Plan and Zoning for Seven Sites**  
**(LU 2017-70594 and Z 2017-70622)**  
**April 24, 2018**  
**Page 3**

**Table 1: Proposed Land Use Map Amendments and Zone Changes**

Tract # <sup>1</sup>	Site #	General Location	Acres	Built Density <sup>1</sup>	Land Use and Density Range <sup>1</sup>		Zoning District		Reduced Capacity (units)
					Existing	Proposed	Existing	Proposed	
Tract 4493-1V + Tract 4493-5V	1	Via Las Brisas/ Via Grande	39.2	3.5	Medium (4.6 – 15)	Low (2 – 4.5)	Dos Vientos SP <sup>2</sup> (No Change)		407
Tract 2969	2	Tuolumne Ave/ Arbor Lane Ct	2.6	3.8	High (15 – 30)	Low (2 – 4.5)	R-3 <sup>3</sup>	RPD <sup>4</sup> -4U	66
			.04 <sup>6</sup>	10	High (15 – 30)	Medium (4.6 – 15)	R-3	RPD-10U	
Tract 2495	3	Gainsborough Rd/ Grand Oak Ln	6.1	4.9	High (15 – 30)	Medium (4.6 – 15)	RPD-25U	RPD-5U	92
Tract 2561	4	Moorpark Rd near Rolling Oaks Dr	34.6	3.4	Medium (4.6 – 15)	Low (2 – 4.5)	RPD-5U	RPD-4U	360
Tract 4251	5	E. Potrero Rd at Vista Oaks Wy	34.9	1.1	Low (2 – 4.5)	Very Low (0 – 2)	HPD <sup>5</sup> -SFD (No Change)		87
Tract 4394-3	6	Westlake Blvd at Allyson St	10	1.5	Low (2 – 4.5)	Very Low (0 – 2)	Lang Ranch SP <sup>2</sup> (No Change)		25
Tract 5015	7	Sunset Hills Blvd at Calle Rochelle	4.9	4.1	Medium (4.6 – 15)	Low (2 – 4.5)	RPD-7U	RPD-4.5U	51
<b>Total</b>			<b>132</b>						<b>1,088</b>

Not what is shown on Staff Map

<sup>1</sup> Density = Units per net acre

<sup>2</sup> SP = Specific Plan

<sup>3</sup> R-3 = Multiple Family Residential

<sup>4</sup> RPD = Residential Planned Development

<sup>5</sup> HPD = Hillside Planned Development

<sup>6</sup> Part of adjacent townhome complex (map correction)

The proposed changes would reduce the residential capacity of the General Plan by 1,088 housing units. The proposed Land Use Map amendment(s) resolution is included as Attachment #8. The proposed zone change ordinance is included as Attachment #9.

**Allocation of Residential Capacity**

Measure E is a ballot measure passed by the voters in 1996. Measure E requires a vote of the people to amend the General Plan above the cumulative residential density (maximum number of dwellings) allowed by the General Plan Land Use Element Map ("Land Use Map") on November 5, 1996. A vote is not necessary to approve a Land Use Map change that does not increase the cumulative residential density beyond the 1996 baseline. Moreover, a vote is not required to increase density in one location if a corresponding reduction has occurred in another location.

**Tracts Developed Below Minimum Density (10/24/17)**

	Unique ID	Latest Tract	Net Acres	Land Use	Minimum Density	Maximum Density	Existing Units	Vacant Lots Available For Single Dwelling Unit	Potential Units Maximum (Net Acres x Max Density)	Potential Units Minimum (Net Acres x Min Density)	Existing Units + Vacant Lots - Potential Units Minimum	Units Available if Redesignated to Lower Density (Potential Units Maximum - Potential Units Minimum)
Site #3	46	2495 ✓	6.13	High Density	15.0	30.0	30	0	183.95	91.97	-61.97	91.97
	48	2835	4.55	High Density	15.0	30.0	56	0	136.46	68.23	-12.23	68.23
Site #2	51	2969 ✓	2.61	High Density	15.0	30.0	10	0	78.18	39.09	-29.09	39.09
	55	3052	2.01	High Density	15.0	30.0	25	0	60.40	30.20	-5.20	30.20
	56	3074	5.98	High Density	15.0	30.0	74	0	179.54	89.77	-15.77	89.77
	57	3095	1.17	High Density	15.0	30.0	16	0	35.20	17.60	-1.60	17.60
	58	3290	3.71	High Density	15.0	30.0	50	0	111.33	55.67	-5.67	55.67
	60	3507-3	9.73	High Density	15.0	30.0	126	0	291.86	145.93	-19.93	145.93
	61	3741-1	10.26	High Density	15.0	30.0	76	0	307.93	153.96	-77.96	153.96
	62	3741-2	10.11	High Density	15.0	30.0	98	0	303.22	151.61	-53.61	151.61
	63	3741-3	10.67	High Density	15.0	30.0	90	0	319.96	159.98	-69.98	159.98
	64	3741-4	11.70	High Density	15.0	30.0	97	0	351.12	175.56	-78.56	175.56
	65	3741-5	15.73	High Density	15.0	30.0	111	0	471.75	235.88	-124.88	235.88
	66	3741-6	14.63	High Density	15.0	30.0	118	0	438.77	219.39	-101.39	219.39
	67	3745	1.63	High Density	15.0	30.0	22	0	48.97	24.49	-2.49	24.49
	68	3925-1	1.66	High Density	15.0	30.0	22	0	49.82	24.91	-2.91	24.91
	71	3925-4	0.71	High Density	15.0	30.0	10	0	21.15	10.58	-0.58	10.58
	72	3945	6.22	High Density	15.0	30.0	90	0	186.75	93.37	-3.37	93.37
	82	5096	14.90	High Density	15.0	30.0	171	0	446.94	223.47	-52.47	223.47
	93	LD-655	13.95	High Density	15.0	30.0	108	0	418.46	209.23	-101.23	209.23
	97	T.O. TRACT 11-MR-13	11.91	High Density	15.0	30.0	128	6	357.41	178.71	-44.71	178.71
	116	1004	91.01	Low Density	2.0	4.5	159	2	409.53	182.01	-21.01	227.52
	156	1204	18.59	Low Density	2.0	4.5	35	0	83.64	37.17	-2.17	46.47
	178	1470	63.14	Low Density	2.0	4.5	121	0	284.11	126.27	-5.27	157.84
	202	1547	3.88	Low Density	2.0	4.5	7	0	17.44	7.75	-0.75	9.69
	210	1585-3	12.81	Low Density	2.0	4.5	25	0	57.64	25.62	-0.62	32.02
	267	2061	17.11	Low Density	2.0	4.5	34	0	77.00	34.22	-0.22	42.78
	280	2177-1	3.54	Low Density	2.0	4.5	7	0	15.94	7.09	-0.09	8.86
	282	2178	21.17	Low Density	2.0	4.5	38	0	95.27	42.34	-4.34	52.93
	316	24-RS-77	1.84	Low Density	2.0	4.5	2	0	8.28	3.68	-1.68	4.60
Site #5	410	3258-2	5.41	Low Density	2.0	4.5	8	0	24.35	10.82	-2.82	13.53
	438	4251 ✓	34.88	Low Density	2.0	4.5	38	0	156.98	69.77	-31.77	87.21
Site #6	439	4254	0.77	Low Density	2.0	4.5	1	0	3.45	1.53	-0.53	1.92
	454	4394-3 ✓	9.97	Low Density	2.0	4.5	15	0	44.88	19.95	-4.95	24.94
	455	4394-4	16.54	Low Density	2.0	4.5	33	0	74.43	33.08	-0.08	41.35
	463	4471	1.64	Low Density	2.0	4.5	3	0	7.40	3.29	-0.29	4.11
	464	4493-2V	17.16	Low Density	2.0	4.5	29	0	77.22	34.32	-5.32	42.90
	469	4501-2	3.22	Low Density	2.0	4.5	3	0	14.49	6.44	-3.44	8.05
	472	4601	7.48	Low Density	2.0	4.5	13	0	33.67	14.97	-1.97	18.71
	473	4604	34.40	Low Density	2.0	4.5	66	0	154.78	68.79	-2.79	85.99
	482	4874	3.76	Low Density	2.0	4.5	5	0	16.93	7.52	-2.52	9.40
	489	CONEJO RANCH, remainder two parcels	1.55	Low Density	2.0	4.5	2	1	6.97	3.10	-0.10	3.87
	491	5014	2.12	Low Density	2.0	4.5	4	0	9.52	4.23	-0.23	5.29
	505	5116	2.21	Low Density	2.0	4.5	3	0	9.94	4.42	-1.42	5.52
	510	5325	8.36	Low Density	2.0	4.5	9	0	37.64	16.73	-7.73	20.91
	512	5330	5.82	Low Density	2.0	4.5	9	0	26.19	11.64	-2.64	14.55
	524	CONEJO OAKS TRACT NO. 3	32.71	Low Density	2.0	4.5	59	1	147.19	65.42	-5.42	81.77
	525	CONEJO OAKS TRACT NO. 4	34.38	Low Density	2.0	4.5	49	0	154.72	68.77	-19.77	85.96
	527	Conejo Ranch Subdivision No 3 single parcel	1.04	Low Density	2.0	4.5	1	0	4.69	2.08	-1.08	2.61
	528	HAUSER TRACT	18.19	Low Density	2.0	4.5	22	5	81.86	36.38	-9.38	45.48
	538	LD-331	2.96	Low Density	2.0	4.5	3	0	13.33	5.92	-2.92	7.41
	544	LD-543 - Single lot	11.93	Low Density	2.0	4.5	1	0	53.70	23.87	-22.87	29.83
	545	LD-546	4.03	Low Density	2.0	4.5	5	0	18.14	8.06	-3.06	10.08

**Tracts Developed Below Minimum Density (10/24/17)**

Unique ID	Latest Tract	Net Acres	Land Use	Minimum Density	Maximum Density	Existing Units	Vacant Lots Available For Single Dwelling Unit	Potential Units Maximum (Net Acres x Max Density)	Potential Units Minimum (Net Acres x Min Density)	Existing Units + Vacant Lots - Potential Units Minimum	Units Available if Redesignated to Lower Density (Potential Units Maximum - Potential Units Minimum)
553	LD-627	5.14	Low Density	2.0	4.5	3	0	23.13	10.28	-7.28	12.85
555	LLA 2006-70440	3.27	Low Density	2.0	4.5	4	0	14.73	6.54	-2.54	8.18
558	LD-683	1.57	Low Density	2.0	4.5	3	0	7.05	3.13	-0.13	3.92
559	LD-684	3.13	Low Density	2.0	4.5	4	0	14.08	6.26	-2.26	7.82
560	LD-686	1.67	Low Density	2.0	4.5	3	0	7.49	3.33	-0.33	4.16
580	STARLIGHT RANCHOS NO. 1	16.08	Low Density	2.0	4.5	27	0	72.35	32.16	-5.16	40.20
581	T.O. TRACT 11-MR-13	13.86	Low Density	2.0	4.5	14	9	62.37	27.72	-4.72	34.65
585	T.O. TRACT 13-MR-11	29.11	Low Density	2.0	4.5	53	2	131.01	58.23	-3.23	72.78
588	T.O. TRACT 8-MR-76	5.12	Low Density	2.0	4.5	1	0	23.05	10.24	-9.24	12.80
725	2065-7	11.07	Medium Density	4.5	15.0	49	0	165.98	50.90	-1.90	115.08
747	2345	13.39	Medium Density	4.5	15.0	61	0	200.92	61.62	-0.62	139.30
760	2498-1	4.16	Medium Density	4.5	15.0	17	0	62.45	19.15	-2.15	43.30
770	2561	34.64	Medium Density	4.5	15.0	118	0	519.59	159.34	-41.34	360.25
808	4255	7.32	Medium Density	4.5	15.0	32	0	109.87	33.69	-1.69	76.18
813	4366-11	3.32	Medium Density	4.5	15.0	6	0	49.76	15.26	-9.26	34.50
820	4366-18	9.10	Medium Density	4.5	15.0	38	0	136.57	41.88	-3.88	94.69
821	4366-19	8.22	Medium Density	4.5	15.0	25	0	123.23	37.79	-12.79	85.44
832	4493-1V	21.59	Medium Density	4.5	15.0	76	0	323.92	99.33	-23.33	224.58
834	4493-5V	17.58	Medium Density	4.5	15.0	53	0	263.65	80.85	-27.85	182.80
853	4770	1.35	Medium Density	4.5	15.0	6	0	20.18	6.19	-0.19	13.99
866	4988	4.11	Medium Density	4.5	15.0	14	0	61.65	18.91	-4.91	42.74
869	5015	4.89	Medium Density	4.5	15.0	20	0	73.32	22.48	-2.48	50.84
904	LD-631, two parcels	0.63	Medium Density	4.5	15.0	2	0	9.41	2.88	-0.88	6.52
910	PARCEL MAP 3-PM-59	1.16	Medium Density	4.5	15.0	1	0	17.35	5.32	-4.32	12.03
1300	LLA 84-59	10.26	Residential Developable	0.2	1.0	1	1	10.26	2.05	-0.05	8.21
1327	Remainder-single parcel	4.86	Low Density	2.0	4.5	1	0	21.85	9.71	-8.71	12.14
1328	Remainder-single parcel	4.28	Low Density	2.0	4.5	1	0	19.25	8.55	-7.55	10.69
1353	TD Tract 13-MR-9	19.94	Low Density	2.0	4.5	24	6	89.74	39.88	-9.88	49.86
1362	TD Tract 8-MR-73	1.49	High Density	15.0	30.0	16	0	44.68	22.34	-6.34	22.34
1401	Conejo Ranch Subdivision No 3 two parcels	4.11	Low Density	2.0	4.5	2	0	18.50	8.22	-6.22	10.28
1401	T.O. TRACT 8-MR-73	1.22	High Density	15.0	30.0	6	0	36.52	18.26	-12.26	18.26
1402	Conejo Ranch Subdivision No 3 two parcels	5.10	Low Density	2.0	4.5	2	0	22.95	10.20	-8.20	12.75
1404	T.O. TRACT 11-MR-13	1.73	High Density	15.0	30.0	15	6	51.93	25.97	-4.97	25.97
SUM (Dark Blue)											5483.78

SUM (Dark Blue)

5483.78

Site #4

Site #1

Site #7

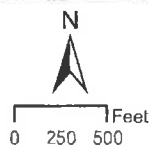
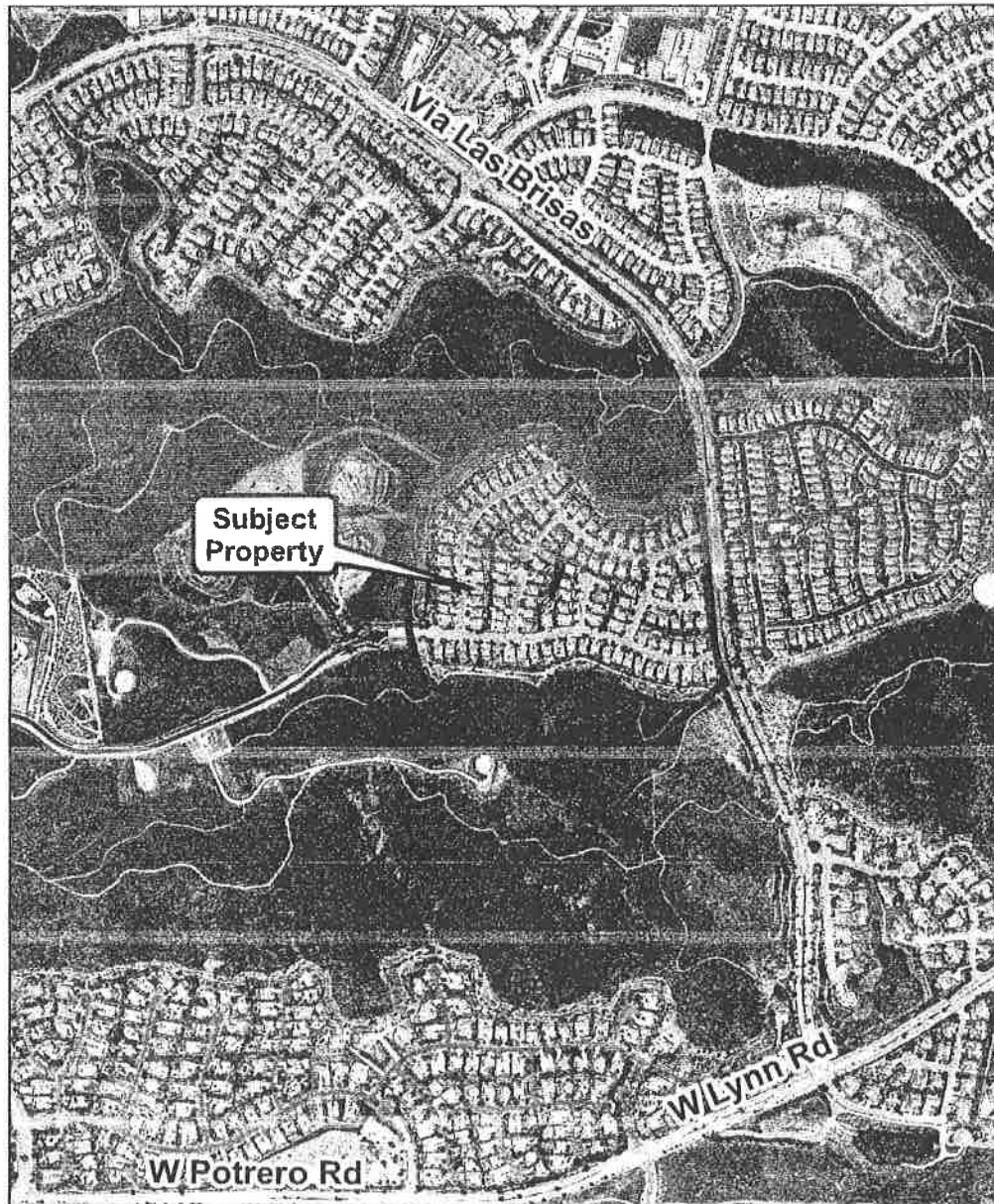
Map shows Tract 4493-4V  
Planning Unit #17

8.

ATTACHMENT #1

LU 2017-70594/ Z 2017-70622

Site 1  
Aerial Map



City of Thousand Oaks  
Community Development Department

Date: 3/13/2018

U:\cdjspecter\Measure E Analysis\Staff Report Maps\PC Report Aerial Site 1.mxd

Exhibit A

Page 1 of 5



FILE COPY  
PLEASE RETURN

9.

# ENVIRONMENTAL IMPACT REPORT

**final**

Tentative Tract 4493V

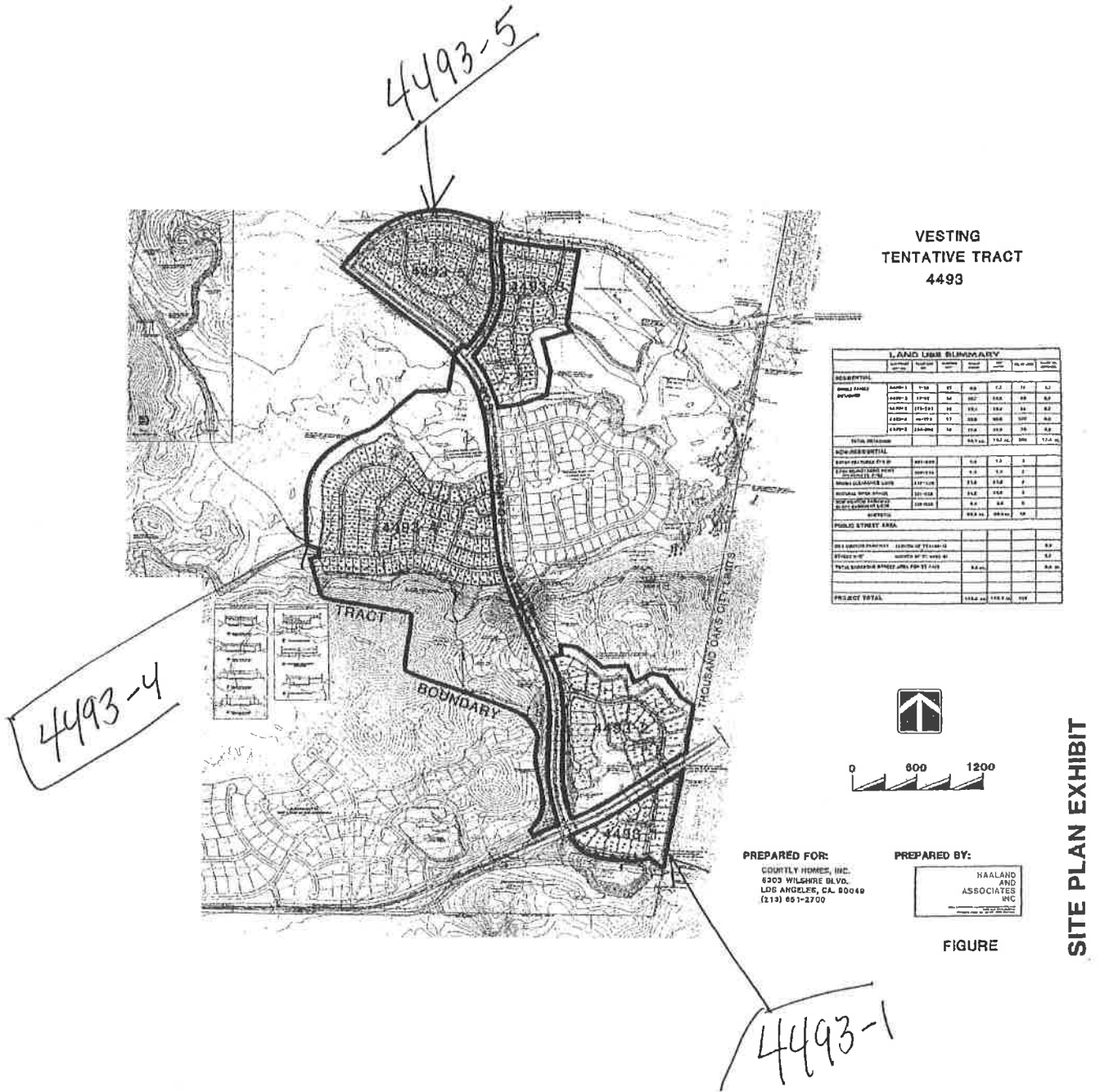
RPD 89-408 / DA 90-04

EIR No. 266

Courtly Homes

**thousand oaks planning dept.**

Exhibit A Page 2 of 5





11. DETERMINATION

1. ☒ EIR Required. On the basis of the Initial Study, it has been found that the proposed project may have a significant effect on the environment. An EIR will be prepared by the Thousand Oaks Planning Department.

6/12/89  
(Date)

By: Bug Smith  
(Signature)

2. a. ☐ Draft Negative Declaration. On the basis of the Initial Study, the Planning Department hereby issues a Draft Negative Declaration on the proposed project. Mitigation measures, if any, which have been incorporated in the project to avoid potentially significant effects are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Draft ND prepared: \_\_\_\_\_ By: \_\_\_\_\_  
(Date) (Signature)

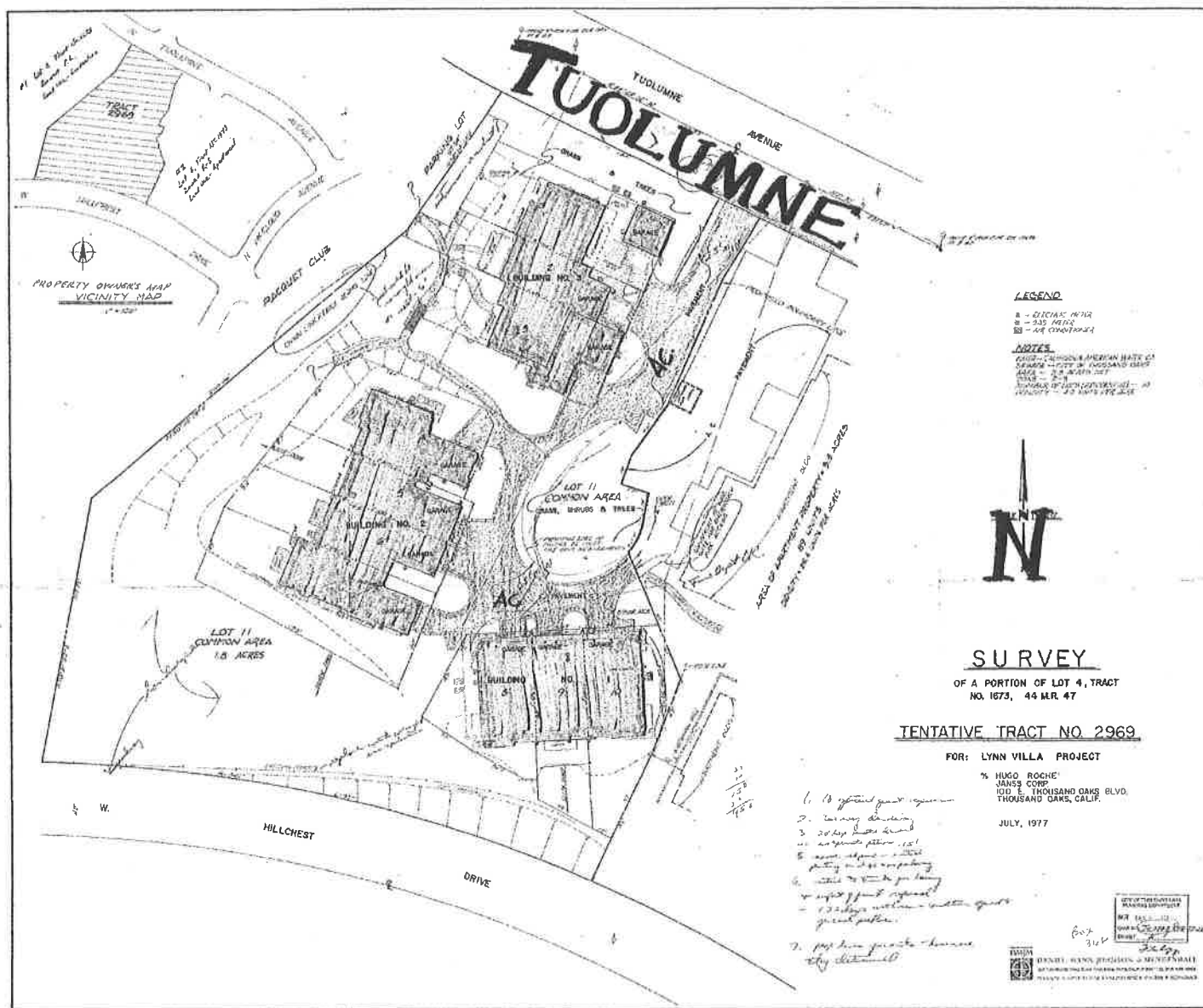
- b. ☐ Final Negative Declaration. Comments on the Draft Negative Declaration, if any, and responses thereto are attached.

Final ND prepared: \_\_\_\_\_ By: \_\_\_\_\_  
(Date) (Signature)

Exhibit A  
Last page of EIR #266- Page 5 of 5

Unique ID #51 #2969

Site #2 1977 Conversion of Hpts. to Condos  
(1st in T.O.)



PLANNING DEPARTMENT

STAFF REPORT

Meeting of January 23, 1978

TO: Planning Commission  
FROM: Planning Department  
REPORT: RPD-77-227 and Tract 2969  
APPLICANT: Janss Corporation  
FILED: December 13, 1977

REQUEST: The tentative tract map and RPD permit has been submitted to allow the conversion of rental units to townhouse ownership units on property located between Hillcrest Drive on the south and Tuolumne Avenue on the north adjacent to and west of the Lynn Villa Apartments.

ZONING: The property is currently zoned R-3 as shown on Zoning Map, Section G-8.

USE: The subject property is presently improved with ten units within three clusters and related facilities including parking areas and landscaping.

PARCEL SPECIFICATIONS: The subject property is irregular in shape and is situated on sloping terrain and contains approximately 2.5 acres.

STREET SPECIFICATIONS: Hillcrest Drive is a primary and scenic highway and should be further improved in conjunction with the approval of the project with the installation of landscaping within the parkway. With this section of parkway landscaping, the highway will be fully improved in conjunction with the development of The Oaks Shopping Center. Tuolumne Avenue is a fully improved collector street with a 60 foot right of way and is the only access to the subject property.

ADJACENT ZONING: The surrounding zoning consists of R-3 to the east; P-L to the west; P-L and RPD-16.5U across Tuolumne Avenue to the north and C-4 across Hillcrest Drive to the south.

SURROUNDING LAND USES: The surrounding land uses consist of the Lynn Villa Apartment complex to the east, the Racquet Club Recreational Facility to the west; vacant property across Tuolumne Avenue to the north that is proposed for future units within the Oak-noll Retirement Community and the Regional Shopping Center currently under construction across Hillcrest Drive to the south.

PREVIOUS CASES: The only previous pertinent case on the property is Tract 1673. The Planning Department has been unable to find any records revealing how the current development was approved. The applicant has indicated that these units were constructed as model townhouses for the Racquet Club Villas situated on the south side of Gainsborough Road. However, these units were never sold and were utilized for the past 12 or more years as rental units.

EIR DETERMINATION: The Planning Department has issued a negative declaration in that the conversion process to ownership units in conjunction with the installation of some minimum improvements would constitute a minor impact on the environment.

EVALUATION: This applicant desires to convert these rental units to townhouse ownership units as originally envisioned when the project was initially built over 12 years ago. Basically, the design features contained within these units should accommodate this conversion with limited difficulty. It is important to note that the City Council has taken formal action to exempt this applicant from the current moratorium which prohibits the conversion of rental units to ownership units until a formal Ordinance regulating this activity is adopted. At the present time, this property is part of the Lynn Villa Apartment Development, however, if these applications are approved, the project will be physically separated from the adjacent development and will be established as an independent entity.

#### I. TENTATIVE TRACT MAP REVIEW

This conversion will result in the establishment of ten individual surface lots which will be sold as townhouse units. The 10 owners will retain an indivisible interest in the common lots to share the maintenance responsibilities. The individual lots would generally include the dwelling units and side and rear private yard areas.

An important aspect of the conversion is the effect on the current renters. The applicant should be prepared to provide specific information to the Planning Commission regarding this matter. It is Staff's understanding that the current property owner will provide an exclusive right to each tenant to purchase their respective unit. Furthermore, each tenant will have a minimum of 120 days notice of termination of their tenancy. The Staff did suggest that legal notices advertising the public hearing should be sent to each tenant, however, the applicant had not provided this information prior to the preparation of the report. The Commission may desire to delay the hearing until such notification has occurred. It is also important to note that the City is in an interim period between the recommendation by the Planning Commission and adoption by the City Council of the Condominium Conversion Ordinance. Thus, the requirements of that Ordinance have not been applied to this request.

The majority of existing City requirements which would normally be imposed on this type of project, for example, provisions for street improvements, have already been accomplished. Furthermore, condominium conversions where the project is more than five years old are exempted from the Park Dedication Requirements.

#### II. RPD REVIEW

The Staff's review of the existing project concentrated upon the need for the expansion or installation of new improvements to meet current RPD standards.

##### 1. Parking Provisions

A two-car garage is provided for each unit and most garages have a paved area in front before reaching the

Exhibit B - Page 3 of 5

main driveway. Based on current standards for projects with private streets or driveways, the Staff is suggesting that a minimum of 20' deep private drive area should be provided in front of each garage. This will require the installation of additional pavement and the removal of some landscaping. Furthermore, guest parking should be made available at a 1 to 1 ratio or 10 spaces. This can be supplied on the site, however, additional landscaping must be removed.

## 2. Circulation Pattern

The project currently contains a loop driveway system connection with Tuolumne Avenue, however, the applicant is indicating that the driveway connecting with the adjacent apartment complex will be blocked off with a gate that can be opened for emergency fire access. Thus, the elimination of this loop system should require the expansion of the existing driveway to a minimum of 25 feet in width to accommodate that two-way traffic movement. At the present time, some sections of this driveway are approximately 10 feet in width. As is the case with the previous suggested requirement, this expansion of the main driveway will require the elimination of some landscaping and relocation of portions of the irrigation system. The other alternative is to maintain the existing circulation pattern which will require the establishment of an access easement over the adjacent apartment complex driveway. Even in that case, the on-site driveway should be expanded to 14 feet with signs to allow for one-way traffic movement only.

## 3. Patio Areas

The RPD Ordinance requires that for single family attached dwellings with a density of less than seven units per acre, a minimum of 400 sq.ft. patio should be provided. The provision should be accomplished with little difficulty on this project.

## 4. Wall Installation

Staff is suggesting that a six foot high wrought iron fence with stucco pilasters should be installed on Hillcrest Drive since this is a limited access highway. The fence will be installed basically along the edge of the existing right-of-way and connect with the solid wall adjacent to the Racquet Club facility to the west.

## 5. Landscaping Provisions

As the Commission can determine, the project has substantial landscaping treatment on the major portion of the property with the exception of a slope area exposed to Hillcrest Drive which is a scenic highway. Thus, Staff is suggesting that landscaping treatments consisting of ground cover, trees and shrubs should be installed on this slope area in conjunction with an irrigation system. Furthermore, the parkway adjacent to Hillcrest Drive should be improved with landscaping treatment that is complementary to the overall landscape theme to be established on this highway in conjunction with the development of "The Oaks" Regional Shopping Center.



#### 6. Other Considerations

The Planning Department is suggesting the imposition of the school donation condition. Also, in that this is an existing project with no further building permits required, Staff is suggesting that prior to recording of the final map, all the improvements as specified in the conditions, must be installed. The Staff is suggesting that the submittal of sufficient security to cover the cost of improvements would also be acceptable since this would serve as adequate assurance that the Conditions will be implemented.

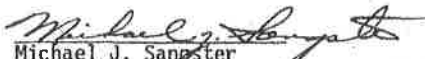
#### CONCLUSION:

This is the first condominium conversion project presented to the City. The small number of units in conjunction with the fact that the development was initially constructed for this purpose reduces complications normally incurred as the result of this process. The basic concern is the protection of the existing tenants which has been covered in the report and is suggested through appropriate conditioning. It is Staff's understanding that the requirement to provide additional improvements will be contested by the applicant since the project has been in existence for many years and the need for these requirements has not been demonstrated. It is Staff's opinion that the minimum improvements requiring additional paving to expand the driveway and provide additional guest parking spaces should be imposed to improve access for the convenience and safety of the residents.

#### RECOMMENDATION:

It is the recommendation of the Planning Department that based on the studies, reports and other documents submitted to and considered by the Planning Commission in this matter, and the testimony and other evidence presented at this Public Hearing, the Planning Commission finds that Tentative Tract Map No. 2969, together with its design and plan for improvement, is consistent with the Thousand Oaks General Plan in that the proposed subdivision and its land use are compatible with the objectives, policies, land uses and programs stated in the Plan and that this tract and RPD-77-227 be approved subject to the attached suggested conditions.

Prepared by:

  
Michael J. Sangster  
Deputy Director of Planning

Submitted by:

  
Philip E. Gatch (rs)  
Planning Director

PEG:MJS:jm  
Attachment

PLANNING DEPARTMENT  
STAFF REPORT

Meeting of May 24, 1976

Site #3  
Unique ID # 46  
Tract 2495

TO: Planning Commission  
FROM: Planning Department  
REPORT: RPD 75-145 and Tract 2495  
APPLICANT: Woodland Construction Company  
FILED: April 13, 1976

REQUEST

A tentative tract map has been submitted consisting of 31 lots and an RPD permit is being requested to allow the construction of 31 single family detached residences on property located on the north side of Gainsborough Road, approximately 800 feet east of Tuolumne Avenue.

ZONING

The subject property is currently zoned RPD-25U as shown on Zoning Map Section, G-7.

USE

The subject property is currently vacant and unimproved. Some previous grading has occurred on the property to dispose of material generated by the adjacent Oakwood Apartment Complex.

PARCEL SPECIFICATIONS

The subject property consists of 20 acres and is generally irregular in shape. The property consists of rolling terrain with abrupt increases in elevation along the northeasterly property line and a raised area adjacent to Gainsborough Road at the southwest corner.

STREET SPECIFICATIONS

Gainsborough Road is a partially improved 84-foot right-of-way and is classified on the Circulation Element of the General Plan as a secondary highway. The improvement requirements suggested for the project will result in the expansion to an ultimate right-of-way width consisting of an additional travel lane and parking lane as well as curb, gutter and sidewalk.

ADJACENT ZONING

The surrounding zoning is P-L to the north; P-L and RPD-6.4U to the west; RPD-25 to the south; and, RPD-7.4U and P-L across Gainsborough Road to the east.

ADJACENT LAND USES

Adjacent land uses consist of vacant property to the north and west; a high density apartment complex to the south; and, a church site currently under construction as well as the Conejo Valley Community Park across Gainsborough to the east.

PREVIOUS CASES

A previous pertinent case is RPD 70-38, Center Development Company which resulted in the construction of the adjacent 201 unit apartment complex and was approved by the Planning Commission on June 15, 1970. That RPD

Exhibit C

Page 1 of 2

Site #3

Gainsborough/Grand Oak

Unique ID #46

permit proposed the expansion of the existing project onto the subject property. A condition of that RPD permit requires the installation of a six foot high block wall along the east property line of the apartment project upon development of the subject site and a bond has been submitted to guarantee compliance with that condition.

#### GENERAL PLAN DESIGNATION

The General Plan Land Use Map designates the subject property for high density residential with a range of 15 to 30 units per net acre.

#### E.I.R. DETERMINATION

Certification of the E.I.R. must be completed prior to considering the tentative map and RPD permit.

#### EVALUATION

These joint applications have been submitted to allow the single phased construction of a 31 unit single family detached project, on property located on the north side of Gainsborough Road and adjacent to the Oakwood Apartment project. Work sessions and a preapplication review was conducted with the applicant in order to incorporate the RPD standards into the design of the project which has generally been accomplished, or will be achieved through the imposition of the suggested conditions. It is interesting to note that this is a considerable under-usage of the allocated density for the site and in fact this parcel of land was proposed to be used for the expanded Oakwood Apartments located on the west perimeter. The applicant has indicated that market demands for this housing type warrants such a submittal rather than a higher density development plan. The unit yield would place the project within the Medium Density Range rather than the high density range as designated on the Land Use Element. (This type of project that underutilizes allocated density assists the City in aligning the approved Housing Mix of the General Plan with the approved densities that are part of a previously granted zoning and Specific Plans throughout the community.)

#### I. TENTATIVE TRACT MAP REVIEW

The tentative tract map indicates that 31 individual lots will be recorded and the site will be served by a public street designed at a cul-de-sac that intersects with Gainsborough Road across the street from the park access driveway serving the Conejo Community Park Facility. There are no common areas proposed by the applicant.

##### A. Interior Street System

The proposed interior street design, including the detailed improvement standards comply with City regulations and will adequately serve the subject development. In conjunction with the development, Gainsborough Road will be fully improved as a secondary highway which is being conditioned by the Engineering Department.

##### B. Park Dedication Requirements

Based on Staff calculations, approximately .6 of an acre of land is the amount of dedication to be set aside for park purposes or to be used in determining a fee to be provided to the District. The small number of lots requires the submittal of a fee which will be based upon the fair market value of the land dedication. The fee will be applied towards the further improvement of the Conejo Valley Community Park and other parks within the service radius of the tract.

##### C. Bicycle Trail System

Gainsborough Road is designated as a bicycle route and thus it will be appropriately striped and signed for this purpose.

Tract 2495  
PC Packet  
05/24/1976

Site #4

Unique ID #770

20.

March 1977

EIR 113

Final EIR

dated 6/13/1977



TRACT 2561/RPD-76-163

BELDING DEVELOPERS  
ECOSCIENCE

Fox Hills

© Rolling Oaks / Moorpark

# ENVIRONMENTAL IMPACT REPORT

final

**thousand oaks planning dept.**

Exhibit D Page 1 of 5

ENVIRONMENTAL IMPACT REPORT

TRACT 2561/RPD-76-163

E.I.R. NO. 113

Applicant:  
Belding Developers, Inc.  
Ecoscience, Inc.  
2393 Townsgate Road  
Thousand Oaks, Calif. 91361  
(805) 497-0747

Prepared by:  
Lawrence Marquart  
Thousand Oaks Planning Dept.  
Review Period  
February 25, 1977 to  
March 25, 1977  
Extended to June 3, 1977

Exhibit D - Page 2 of 5

Tract 2561

## I. PROJECT DESCRIPTION

A tentative tract map and RPD permit have been submitted for approval to allow the construction of a residential subdivision containing 122 single family homes. The project is proposed to be located on a 40 acre parcel of land southeast of the intersection of Moorpark Road and Rolling Oaks Drive, 600 feet south of the Ventura (Route 101) Freeway, in the City of Thousand Oaks.

## II. ENVIRONMENTAL SETTING

### A. Topography

The terrain varies from gently sloping to locally steep and is characterized by a series of elongated knolls and ridges extending southeast to northwest separated by shallow arroyos. Along the eastern portion of the property, much of the terrain was modified during the earlier construction of an adjacent apartment complex. Along the southern boundary of the site, a dirt road has been constructed which generally follows the future alignment of Los Padres Drive. Portions of the property with the least amount of topographic relief are located along Moorpark Road, in the northwest near the intersection of Moorpark Road and Rolling Oaks Drive extending southeast into the center of the property, and in the northeast corner near Rolling Oaks Drive and the apartment complex. Total relief within the site is 125 feet, ranging from 875 feet at the southeastern corner near proposed Lot 32, to 745 feet near the intersection of Moorpark Road and Rolling Oaks Drive. Figure 2 depicts the relative slope characteristics of the property.

Slope percentages are broken down into the following number of acres.

<u>% Slope</u>	<u>Area</u>	
0 - 10%	11.0 acres	27% } of total acreage
10 - 25%	14.9 acres	37% }
25% or greater	13.6 acres	34% }

Average slope for the entire parcel has been calculated at 21.9%.

### B. Geology

A preliminary Soils Engineering and Geologic Investigation conducted on the property (Appendix A) indicates that the site is underlain by rocks of the Conejo Volcanics, which are mantled by colluvium, alluvium and fill. Colluvium, consisting of porous mixtures of soil and rock fragments, and dark brown lean clays and clayey silts, occupy ridge flanks and the bottoms of drainage swales.

Alluvium is located in the larger arroyos and consists of brown clayey sands with fragments of volcanic rock.

Tract 2561

1. Contour Grading: Attempts to blend artificial slopes with the natural terrain or to "round out" the topography by contour grading will be extremely difficult, to any depth, in hard rock areas.
2. Landscaping: Permanent landscaping of the resulting rock face cut slopes (or any artificially created slopes) has inherent problems. Not only is initial landscaping difficult and expensive, but continued maintenance of these slopes requires a financial commitment on the part of the homeowners and additional consumption of water for irrigation. Recent water shortages in California have highlighted this as an environmental effect which must be considered.
3. Blasting: In areas of the deepest cuts, blasting may be necessary to fracture the volcanic rock material in order to facilitate subsequent excavation by heavy grading equipment. According to the applicant's geologic engineer, the portions of the tract where blasting would be the most likely to occur are indicated in Figure 7.

Mitigation:

To minimize the extent of the proposed topographic modification, there should be no development encroachment into natural slope areas exceeding 25 percent. This will also reduce some of the potential for blasting.

The landscaping of artificial slopes is an acceptable means of healing any visual scars created by topographic modification, however, as discussed above, there are long term maintenance requirements associated with slope landscaping. The alternative is to avoid creating the slopes in the first place which require subsequent landscaping.

This single family tract proposal is a suitable design for a level parcel of land. The inherent topographic features of the subject parcel, however, suggest a clustered approach to unit development, concentrated in the more level areas and thus avoiding the steeper portions of the site.

B. Traffic & Circulation

Impact:

As proposed, the tract would be served by a single access along the future Los Padres Drive on the south. Los Padres connects with Moorpark Road on the west which is a secondary, controlled access highway with a raised median divider.

V. ALTERNATIVES

A. Higher Density

One alternative to the proposed project would be a higher intensity of development on the property as permitted within the medium density residential classification of the General Plan. A maximum of 155-160 dwelling units would be allowed on the site under the existing zoning and current land use designation.



B. Modified Tentative Tract

Another alternative would be to utilize a cluster approach to the subdivision rather than an individual lot pattern. Such a design concept could incorporate either detached or attached homes or a combination of both. Cluster developments are typically more efficient in terms of space utilization as well as energy conservation than are detached homes, requiring less area for streets and permitting greater flexibility in dwelling unit design and arrangement. If such an approach were utilized on the subject property, units could then be accommodated on the more developable portions of the site, with the steeper slopes remaining free of development.

C. No Project

A third alternative to the proposed tract would be that of "No Project." In such a case, none of the potential environmental impacts discussed above would occur and the land would remain as it now stands, in a natural state.

Exhibit D-Page 5 of 5



Unique ID# 438<sup>25</sup>  
Tract 4251  
Site #5

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Meeting of January 26, 1987

TO: Planning Commission  
FROM: Department of Planning and Community Development  
REPORT: Tract 4251, HPD 86-57, OTP 520, DA 87-10  
APPLICANT: Prudential Insurance Company  
FILED: November 20, 1986

REQUEST

A Tentative Tract Map, Hillside Planned Development Permit, Oak Tree Permit and Development Allotment are requested to allow the subdivision of 138.8 gross acres into 49 lots, construction of 47 single-family detached residences, removal of 8 oak trees and encroachments beneath the protected zones of 8 oak trees, and to tentatively assign point ratings in the 1987 Development Allotment Cycle. The property is located north of Potrero Road and north of Margate Place within the Westlake Village Area.

ZONING

The subject property is presently zoned HPD-SFD (Hillside Planned Development, Single-Family, Detached), as shown on the Thousand Oaks Zoning Maps, Sections H-11, H-12, I-11 and I-12.

USE

The site is vacant and unimproved.

PARCEL SPECIFICATIONS

The site, irregular in shape, contains 138.8 gross acres.

STREET SPECIFICATIONS

Potrero Road is a partially improved, controlled access, secondary highway, with 2 travel lanes and an 84-foot wide right-of-way.

ADJACENT ZONING

Surrounding zoning consists of HPD-SFD to the north, east and west; and, RPD-4.5U to the south across Potrero Creek.

ADJACENT LAND USES

Surrounding land uses consist of vacant property to the north, east and west; and, single-family, detached, residences to the south across Potrero Creek.

PREVIOUS PERTINENT CASES

Z-85-549 was approved by the City Council on October 28, 1986, for a change of zone from R-A (Rural Agriculture) to HPD-SFD (Hillside Planned Development, Single-Family, Detached).

Exhibit E - Page 1 of 6

Staff Report - Preliminary Ins.  
Tract 4251, HPD 86-57,  
OTP 520, DA 87-10

GENERAL PLAN DESIGNATION

The Land Use Element of the Thousand Oaks General Plan designates most of the site as undevelopable which consists of terrain equaling or exceeding a 25% slope. Those portions of the site situated on terrain less than a 25% gradient can be considered very low density residential with a range of 0 to 2 units per net acre.

ENVIRONMENTAL IMPACT DETERMINATION

The Department of Planning and Community Development has rendered a Negative Declaration for the project as there are no identifiable significant environmental effects. Impacts of a less substantial nature can be mitigated through imposition of project conditioning. Implementation of project conditioning to reduce identified impacts would include a vegetation restoration program of all brush cleared areas to reduce visual impacts; oak tree and open space preservation to avoid loss of wildlife habitat; construction of debris basin to minimize downstream sedimentation of Westlake Lake; and, archaeological resource protection.

EVALUATION

Four applications have been filed requesting authorization to allow subdivision of 138.8 gross acres into 47 residential lots, 1 common recreation lot and 1 open space lot; construction of 47 single-family, detached, residences; removal of eight (8) oak trees and encroachment within the protected zones of eight (8) oak trees; and, to tentatively assign point ratings in the 1987 Development Allotment Cycle. Upon award of Development Allotments and subsequent recordation of the final map, the project will be offered for sale, and ultimately, for the construction of production single-family, detached, homes.

-38 built

The proposed project, in its present form, meets many applicable policies and Municipal Code requirements currently in effect for hillside development. However, there are still several deviations being requested which should be very carefully considered by the Planning Commission. These items are identified as follows:

<u>Waiver</u>	<u>Standard</u>	<u>Proposed Waiver or Reduction</u>
Street Length	800 Feet without any secondary access	1,760 feet - "B" Street
Manufactured Slope Height	25 Feet Maximum	51 Feet Maximum
Grading Limitation	Encroachment into 25% or steeper terrain is discouraged	1.55 acres or 1.4% encroachment into 25% or greater terrain
Resolution 79-270	3:1 manufactured slope ratio adjacent to the streets with a 35 foot building setback to top of slope for two-story units	1 1/2:1 cut slope on lots 8 and 17 with a reduced setback
Oak Trees	Preserve all trees	Removal of 8 and encroachment into the protected zones of 8 oak trees to accommodate project development
Streets	Dedication of all streets	Use of private streets with gate controls

I. TENTATIVE TRACT MAP REVIEW

A. Vehicular Circulation and Access

The proposed street pattern contains a 50-foot wide residential collector street with a 40-foot paved section, which provides access to the subdivision across a bridge via Potrero Road. In addition, 2 cul-de-sac streets ranging in width from 42 to 46 feet are proposed. A key card-entry gate will be installed in front of the proposed bridge. The road standards employed on these private streets meet public street specifications and comply with the Private Street Guidelines of Resolution No. 77-111. Sidewalks on all streets are still being required by the Public Works Department to safely convey pedestrians even though these are private streets.

Proposed "B" Street ranges from 46 to 50 feet in width and is terminated with a 90-foot diameter cul-de-sac. At a length of approximately 1,730 feet as measured from Potrero Road, "B" Street exceeds the 800-foot length limitation for cul-de-sacs as specified in Section 9-4.904(c)(4) of the Municipal Code and the Thousand Oaks General Plan Safety Element. It should be noted that any departure from this limitation requires approval of the Planning Commission and will result in a point reduction under Criterion B-3 of the Development Allotment permanent rating standards. This limitation was adopted to coincide with the Ventura County Fire Department's requirement that streets longer than 800 feet must be provided with at least two different vehicular routes of entrance. The primary intent of this limitation is to safely convey residents away from a fire and to provide a secondary ingress for emergency apparatus. The Fire Department has expressed reservations regarding the length as proposed although it is supporting the design, provided the applicant accepts project conditioning to provide maximum fire safety to residents and to mitigate potential fire hazards.

Conditions are suggested requiring a minimum 40-foot wide paved street (as opposed to the standard 36 feet), an approved fire sprinkler system for each residence, a 200-foot brush clearance zone from all structures (as opposed to the standard 100 feet) and fire flow of 2,000 G.P.M. (as opposed to the standard 1000 G.P.M.) at 20 P.S.I. (Ventura County Fire Department). The departure in street length must be very carefully scrutinized in this instance so as to assure that the safety and health of the residences are protected against extreme fire hazards that may occur in the canyon which is discussed further under the Fire Safety Section of this report. The imposition of an 800-foot street length would terminate the circulation near the intersection of "A" Street and "B" Street, while eliminating approximately 37 lots. Another option would be to provide a secondary access across a bridge via Cromwell Place within Tract 1958 (Eton Square) to the south. The applicant opposes elimination of the lots. The extension of "A" Street to Cromwell Place would effectively provide a looped circulation; however, the increase in traffic noise will adversely impact existing homeowners and property values. In this respect, a reasonable trade-off would include the imposition of higher fire safety standards as suggested by the Fire Department.

B. Park Dedication

In lieu of parkland dedication, the Conejo Recreation and Park District is recommending a condition requiring that Quimby Fees be submitted to satisfy the park needs of future residents within the subdivision (Conejo Recreation and Park District). This fee,

to be paid prior to recordation of a final map, will be used to acquire or develop parkland within the service area of the tract. No credit will be given towards payment of Quimby Fees from the dedication of open space Lot No. 49 to the City or for the development of the active private recreation complex on lot 48.

Due to the amount and character of open space dedication, additional points will result under Criterion 4 (Provisions of Usable Open Space) of the Development Allotment.

C. School Impact

It is important to indicate that new State Legislation effective January 1, 1987 mandates higher school fees for all projects, regardless of enrollment conditions in existing schools. The fee applies equally to all new or expanded residential, commercial and industrial developments and is based upon the building floor area. In concert with the new legislation, a revised standard condition has been drafted (Agency Fees) and is recommended for imposition. The new condition is only a means to provide notice of this new law which all applicants must comply with.

D. Easements

The proposed project will result in loss of the existing Los Robles Trailhead and a portion of the trail. This trail provides a critical equestrian and hiking link through the Santa Monica Mountains to Newbury Park. The Conejo Open Space Conservation Agency (COSCA) is suggesting a condition requiring that the trail be realigned from Potrero Road to the existing fire road within common open space Lot 48, located adjacent to "E" Street (COSCA). The connection will consist of an 8-foot wide path not exceeding a 15% grade. Preliminary plotting and grading plans depicting the trail realignment have not been submitted for the Planning Commission's review, although requested by both COSCA and Planning Staff. The applicant has, however, indicated that a trail plan is being prepared and will be available at the public hearing.

Another concern is the disposition of the existing unimproved right-of-way alignment for Potrero Road and common area along the south perimeter. The Public Works staff has indicated that any abandonment of this right-of-way established in conjunction with Tract 1958 (Eton Square Homes) to convey future traffic up Potrero Canyon would require City Council authorization. The Public Works staff supports the proposed "T"-intersection since any alignment with the unimproved right-of-way would necessitate a "Y"-intersection. This was least desirable option based on poor sight line visibility and maneuvering. The balance of the area outside the right-of-way is to be placed in common open space Lot No. 48. The open space area will be landscaped and maintained by the homeowner's association. However, there is ample land area within the right-of-way abandonment to provide a trailhead without requiring a substantial site redesign. A condition is suggested requiring that the disposition of the existing unimproved right-of-way and common area be reviewed as to its appropriateness for the Los Robles Trailhead. The Public Works, Utilities and Planning and Community Development Departments; the Conejo Recreation and Park District; the Thousand Oaks Police Department; the applicant and adjacent homeowner's associations will be involved in the review (Restrictions).

E. Fire Safety

The subject property is surrounded on three sides by steep hillside brush areas substantially exceeding a 25% slope. As previously discussed, fire safety measures are being required by

the Ventura County Fire Department to mitigate potential fire hazards that would impact the health and safety of homeowners in the project. Potential risks of brush fire hazards generally originate from vegetation, climate and people. A major source of fire fuel is found in the chaparral, sage and grasslands surrounding the project. The hot dry summer that is characteristic of the region leaves the hillsides highly susceptible to a major brush fire. The "Santa Ana" winds during early fall also create a potential risk in which these hot, dry winds flow over the tops of ridges and then sweep down into canyons aggravating the potential fire threat in brush areas ("flue effect"). Lastly, fuel sources can become ignited by man, either directly through careless action, or indirectly through accidents such as chimney or engine exhaust sparks.

Of particular concern is the early warning and evacuation route of homeowners living within the project in the event of a brush fire threat. This responsibility is handled by the Police Department. In this particular case, a predetermined evacuation route is warranted to provide an additional measure to protect the safety of homeowners and assure access of emergency apparatus. Evacuation, however, can only be recommended, not ordered. The health and safety impacts on homeowners in the event of a fire hazard threat must be carefully scrutinized to assure against loss of life and damage to property. A condition is suggested requiring that the C.C. and R's contain a provision on fire safety and evacuation routes (Restrictions). In addition, conditions are recommended that the 200-foot brush clearance zones be landscaped with native, fire retardant species and provided with an automatic irrigation system (Landscaping). This matter is further discussed under the Brush Clearance Section of this report.

It must be noted that the proposed subdivision is one of the first developments in the community to locate in a box canyon with the high threat of fire from the brushy mountainous terrain. The first development in brush hillside terrain included Tract 3741 (Hidden Canyon Homes) located north and south of Thousand Oaks Boulevard, approximately 1,000 feet east of Via Merida. The Planning Commission must carefully weigh the health and safety of the public as it relates to fire hazards. Also, strict adherence to the safety guidelines must, at all costs, be implemented to the satisfaction of the Fire Department so as to set a precedence on future projects of a similar nature, while achieving maximum homeowner protection against fire. Any design which attempts to develop this canyon will have at least some risk of fire; however, enforcement and awareness of fire safety will help to minimize the threat to life. A Fire Department representative will be available at the public hearing to answer any questions of the Planning Commission regarding fire safety. Due to the fact that hazard of fire in this area is so high, the Planning Commission may wish to explore with the applicant as well as the Fire Department placing the brush clearance zone in a formal landscape assessment district.

F. Water and Wastewater Services

The Utilities Department is recommending nine (9) points for water service under the Criterion A-1 of the Development Allotment in that ample water is available for the California Water Service without further improvements to the system. An extension of the line will occur from the existing service in Potrero Road.

Staff Report - Preliminary Ins.  
 Tract 4251, HPD 86-57,  
 OTP 520, DA 87-10

Due to wastewater capacity problems within the Triunfo County Sanitation District, five (5) points are recommended under Criterion A-2. The capacity of the treatment plant is currently being increased and due to new demands on the system, an additional expansion project, beyond the current program, may be required. A Utilities Department representative will be available at the public hearing to address this issue.

G. Subdivision Map Act Findings

A list of findings contained in Section 9-3.702(h) of the Thousand Oaks Municipal Code, which must be considered in arriving at a decision on the Tentative Tract Map, has been provided for the review of the Planning Commission. The Planning and Community Development Department's position regarding these findings is as follows:

1. The density of the project is consistent with the Land Use Element of the General Plan.
2. The design of the project and proposed improvements comply with General Plan Guidelines and Policies.
3. The site is physically suited to accommodate the proposed design and requested density.
4. The design of the subdivision and types of improvements are not likely to cause substantial environmental damage, serious public health problems or conflict with existing public easements as the imposition of project conditioning adequately minimizes any potential impacts.

II. RESIDENTIAL PLANNED DEVELOPMENT REVIEW

A. Density Limitations

~~The~~ The average slope of the property is 29.12%. Based on this average slope, Section 9-4.3105 of the Thousand Oaks Municipal Code specifies a maximum density of ~~8 dwelling units~~ per gross acre. This would allow a total of 111 units to be considered or a total of 64 units more than requested under the current project. The concentrated density of the project is 1.76 units per net acre within the developable area (excluding streets and slopes in excess of 25% gradient) of 24.3 acres. This concentrated density is within the limitations of the Thousand Oaks General Plan Land Use Element.

B. Open Space Preservation

Based on the average slope of the property, a minimum of 77.5% of the site must be preserved as ungraded open space or for recreational purposes as specified in Section 9-4.3106(b) of the Thousand Oaks Municipal Code. A total of 107.57 acres must be set aside in order to comply with the provision. The applicant is proposing to set aside a total of 114.49 acres in two lots to satisfy this provision. Lot 48 consisting of 29.48 acres is to be owned and maintained by a homeowners' association and will contain easements for the Los Robles Trail and drainage purposes. This common lot will provide recreational and open space amenities, while placing all brush clearance zones in common ownership for shared maintenance.

Lot 49 consisting of 85.01 acres has been donated to the City although formal transfer of title has not yet occurred. The dedication of this lot to a public agency is consistent with the

Site # 7 Tract 5015  
Unique ID # 869

**FINAL MITIGATED NEGATIVE DECLARATION**

TRACT 5015; RPD 91-432; DA 91-01 M 1.

**Project Applicant**

Kaufman & Broad Coastal, Inc.  
100 Bayview Circle, #100  
Newport Beach, Ca. 92660

**Lead Agency**

City of Thousand Oaks  
2100 East Thousand Oaks Boulevard  
Thousand Oaks, Ca. 91362-2903

**Contact Person**

Richard A. Burgess  
Department of Planning and  
Community Development

Exhibit F - Page 1 of 4

CITY OF THOUSAND OAKS  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MITIGATED NEGATIVE DECLARATION

- I. Project Number/Title: Tract 5015/RPD 91-432 Major Mod. 1/DA 91-01 Major Mod. 1
- II. Project Proponent: KAUFMAN & BROAD
- III. Project Description: To allow the subdivision of 5.26 acres of land into twenty-one (21) lots or record; to construct twenty (20) single-family detached dwellings; and to modify the point assignment to the development allotment system.
- IV. Project Location: Northwest corner of Sunset Hills Boulevard and the Thousand Oaks Freeway (Route 23)
- V. FINDING: On the basis of the attached Initial Study, it is found that the project described above will not have a significant effect on the environment. Mitigation measures, if any, included in the project to avoid potentially significant effects are set forth in the Initial Study.

Draft Negative Declaration:

Sept 10, 1996

By: Richard A. Burger (Date)  
(Signature)

Final Negative Declaration:

Comments on the Draft Negative Declaration, if any, and responses thereto are attached.

Oct 1, 1996

By: Richard A. Burger (Date)  
(Signature)

Exhibit F- Page 2 of 4



CITY OF THOUSAND OAKS  
ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Kaufman & Broad; Tract 5015; RPD 91-432 M1; DA 91-01 M1
2. Lead Agency Name and Address: City of Thousand Oaks, 2100 East Thousand Oaks Boulevard, Thousand Oaks, Ca, 91362-2903.
3. Contact Person and Phone Number: Richard A. Burgess, (805) 449-2326
4. Project Location: Northwest corner of Sunset Hills Boulevard and the Thousand Oaks Freeway (See Vicinity Map and Site Plan, Appendix A)
5. Project Sponsor's Name and Address: Kaufman & Broad Coastal, Inc., 100 Bayview Circle, #100, Newport Beach, Ca. 92660.
6. General Plan Designation: Medium Density Residential (4.5 - 15 du/net acre).
7. Zoning: RPD-7U (Residential Planned Development 7 dwelling units per acre). The current plan proposes 20 single family homes in a net developed area of 4.40 acres yielding a net residential density of 4.5 dwelling units per acre. Consequently, this proposal is below the maximum density allowed under the present zoning.
8. Description of the Project: Applications for a Tentative tract, a major modification to a residential planned development permit and a major modification to a Development Allotment point assignment have been submitted by Kaufman & Broad to allow the subdivision of 5.26 acres into twenty-one (21) lots of record; to construct twenty(20) single-family detached dwellings; and to modify the point assignment to the development allotment system (See Development Site Plan, Appendix A). The subject property is located on the northwest corner of State Route 23 and Sunset Hills Boulevard.

The development will consist of twenty single family homes with a housing mix of 8 single story and 12 two story houses. Access is to be provided from Sunset Hills Boulevard via a single street which forks within the development to form two cul-de-

*Exhibit F - Page 3 of 4*

sacs (See Development Site Plan and Building Elevations, Appendix A).

The site has been graded in the past and is essentially level. Grading is expected to balance on site with no import or export of graded material.

Specifics of the proposal are as follows:

Total Land Area	5.26 ac.
Number of Single Family Homes	20
Private Streets	0.86 ac.
Net Tract Area	4.40 ac.
Net Density	4.55 units/ac.
Minimum Lot Size	5700 s.f.
Maximum Lot Size	33,000 s.f.

GP Density = 4.6 units/ac.  
Medium

9. Surrounding Land uses and Setting: The subject property occupies a relatively level area which was graded as part of parent Tract 2569. It is bounded by sloping terrain on the northern, western and eastern sides and by Sunset Hills Boulevard on the southern boundary.

Surrounding land uses include Sunset Hills Country Club and existing single family homes (Tract 2569) to the north; Sunset Hills Boulevard and existing single family homes (Tract 2023) to the south; State Route 23 to the east; and, existing single family homes (Tract 2569) to the west.

10. Other public agencies whose approval is required: None

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