

## City Council

**REGULAR MEETING**  
**Tuesday, March 22, 2016, 6:00 P.M.**  
**Council Chambers**



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

### Executive Team

Scott Mitnick, City Manager  
Andrew Powers, Assistant City Manager  
John C. Prescott, Comm. Dev. Director  
Cynthia M. Rodriguez, City Clerk  
Barry McComb, Cultural Affairs Director  
Tim Hagel, Police Chief  
Jim Friedl, General Manager, CRPD

Tracy M. Noonan, City Attorney  
John F. Adams, Finance Director/City Treasurer  
Jay Spurgin, Public Works Director  
Gary Rogers, Human Resources Director  
Heather Cousin, Library Director  
Theodore E. Smith, Fire Chief

### **MISSION STATEMENT:**

**Extraordinary Service to the Citizens We Serve is Our Purpose**

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department, (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

The following is provided to assist with public participation:

**Agenda Availability:** The City Council Agenda is posted at the entry to the Civic Arts Plaza/City Hall, 2100 E. Thousand Oaks Boulevard, Thousand Oaks [main posting location pursuant to the Brown Act, G.C. 54954.2(a)]. City Council Agenda Packets are available for review at the City Clerk Department, 2100 E. Thousand Oaks Boulevard, Thousand Oaks. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at [www.toaks.org](http://www.toaks.org). Televised City Council Meetings are re-broadcast Thursday and Sunday (following meeting) at 10:00 a.m. and 6:00 p.m. on TOTV, Channel 10.

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

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

**Public Input:** Any person who wishes to speak regarding an item on the regular agenda or on a subject within the City’s jurisdiction during “Public Comments” is requested to file a “Public Speaker” card with City Clerk staff before that portion of the Agenda is called. Any person who wishes to speak on a specific agenda item is requested to file a “Public Speaker” card before the specific item is called. Any person who wishes to speak on a Public Hearing is requested to file a “Public Speaker” card before the Hearing is called. Persons addressing the City Council are requested to state their name and community of residence for the record. Any supporting materials should be submitted to the City Clerk before addressing the Council. These materials are also considered a public record pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.

**Special Meeting Public Input:** Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act/Special Meetings.

**Consent Calendar:** Matters listed on Consent Calendar that do not require significant reporting and/or discussion for decision or considered to be routine, will be approved by one motion as recommended. There will be no separate discussion unless Councilmember or staff member requests separate discussion prior to approval.

**Judicial Review:** Any legal action by an applicant seeking to obtain a judicial review of the City Council’s decision on a Hearing or issue listed on this Agenda may be subject to the 90-day filing period, of and governed by, Code of Civil Procedure Section 1094.6. Also refer to TOMC Section 1-4.05.

CITY OF THOUSAND OAKS CITY COUNCIL AGENDA

Thousand Oaks, California

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March 22, 2016

RES. NO. 2016-009  
ORD. NO. 1613-NS

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Fox, Adam, McCoy, Bill-de la Peña, and Mayor Price
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
  - A. Commendation – Ventura County Battalion Chief Scott Schuster Retirement
  - B. Proclamation – April as Autism Awareness Month
  - C. Proclamation – April as DMV/Donate Life Month
  - D. Presentation – Green Fleet Award to City
  - E. Performance – Cabrillo Music Theatre “Children of Eden”
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A pages 6 thru 7 for Consent Calendar listing)
8. PUBLIC HEARINGS:
  - A. [Public Hearing Continuance Request for Appeal of Planning Commission Decision; Applicant/Appellant: Academy Road LLC \(SUMJ 2015-70629\)](#)

RECOMMENDATION: Continue hearing to April 12, 2016
9. DEPARTMENT REPORTS:
  - A. [Potential Countywide Ventura County Transportation Commission \(VCTC\) Countywide Transportation Sales Tax Ballot Measure](#)

RECOMMENDATION: Receive verbal report from VCTC Executive Director

## 9. DEPARTMENT REPORTS: (Continued)

- B. [2015 General Plan/Housing Element Annual Progress Report \(GPAR 2016-70067\)](#)

## RECOMMENDATION:

1. Receive and file report
2. Direct Community Development Director to provide copies of 2015 General Plan/Housing Element Annual Progress Report to State Office of Planning and Research and Department of Housing and Community Development (HCD)

- C. [Initiate amendment to General Plan Land Use Element \(LU 2016-70034\)](#); allow concurrent processing of entitlement applications; Located: southwest corner of Duesenberg Drive and Los Feliz Drive; Applicant: Griffin Real Estate Management

RESOLUTION DECLARING INTENTION TO CONSIDER AMENDMENT TO LAND USE ELEMENT OF THOUSAND OAKS GENERAL PLAN AND ALLOW CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED SOUTHWEST CORNER OF DUESENBERG DRIVE AND LOS FELIZ DRIVE (LU 2016-70034: GRIFFIN REAL ESTATE MANAGEMENT) RES. NO. 2016-

RECOMMENDATION: Adopt resolution to initiate amendment to General Plan Land Use Element from "Industrial" to "Institutional," involving approximately 2.13 acres of land at southwest corner of Duesenberg Drive and Los Feliz Drive

## 10. COMMITTEE/COMMISSION/BOARD REPORTS: None

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

## 12. COUNCIL ISSUES/RECOMMENDATIONS:

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

1. [2016 National League of Cities \(NLC\) Congressional Cities Conference and Annual Meetings with Congressional Representatives and Federal Agencies \(Price\)](#)

RECOMMENDATION: Receive report

13. CITY MANAGER:

- A. Follow-up items
- B. Announcements and upcoming issues

14. CLOSED SESSION: City Council Conference Room 2<sup>nd</sup> floor - None

15. PUBLIC NOTICES:

Items listed under Public Notices are a matter of public record only. These items do not require City Council action

- A. [Approval of Final Map LD 07-70697](#); Description of Subdivision: 0.5 Ac Sub-Division for Medical Office Condos; Location: 2166 N. Moorpark Road; Developer: Robert Heatherly

16. ADJOURNMENT:

Adjournment in memory of:

- o Jonathan "JT" Tautkus, City employee
- o Marie Harris, retired City employee

to Regular Meeting April 12, 2016

Agenda Post Date/Time: March 17, 2016, 5:00 p.m.

**EXHIBIT A**

## 7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH H. ARE TO APPROVE  
RECOMMENDATIONS FOR ITEMS I. THROUGH K. ARE TO ADOPT*

- A. General, Utilities, Golf Course, and Theatres Demands – ratify March 2, 2016, March 9, 2016 and March 16, 2016; approve March 23, 2016; approve March 30, 2016 and April 6, 2016, subject to review and ratification
- B. [Minutes of Special and Regular City Council meetings of February 23, 2016](#)
- C. [No Appropriation/Expenditure Required: Youth Commission Appointment \(McCoy\)](#); appointment of Nicole Katz to serve remainder of two-year term ending July 2017
- D. [Additional Appropriation Fully Offset by Fixed Asset Replacement and Retired Equipment Reserves: Purchase eight fleet trucks](#) from Lake Chevrolet in amount not-to-exceed \$238,521.12; budget appropriations in amount of \$82,800; expenditures in amount of \$238,521.12 as detailed in staff report
- E. [Additional Appropriation Fully Offset by Grant Revenue: Westlake Boulevard Median Improvements \(CI 5242\)](#); acceptance of additional Federal Highway Safety Improvement Program Grant #HSIPL-5392 (052) in amount of \$57,200 from Federal Highway Administration for construction phase; budget appropriation and expenditure in amount of \$57,200 A/C 183-0000-438-9900 (CI5242 Federal Grant Revenue/Westlake Median Improvements Project) to A/C 183-5310-631-8300 (CI5242 Federal Grants/Westlake Median Improvements Project); transfer current year expenditures from Thousand Oaks Road Improvement Fees (Fund 543) to Federal Grants Fund (Fund 183)
- F. [Approved Expenditure: Sanitary Sewer Management Plan \(SSMP\) Update and Audit](#)
- G. [Approved Expenditure: Contracts for On-call Door and Door Hardware Contractor Services at various City facilities with American Automatic Doors Inc., KiddCo Door & Glass, and Vortex Industries Inc.](#) for three-year terms ending 2/28/19; each in amount not-to-exceed \$45,000 annually; each total contract not-to-exceed \$135,000 for term

7. CONSENT CALENDAR: (Continued)

H. [Approved Expenditure: Agreement with Conejo Recreation and Park District \(CRPD\) Conejo Senior Volunteer Program \(CSVP\)](#) for \$10,000 annual contribution; expenditure in amount of \$10,000 A/C 001-0920-677-5920 (Senior Services, Grants and Donations)

I. [No Appropriation/Expenditure Required: Resolutions confirming City Council's decision regarding Assisted Living Facility \(Oakmont Senior Living\) – 400 E. Rolling Oaks Drive](#)

RESOLUTION DENYING ZONE CHANGE (Z 2014-70551) WITHOUT PREJUDICE FOR LAND LOCATED 400 E. ROLLING OAKS DRIVE; (APPLICANT: OAKMONT SENIOR LIVING) RES. NO. 2016-\_\_\_\_\_

RESOLUTION DENYING WITHOUT PREJUDICE SPECIAL USE PERMIT (SUP 2014-70552) FOR LAND LOCATED 400 E. ROLLING OAKS DRIVE; (APPLICANT: OAKMONT SENIOR LIVING) RES. NO. 2016-\_\_\_\_\_

RESOLUTION DENYING WITHOUT PREJUDICE PARCEL MAP WAIVER (PMW 2014-70553) FOR LAND LOCATED 400 E. ROLLING OAKS DRIVE (APPLICANT: OAKMONT SENIOR LIVING) RES. NO. 2016-\_\_\_\_\_

RESOLUTION DENYING OAK TREE PERMIT (OTP 2014-70554) FOR LAND LOCATED 400 E. ROLLING OAKS DRIVE (APPLICANT: OAKMONT SENIOR LIVING) RES. NO. 2016-\_\_\_\_\_

ORDINANCES FOR SECOND READING:

J. [ORDINANCE REPEALING CHAPTER 2 ARTICLE 10 OF TITLE 10 OF MUNICIPAL CODE AND THEREAFTER READOPTING CHAPTER 2 ARTICLE 10 OF TITLE 10 OF MUNICIPAL CODE RELATING TO UPDATED CONSTRUCTION DEFINITIONS, STANDARDS AND USE OF GROUNDWATER WELLS WITHIN CITY BOUNDARIES](#) (Introduced 2/23/16, 5-0) ORD.NO. 1613-NS

K. [ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE TITLE 9, CHAPTER 4; ADDING OR REVISING DEFINITIONS AND ZONING REGULATIONS CONCERNING SUBSTANCE ABUSE TREATMENT FACILITIES, RESIDENTIAL CARE FACILITIES \(LARGE\), ASSISTED LIVING FACILITIES, BOARDING HOUSES, LODGING HOUSES AND SUPPORTIVE HOUSING \(MCA 2015-70320\)](#) (Introduced 2/23/16, 5-0) ORD.NO. 1614-NS