

THOUSAND OAKS CITY COUNCIL



Supplemental Information Packet

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Agenda Related Items - Meeting of February 9, 2016
Supplemental Packet Date: February 4, 2016

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.

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CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

Community Representatives in Opposition of
Presented to the City of Thousand Oaks Council
Members

Reasons For No Zoning Change At 400 East Rolling Oaks Drive

Case: Zone Change (Z 2014-70551);
Parcel Map Waiver (PMW 2014-70553);
Special Use Permit (SUP 2014-70552);
Oak Tree Permit (OTP 2014-70554)

TO COUNCIL 2-4-2016
AGENDA ITEM NO. 8.A.
MEETING DATE 2-9-2016

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Introduction

This analysis and study has been prepared and presented on behalf of the citizens of Thousand Oaks in opposition to the zoning change from RE-1AC (Rural Exclusive, 1 acre minimum) to PL (Public, Quasi-public, and Institutional Lands and Facilities) Zone for the 4.87 acres, then allowing a lot merger from two lots into one, authorizing the removal of six oak trees, encroachment into the protected zone of 1 oak tree, the removal of any and all trees with a 24 inch diameter at breast level and for the construction of a 79 unit (89-bed) assisted living facility on the property located at 400 East Rolling Oaks Drive, Thousand Oaks, California. **Based on the reasons set forth herein request that the Thousand Oaks City Council reject the proposed request.**

As City Planning Commissioner Newman stated, "This is a large commercial enterprise being plopped down in a residential setting...To me, that's not consistent with the neighborhood it's in." He goes on to state that there is a "rapid growth" of Assisted Living Facilities across the country and in California. This is a potential investment opportunity that has been on the radar of astute real estate investors for years (U.S. News May 14, 2015). Be reminded that Oakmont's founder, William Gallaher, Managing Member, is a real estate developer. City Planning Commission Alexander indicated, "No. Not comfortable it's the right thing in that location."

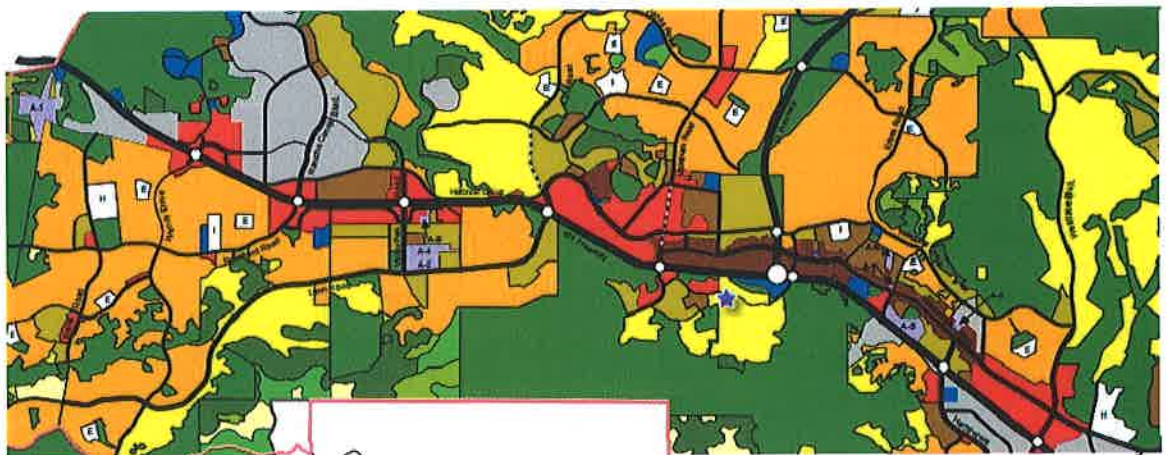
Bill Mabry, Oakmont Senior Living Project Manager, has admitted that there is "no benefit to the residents" in the neighborhood with the construction and operation of this property. Oakmont Senior Living has not done anything to work it out with the neighbors who are opposed to the development. Oakmont has offered no concessions acceptable to the neighbors, except to host several meetings and answer questions.

A discretionary Special Use Permit is required for the assisted living use under the PL zoning due to many sites in the City not being appropriate for that high density commercial use. We, who are opposed to the Oakmont high density, commercial development, would not oppose the development of 4 detached single-family dwellings on this site in accordance with the property's current zoning, or a zone change to RPD-0.5 (similar to that zoning and density to the south on that side of Los Padres Drive) with a project of 7 to 8 detached single-family dwellings (which zoning allows flexibility in designing a project that could preserve oak trees). We who will have to live near this site are not opposed to the development of a new assisted living facilities at proper locations, **this is just not a good location for that use!**

Sincerely, Lynn Burdick, Representative of the Opposition and voting citizen of Thousand Oaks.

Creating General Plan Inconsistencies

The General Plan has served this City for over 40 years. It has promoted **Smart Growth** for this City. Let us all be reminded as we make decisions



relating to land use and approving projects that become permanent as there may be no turning back.

In reviewing the Land Use Map, and in accordance with the General Plan, "Highly intensive land uses--major industrial and commercial centers--should be located in proximity to or within easy access of the Ventura Freeway corridor." You will note that the majority of commercial uses, zoning and properties are bordering the freeway on the north side. The property under review is not within the City's existing commercial corridor, but is in a built out and well established residential neighborhood.

The property lies south of Rolling Oaks Drive and within an established and significant residential neighborhood. It is not a good transitional use or development and there is not adequate buffer area adjoining and between the property and the present homes and residences.

The massive for profit commercially operated two story building with 75,226 sq. ft. and 79 rooms or units, large dining rooms, kitchens and activity areas and with room maid and food services, it is really like a hotel (therefore, the City has designated assisted living facilities as hotel use under the City's affordable housing linkage fee laws) and this use is not like a hospital, schools, civic centers, fire stations or other public or quasi-public uses or facilities for which the Institutional designation was originally created in the General Plan. This facility is either a "commercial" use or a "high density residential" use, both of which are **not consistent with the City's honored General Plan.**

A High Density Residential Use. According to the General Plan, this site is designated for "Very Low Density Residential" development at only 0-2 dwelling units per net acre. With 79 attached dwelling units on a 4.87 acre site, **the proposed project has a density of 16 units per net acre, an 800% increase over what is allowed under the General Plan.** A "High Density Residential" use or development has a range of 15 to 30 dwelling units per net acre and should be located primarily at sites accessible and close to neighborhood shopping centers where the residents can walk to shop, however, there is no neighborhood center near this site. To approve the rezoning for this commercial, high density, private use would create a serious inconsistency under the General Plan. The site, being south of Rolling Oaks Drive, which demarcates the buffer or line between residential and commercial uses. The requested rezoning is an unhealthy commercial high density encroachment and intrusion across Rolling Oaks Drive into an established residential neighborhood.

The General Plan also states that "In pockets of potentially developable land, within the surrounding mountains, only very low density housing should be allowed." The said property is within the surrounding mountains and is being reviewed as developable land, the only the difference is that the proposal is for high-density development. Again, the proposal departs from what has been our long honored and proven goals under the General Plan.

Finally, the General Plan goes on to state that the City should "Maintain and preserve existing neighborhoods through the application of appropriate zoning and development controls." Rezoning would create a hardship for the neighborhood residents.

Based on the points described, the General Plan of the City would require amending to allow for a rezoning change and a high-density development to be decided.

A Commercial Use. The City's main commercial corridor is north of the 101 Freeway. This is beyond question a for profit or commercially operated facility. Being all in one very large building of two stories, at 75,226 sq. ft., and with 79 rentable rooms, a dining hall, a large kitchen, activity areas and with room maid and food services (and other numerous employees and deliveries), it is really like a hotel. Allowing such intensive commercial uses at this primarily residential location goes against the present Land Use map and General Plan concepts for this neighborhood south of the 101 Freeway. Like hotels, assisted living facilities make more sense in a commercial zone where

residents and the frequent visitors can easily go to nearby shops or restaurants. This remote location is not located close to any commercial shopping, shops or restaurants.

Ridgeline Development. One of the General Plan's goals is "To enhance and preserve the spaciousness and attractiveness of the Conejo Valley." One of the General Plan's Development Policies is that "silhouetting of structures on natural ridgelines shall be discouraged." The building pad for this site sits above a natural arroyo on a ridge. As a result, the proposed massive building will silhouette on a natural ridgeline and in a scenic corridor, in violation of these General Plan goals and policies. When the Young Set Club received approval on October 25, 1972, the Planning commission indicated in paragraph D. Conservation Element Compliance: "This proposal is in accordance with the Conservation Element of the General Plan, since excessive topographic modifications and building coverage is not involved on those portions of the site classified as 'moderate slopes'." (Conservation Element adopted in June, 1972) The current proposal has excessive topographical modifications and the building does extend over the moderate slope areas.

A Spot Zoning Change That Grants a Special Privilege

This small site is currently zoned RE-1 acre, a Very Low Density level consistent with the General Plan designation for that site and the area to the south. Under current zoning, the City could not allow a developer to put in a hotel or a 79 attached dwelling unit apartment on this constrained parcel. The maximum allowed would be four (4) single-family dwellings that the citizens in opposition of the rezoning change would support. Four dwellings is low density and 79 apartments is high density. The only difference is a fictitious zoning label of "Public Lands" rather than "Commercial" or "Attached Multi-Residential." So what is the rational basis or land use concept that would justify the City Council saying "Yes" to a spot zoning for an assisted living facility that is like 79 apartments or a hotel at this rural low density residential location? It is the same land. Nothing has changed. An assisted living facility is nothing like four (4) or eight (8) detached homes. An Assisted Living Facility is an enormous commercial enterprise and it is not compatible with the neighborhood.

In reviewing the Land Use Map, and in accordance with the General Plan, "Highly intensive land uses--major industrial and commercial centers--should be located in proximity to or within easy access of the Ventura Freeway corridor." You will note that the majority of commercial properties are bordering the north side of the 101 Freeway. Large commercial developments should not be built in residential neighborhoods.

It is not good land planning or customary to allow such encroachments or intrusions of large commercial operations into essentially rural areas or low density neighborhoods as requested. Each case is unique and the City Council has broad legislative discretion to preserve our neighborhood, keep the status quo and **say No to this Project** and rezoning.

In the case of Reserve at Thousand Oaks, built in 1978, the surrounding properties were not developed until the mid-1980s, after the Reserve at Thousand Oaks. In the OakView case, built in 2009, the property was surrounded by University Village on all sides but the street. OakView is part of the University Village Plan. University Village is a Continuous Care Facility. First, University Village built the Independent and Assisted Living portion of the project in 2007 and then built the Skilled Nursing portion of the project in 2009. Across the street is Cal Lutheran University.

There are recent projects both approved and pending for the building of assisted living facilities.

- Grande Vista - Already zoned Public Lands. Pending.
- McCloud Avenue - Zoned Commercial, proposed to Public Lands. Pending.

- Belmont Village - Already zoned Public Lands. **Built in 2011.**

Past Zoning Changes (See Appendix for images)

- Reserve at Thousand Oaks - Rural Exclusive to Public Lands - **Built in 1978.** At that time, there were 66,000 in population size and likely more available land at that time. (<http://www.dof.ca.gov/research/demographic/reports/estimates/e-4/1971-80/counties-cities/>)
- OakView - Rural Exclusive to Public Lands. **Built in 2009.** This property is surrounded by University Village on all sides but the street and the CLU campus to the east and residential to the west and north.

This is not zoning for a large area or a district with a uniformed application of uses for many property owners. Rezoning just this one small four(4) acre site to PL just for a **commercial profit** making enterprise (and private benefit of one party - the developer) grants the applicant a special privilege, and is improper spot zoning. Spot zoning may be allowed if there is a justification or rational basis, such as a logical connection with the neighborhood and use like providing a needed public service to the surrounding residences, like a park, or a school or a fire station.

Measure E

In 2005, the City Council adopted a formal interpretation of Measure E that (1) established a baseline of residential density and **a baseline of commercial acreage** that existed in the Land Use Element of the General Plan...and (2) required that any General Plan amendment that cause either the residential density or commercial acreage baseline in the Land Use Element to be exceeded must be ratified by the voters, in addition to the normal City Council approval required for any General Plan amendment." It seems that developers and real estate promoters are using the Public Lands zoning as a loophole to Measure E. The Public Lands zoning classification is supposed to be used whereby the public interest is the benefactor. Such interest would include a hospital, public school, or fire department where **everyone in the City would benefit**. There is nothing stated in the Public Lands zoning that would all this rezoning request to be exploited as a loophole by large for profit commercial developments (Oakmont) that do not benefit **all** of the citizens.

Below is the listing on LoopNet.com. The listing is an "investment" and not subject to Measure E if rezoned.

Backup offers Market Senior Housing Site

Price	\$3,600,000	Commission Split	2%
Property Type	Senior Housing	Lot Size	4.75 SF
Property Sub-type	Assisted Living Residences	APN / Parcel ID	681-0-180-265
Property Use Type	Investment		

[Find out more...](#)

Listing ID: 18550150

Date Created: 02/12/2014

Last Updated: 01/14/2016

Description

Currently used as a Private School. Last session will be this summer. 4.75 acres and 7735 sf building. Across the street from T.O. Surgery Center and Los Robles apartments. Measure E in Thousand Oaks is a growth ordinance and it requires any net increase in commercial building area or any net increase in residential density to be subjected to a public vote. The most likely zones that could be applied to this property are: (current) R-E-1AC (very low density residential), PL Public Land, C-O Commercial Office, RPD Residential Planned Development. The City of T.O. is inclined to allow Senior Housing or Assisted Living structures and that zoning is PL and it would not require rezoning subject to the Measure E public vote parameters. See attached PL Senior Care Facility/Residences strategy proposal and 2 story building exhibit.. Buyer to determine suitable use for construction. In contract, subject to due diligence.

Moorpark Rd. south off of the 101, then left on Rolling Oaks Dr.

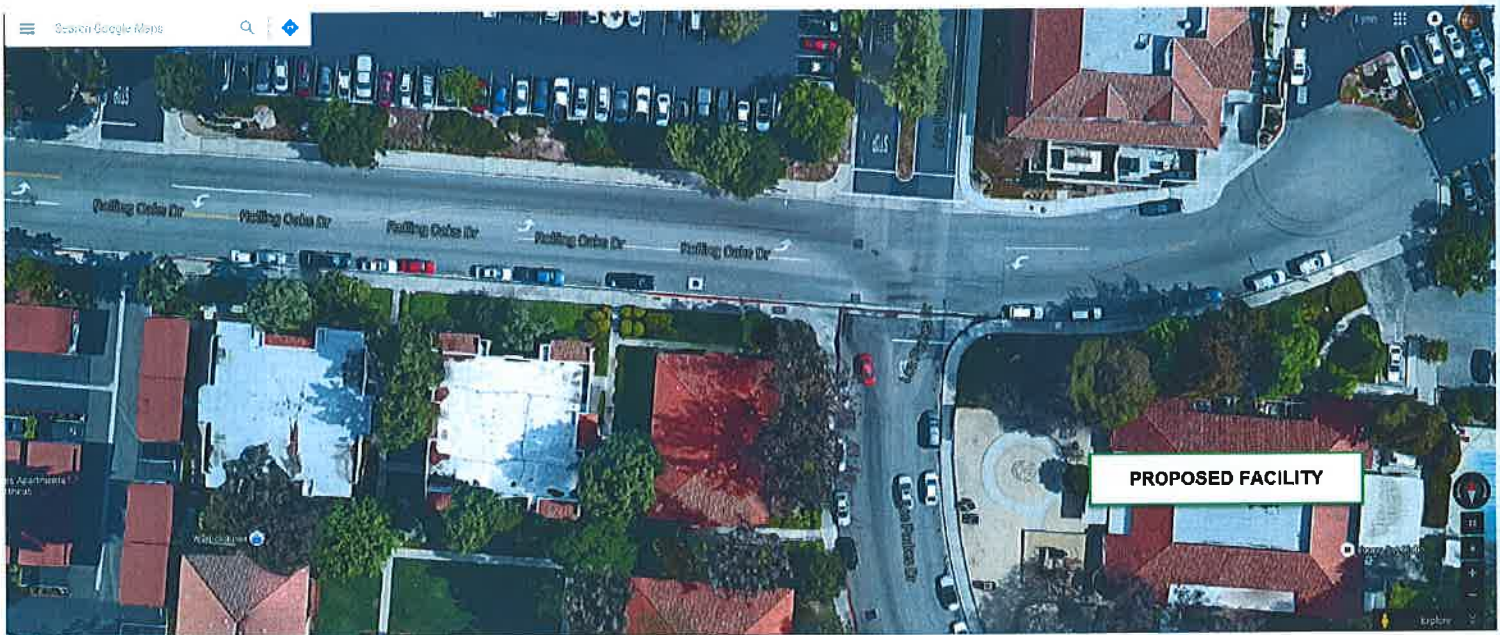
Parking and Traffic Conflicts

The neighborhood contains the following (from a Thousand Oaks realtor source):

- 523 residential dwellings (single family homes and condominium/townhomes) (Estimate resident count = $523 \times 4 = \mathbf{2,092 \text{ residents}}$)
- 248 apartments (239,224 sq ft building area) plus an approved 14 more units (Estimate resident count = $248 \times 4 = \mathbf{992 \text{ residents}}$) ($262 \times 4 = \mathbf{1,048 \text{ residents}}$)
- 1 theater (185 capacity)
- 1 golf course (75 acres)
- 1 restaurant (10,867 sq ft building area)
- 1 hospital (90,194 sq ft building area)
 - 21 bed capacity with 20 post surgery beds
- 1 commercial mixed use (66,667 sq ft building area)
- 3 medical buildings (99,194 sq ft building area)
- 1 day care (7,753 sq ft building area) = (Capacity = 150 children + 11 staff = **161**)
- 2 office buildings (57,136 sq ft building area)
- Thousand Oaks Transportation Center (290 vehicle spaces)

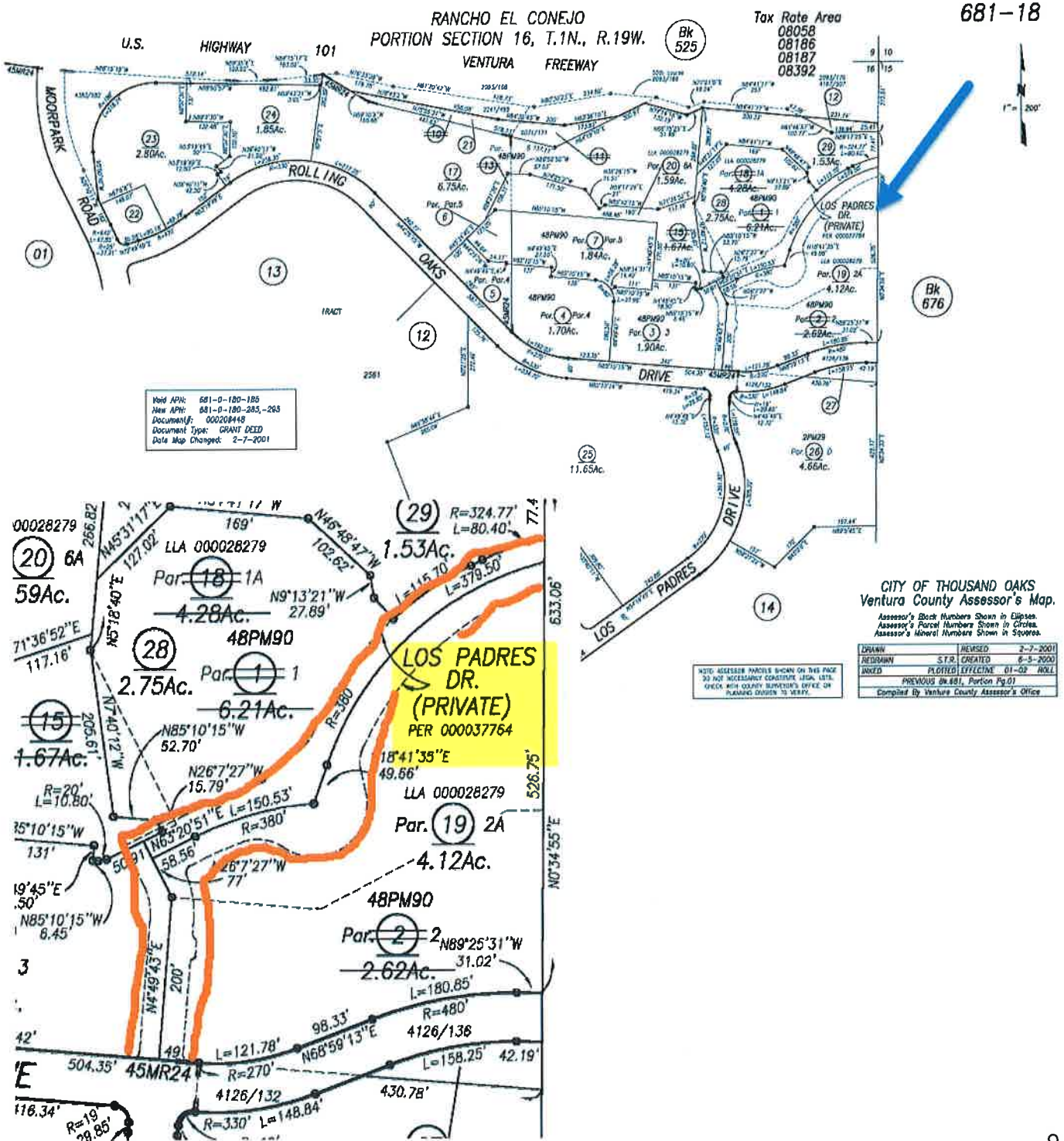
There are over 3,000 residents in 523 residential dwellings and 248 apartments. Note that the apartment has been approved to add an additional 14 units which will increase the population, parking and traffic issues.

Major access routes for the area is via Moorpark Road or Rancho Road. Moorpark is a 4-lane boulevard and all other roads are smaller collector, **single lane roads** with on street parking. None of the residential roads can be widened to accommodate more traffic lanes. Below is an image of the intersection of Rolling Oaks Drive and Los Padres Drive. Note that there is a center turn lane.



2016

Please also be aware that the section of roadway north of Rolling Oaks Drive that includes a Los Padres Drive extension, a circle at the back of the Thousand Oaks Surgical Hospital and then adjoining Haaland Drive is a **common access easement (deed restriction)** use of a privately owned street. The senior planner and City traffic division believed this road was a public street. The owners of the private street will be impacted. Has any consideration been made to its impact? (Planning Resolution 3488, [assessor.countyofventura.org /mapBooks/Book681/681-18.pdf](http://assessor.countyofventura.org/mapBooks/Book681/681-18.pdf))



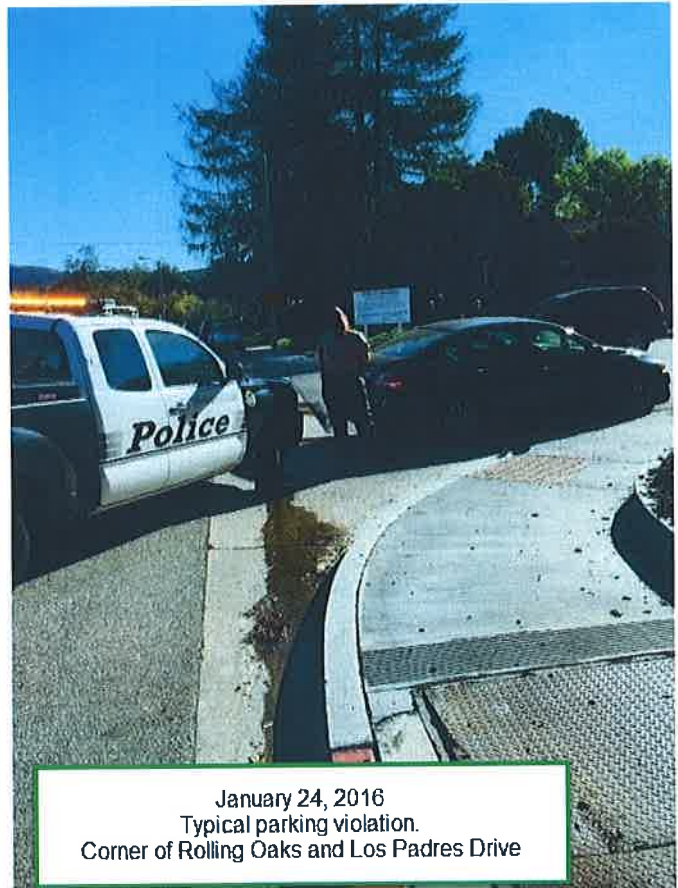
The Public Works Agency Transportation Department Memorandum dated October 20, 2015 stated "The cumulative impacts of the development of this project, when considered with the cumulative impact of all other approved (or anticipated) development projects in the County, will be potentially significant." An appropriate Traffic Impact Mitigation Fee should be paid to the County when development occurs. If this project is not to have any impact on the traffic, then why charge a fee? The County would get \$12/bed. The neighborhood just gets the traffic and parking problems with no benefit from any fees collected.

Limited Parking

As mentioned above, the proposed use will have numerous employees (maids, janitors, kitchen help, program aids, administrative staff or managers, care givers, etc.), delivery trucks and guests coming to the facility. There is excessive demand for parking along Rolling Oaks Drive and on Los Padres Drive near the intersection of Rolling Oaks.

- There is no written Transportation Plan to hold Oakmont accountable.
- The proposed site is on a dead end street.
- There is no public transportation near the proposed site.
- There is no parking on the North side of the street.
- The streets are only 60 feet wide.
- There is a turn lane in the middle of Rolling Oaks Drive.
- There are no signals or cross walks on Rolling Oaks Drive.
- Anyone living in the area or visiting the area must travel by car or truck.
- This location is not within walking distance to the mall, retail shops or stores, banks, entertainment or restaurants (except the Borderline Bar).
- A transportation center is located almost one mile from the site. Very few individuals are spotted walking to/from the transportation center.
- There are no bicycle stalls at any of the public buildings in the area and it would be rare to see a resident, employee, or visitor bicycle as a mode of transportation in this area.
- Haaland Drive is a no parking street.
- The proposed site would have ongoing delivery trucks for laundry, food and other supplies. There is no way to control the delivery times. Delivery trucks are frequently spotted parked in the public street, obstructing traffic.
- Overflow parking from TOSH and the medical buildings are now using the Young Set Club parking lot.

It is unrealistic to believe that all staff, visitors and residents to an assisted living facility would park onsite. Please note the photograph of the Oakmont of Chino parking lot below. The parking lot is full. Also note in the photograph of the current Young Set Club. The recent photograph shows the overflow parking from the medical facility and TOSH. The Young Set Club is closed until the Summer. Oakmont is proposing 43 parking stalls. Note that two will likely be for handicap, two will

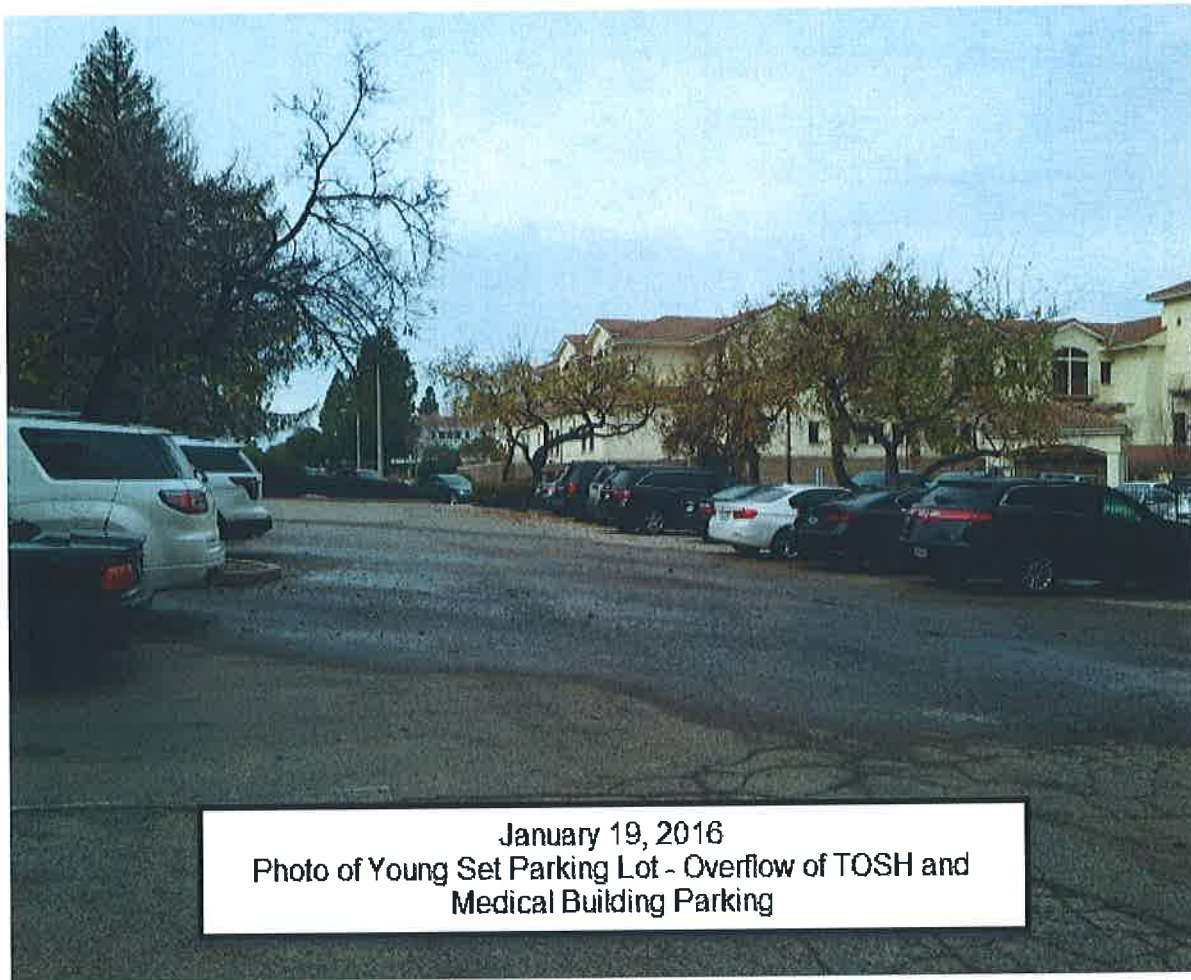


be for tours, 20-30 will be for employees, up to 6 residents will likely have cars and the rest would be for visitors such as families, clergy, companions, spouses living at the facility, outside medical staff, and outside business guests. There are two bedroom units whereby a spouse may live with a resident and have their own vehicle. Mr. Mabry indicates that they "encourage" and "discourage" residents not to store vehicles on site. Encouraging or discouraging and requiring are not the same thing. There is no accountability by anyone and it would be the residents of this neighborhood that suffer the burden of this parking and traffic hardship. Mr. Mabry has stated that there will be 40 staff members in three shifts. Each shift will have 20-22 employees except at night when they will have between 3-4 employees. There will be an overlap of parking during shift change. There might be times in the afternoon, according to Mr. Mabry, where the traffic/parking will be clogged up.

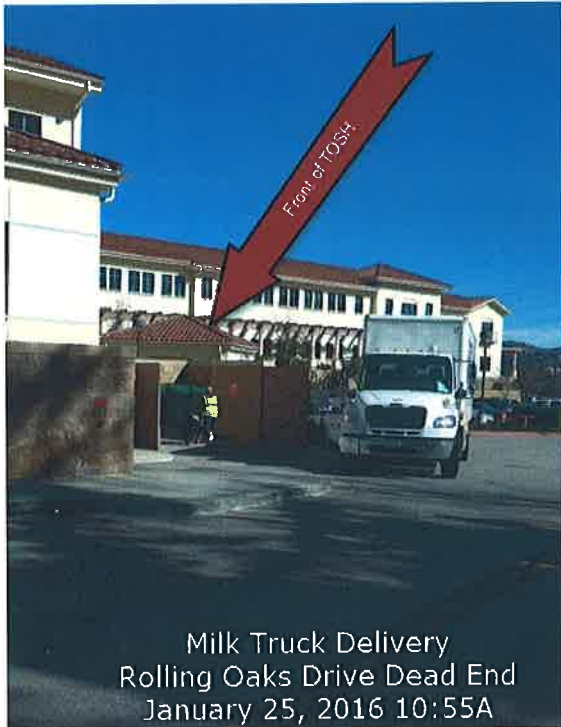
Oakmont hosts major events throughout the year to include the Grand Opening, holiday parties, and Thanksgiving. Mr. Mabry admitted that these events would not be favorable for the residents. If each resident has one guest, that would be 89 cars just as an event visitor.

There is a significant difference between the inadequate City parking requirements and the reality of the operation of this kind of commercial use. The City requires 23 parking spaces for an Assisted Living Facility. There would be 20 employees working at the facility during the day shift, which would leave three spaces for everybody else. How is 23 parking spaces a valid City requirement?





January 19, 2016
Photo of Young Set Parking Lot - Overflow of TOSH and
Medical Building Parking



Comprehensive Trip Generation and Parking Study - Trip Generation Rates

A comprehensive trip generation and parking study was requested of Jim Mashiko, Kathy Lowry and Pam Leopold and denied. No comprehensive parking and trip generation study has been done on this neighborhood that has been presented, even historically. Only a study was done to compare a daycare facility and an assisted living facility. The traffic study is inadequate. The City Transportation Department used different figures than the Crane Transportation Study. In reality, this large commercial facility would have a greater effect on the neighborhood than what is being represented on paper.

The neighborhood traffic and parking has changed since 2005 when the Rolling Oaks/Haaland Drive medical complex was built. A new medical facility is now being built at the corner of Moorpark Road and Rolling Oaks Drive, which will add additional traffic to the neighborhood. The only previous study completed was in 2006 when a **limited** parking study that was done for the Los Robles Apartment complex that indicated that the demand for on street parking is high. The Thousand Oaks Transportation Center, about one mile from the Rolling Oaks Drive/Los Padres Drive intersection has a 290 capacity. These vehicles do come through the area.

It is our opinion that there is a "fair argument" that the operation of an assisted living facility would negatively affect the existing parking and traffic and exacerbate the problems especially when this area has to be evacuated, representing a significant adverse environmental impact that has not been addressed in the EIR. The neighborhood and this property backs up to open space that is designate as "Very High Fire Severity Zone."

Residents of the neighborhood can testify that they have been physically struck by illegal turns and regularly watch vehicles ignore the Stop signs posted at the intersection of Rolling Oaks Drive and

No Zoning Change - 400 East Rolling Oaks Drive | 2016

Los Padres Drive as well as at Los Padres Drive and Haaland Drive. Residents have also witnessed individuals crossing through the circle on Haaland Drive almost being hit by vehicles because delivery trucks are blocking views all concerned. It is common to see vehicles parked in the cross walk on Los Padres Drive on the curve portion of the handicap ramps obstructing the views of pedestrians and vehicles.

Using the same source data (*Trip Generation*, 9th Edition, by the Institute of Transportation Engineers 2002) used by Crane Transportation Group, **we determined that the daily generated trips is in this residential neighborhood is 19,178.** The Crane Transportation Group study also determined that "Nearby on-street parking is frequently dominated by the heavy parking demand from the Surgical Hospital and Los Robles Apartments." "There is no public transit along Rolling Hills (Oaks) Drive..." **Also, note that the Trip Generation data source excludes visitors, defined as people not in the area for the sole purpose of conducting business.** The generated trip excludes the day care center and the assisted living facility.

10-Jan-18		ITE Trip Generation Rates - 9th Edition								Instructions: Enter Expected Unit Volumes into Column "M"									
		Pass-by rates from ITE Trip Generation Handbook - 2nd Edition								Notes on Color Coding at Bottom									
		(copyrights, Institute of Transportation Engineers)																	
Description/ITE Code	Units	ITE Vehicle Trip Generation Rates								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		(peak hours are for peak hour of adjacent street traffic unless highlighted)									Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out										
Single Family Homes 210	Acres	26.04	2.08	2.74		31%	69%	66%	34%	245.9	6,403	507	674	157	350	0	445	229	0
Apartment 220	DU	6.65	0.51	0.62		20%	80%	85%	35%	262.0	1,742	134	162	27	107	0	106	57	0
Resd. Condo/Townhouse 230	DU	5.81	0.44	0.52		17%	83%	87%	33%	214.0	1,243	94	111	16	78	0	75	37	0
Assisted Living 254	Beds	2.00	0.14	0.22		65%	35%	44%	56%	89.0	237	12	20	8	4	0	9	11	0
Golf Course 430	Acres	5.04	0.21	0.30		74%	26%	34%	66%	75.0	378	16	23	12	4	0	8	15	0
Live Theater 441	Seats	NA	NA	0.02		NA	NA	50%	50%	185.0	0	NA	4	NA	NA	0	2	2	0
Daycare Center 585	KSF ²	74.06	12.18	12.34		53%	47%	47%	53%	0.0	0	0	0	0	0	0	0	0	0
Daycare Center 585	Students	4.38	0.80	0.81		53%	47%	47%	53%	0.0	0	0	0	0	0	0	0	0	0
Daycare Center 585	Employees	26.73	4.85	4.73		53%	47%	47%	53%	0.0	0	0	0	0	0	0	0	0	0
Hospital 610	Beds	12.94	1.32	1.42		72%	28%	33%	67%	21.0	272	28	30	20	8	0	10	20	0
General Office 710	KSF ²	11.03	1.56	1.49		88%	12%	17%	83%	57.1	830	89	85	78	11	0	14	71	0
Medical Dental Office 720	KSF ²	36.13	2.39	3.57		79%	21%	28%	72%	165.9	5,993	396	592	313	83	0	166	428	0
Quality Restaurant 931	KSF ²	89.95	0.81	7.49	44%	NA	NA	67%	33%	10.9	977	9	81	NA	NA	4	31	15	35
Serv.Station w/ Conven.Mkt. 945	Fuel Position	162.78	10.16	13.51	58%	50%	50%	50%	50%	8.0	1,302	81	108	18	18	46	24	24	81
											19,178	1,368	1,890	649	663	49	887	906	96

The Crane Transportation Group did report that there would be **"weekday"** daily 2-way trip volume of 574 based upon the square footage of the facility. **Note that if the daycare did operate at full capacity it would only be open Monday through Friday and closed on Saturdays, Sundays, and public holidays.** Understand that daycare facilities are generally a facility where parents drop off and pick up children. They do not stay unlike assisted living facilities where the staff, residents who drive and visitors stays at the facility for a while. Neither study accounted for visitors. It would be expected that family, friends, medical staff, companions, clergy and the like would visit the residents of an assisted living facility.

The Appendix contains detailed information on the numerous businesses that operate at the corner of Rolling Oaks Drive and Los Padres Drive. The Appendix also contains the square footage used in determining the Trip Generation Rates.

Residential Care Facility Visitors

The trip volume study included in the Mitigated Negative Declaration did not include the number of visitors to the Assisted Living Facility. Using the CDC data below, **it is estimated that the facility would receive over 200 visits per week using 89 beds.**

According to a CDC 2010 National Survey of Residential Care Facilities, residents received visitors:

At least several times a week = 31% ($89 \times 31\% = 27.59$ resident visits times X number of days = X resident visits per week)

About once a week = 26% ($89 \times 26\% = 23.14$ resident visits)

Several times during (the day) = 13% ($89 \times 13\% = 11.57$ resident visits $\times 7$ days = 80.99 resident visits per week)

Every day = 11% ($89 \times 11\% = 9.79$ resident visits $\times 7$ days = 68.53 resident visits per week)

At least once in the last 30 days = 11% ($89 \times 11\% = 9.79$ resident visits)

Not at all in the last 30 days = 8%

Oakmont indicates that there would be no restriction on visiting hours.

Apartment Frontage Street Parking

The Alliance JP Parking Study conducted in 2006 points out:

- The Rolling Oaks Drive frontage to the apartment complex provides parking for 17 vehicles and has red curb restrictions for visibility near driveways.
- Rolling Oaks Drive also has parking for 6 vehicles on the east side of Rolling Oaks Drive. **(These parking spots would be eliminated if the proposed site is built.)**
- The north side of Rolling Oaks Drive is posted with "No Stopping Anytime" signs.
- Parking is not permitted west of the site on Rolling Oaks Drive.
- The west side of Los Padres Drive at the apartment complex frontage provides parking for 23 vehicles.
- The east side of Los Padres Drive provides parking for 32 vehicles.
- Both sides of Los Padres Drive have red curb restrictions for visibility near driveways.
- The on-street parking in the vicinity of the Los Robles Apartments provides a total of 78 parking spaces."



Proposed project will have two accesses on Rolling Oaks Drive, thus the **six vehicle spots currently available on street parking space will be eliminated due to visibility restrictions.**



The City of Thousand Oaks will also need consider that two additional traffic signals will need to be installed. One at the intersection of Los Padres and Rolling Oaks and the other at Haaland Drive and Rancho Road.

The Revised MND specifically states that a mitigation of the project is to have Oakmont "contribute toward mitigating cumulative traffic effects, the developer has agreed to pay his fair share of the City's standard traffic mitigation fees." If this project is not supposed to generate any traffic effect, why charge a fee?

Emergency Vehicle Noise and Frequency

City Planning Commissioner Newman pointed out that Assisted Living Facilities likely will experience a higher number of emergency vehicle calls than to a residential neighborhood. No statistics could be provided by City emergency services on the call numbers. As Commissioner Newman pointed out, women generally live to age 81 and men to age 76. The profile of an Assisted Living resident is over these ages. It would be "statistically improbable" not to think that these types of facilities would have a higher number of emergency calls. The neighborhood would be impacted by the noise and increased traffic of rushing emergency vehicles.

Undermining Public Safety

Citywide Goals for the FY 2015-2016 and FY 2016-2017 is to "Maintain a strong commitment to public safety... to ensure City remains one of the safest Cities in the United States." Approving the building of an Assisting Living Facility next to a very high fire severity zone of extensive brush or fuel for fires is contrary to this commitment to the City's citizens. The property has two sides that abut to Open Space or low density large lot residential properties where much of each lot is undeveloped. The residential community is surrounded by undeveloped Open Space to the south and east. Failing above ground power lines that transverse the east side of the property line or smoldering cigarettes discarded from vehicles traveling on the 101 Freeway are real possibilities.

It is not a matter of "If" but a matter of "When." Below is an image of the Lake Sherwood Fire on November 7, 2015 taken from Rimrock Road.



With only two evacuation routes - Moorpark Drive and Rancho Road, and single, two-way residential collector streets to include a common access easement, an assisted living facility at this site would not only endanger the lives of the residents at the facility but the entire neighborhood. Evacuation of 523 residential dwellings, 248 apartments, the Thousand Oaks Surgical Hospital and all of the commercial and residential structures would be chaotic and dangerous.

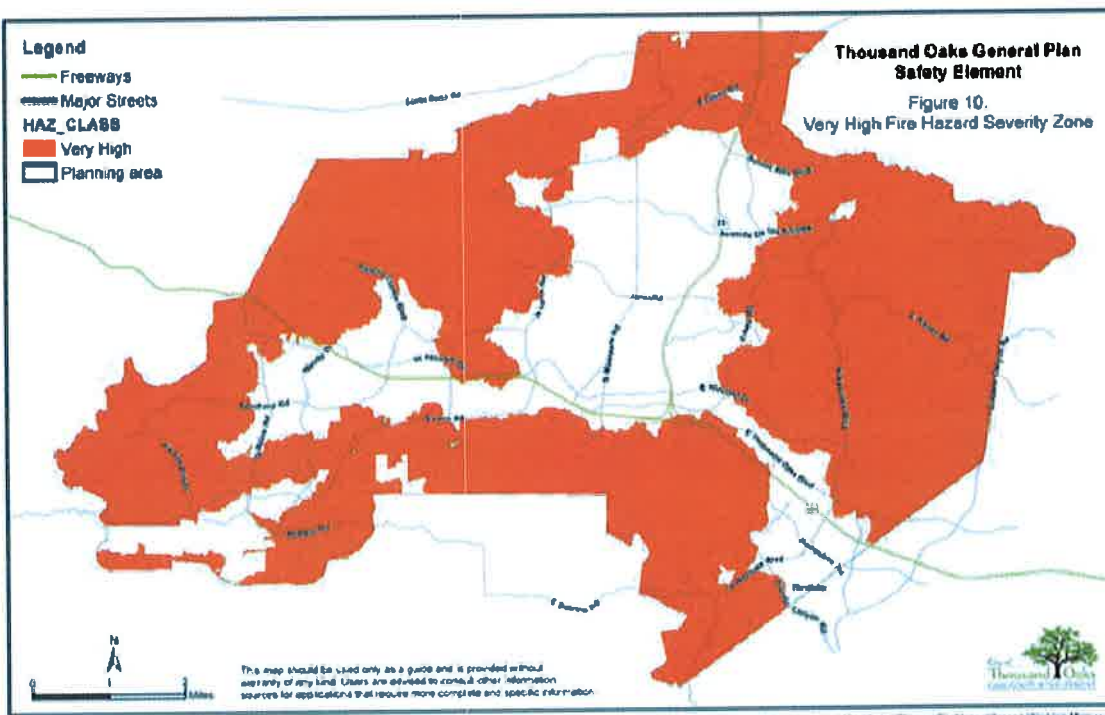
400 East Rolling Oaks Drive is on a pivotal corner on a dead end street.



According to the MND, only 100' of clearance was indicated and is inadequate. The Ventura County Fire Department strongly recommends an increase in brush clearance from 100' to 200' if the property is located on/or at the top of a slope, old brush not recently burned, and east or south facing, and heavy chaparral fuels. The property is at the top of a slope, is next to old brush not recently burned, has an east face and is located next to heavy chaparral fuels. The Los Angeles Fire Department requires a 200' brush clearance zone in a very high fire hazard severity zone. Warm climate, dense brush, flammable vegetation, drought conditions, and steep terrain combine for a volatile wildfire equation.

The County of Ventura Resource Management Agency, dated June 17, 2015, pointed the original MND (page 19) stating that the project site **is located** within a designated "high fire hazard area." The MND concludes that due to the project site's location within a high fire hazard area, that the proposed project may have a significant impact with regard to the significant risk of loss, injury, or death involving wild land fire.

- The Open Space around the property and residential neighborhood is designated as "**Very High Fire Hazard Severity Zone**"
- Downed power lines cause Hillside fires.



Chapter 4
Fire Hazards

Thousand Oaks General Plan
Safety Element 2014 Update

Assisted Living Facilities do perform emergency drills and all staff are trained in emergency procedures, but there are no drills on evacuating a facility and neighborhood. Interviewing several of the communities Assisted Living Facilities, none had practiced an evacuation.

- According to Ted Smith (Fire Chief of the Ventura County Fire Department), Bob Michels (Records Manager), and Ryan Kraai (Fire Prevention Officer), an **Assisted and/or Skilled**

Nursing Evacuation Plan does not exist for the County of Ventura or City of Thousand Oaks. (See email in Appendix.)

- There is no Critical Facilities evacuation plan in the Thousand Oaks General Plan Safety Element
- At the Thousand Oaks City Planning Meeting, when Mr. Mabry was asked about the facilities safety plan, Mr. Mabry indicated that residents would "shelter in place" or that the protocol would be in an evacuation is to call back in all of their employees back to the site.
- The Thousand Oaks General Plan Safety Element 2014 Update indicates the following Assisted Living / Nursing Homes as being Critical Facilities in Thousand Oaks and subject to a number of potential hazards such as flood, seismic, geohazards and fire hazards.
 - Atria Hillcrest
 - Belmont Village
 - GLC Oak View Health Care
 - Grand Oaks Senior Living
 - Hillcrest Royale
 - Mary Health of the Sick
 - Sunrise Assisted Living
 - The Reserve at Thousand Oaks
 - Thousand Oaks Health Care
 - Thousand Oaks Royale
 - United Cerebral Palsy
 - Westlake Health Care
- In addition to the above named facilities, The Thousand Oaks Surgical Center is a critical facility.
- There would be 89 elderly residents in various stages of incapacity, most without vehicles, and many with dementia with a staff ratio of 1 staff to 4.45 patients (day shift) and **1 staff to 29.7 patients (overnight shift). Maintenance staff usually makes up the night shift and may not be trained to work with Memory Care residents.**
 - There are Not any specific staff to resident ratio for assisted living/residential care facilities. California law requires that facility personnel shall at all times be sufficient in numbers, qualifications, and competency to provide the services necessary to meet resident needs, and to ensure their health, safety, comfort, and supervision. (California Health and Safety Code, Sections 1569.269(a)(6), 1569.618(c); CCR, Title 22, Section 87411.)
 - Rancho Santa Fe Fire Protection District Shelter-in-Place document states that sheltering in place, or staying requires considerable planning and that fire agencies cannot make that decision for you. Evacuation must be done early enough to avoid being caught in fire, smoke or **road congestion**. Fire agencies will not have time to knock on every door to tell you to leave.
 - *"Assisted living facilities face greater difficulties than any other business when it comes to respond to a disaster. Residents are often disabled, suffer from reduced mobility, and may not respond to instructions as expected."* (Source: 911 Consulting)
 - *"For fire departments, evacuations are difficult and labor intensive; difficulties arise because people are not always cooperative...Seniors are especially at risk as they are considered one of the most vulnerable populations."* (FireEngineering.com)

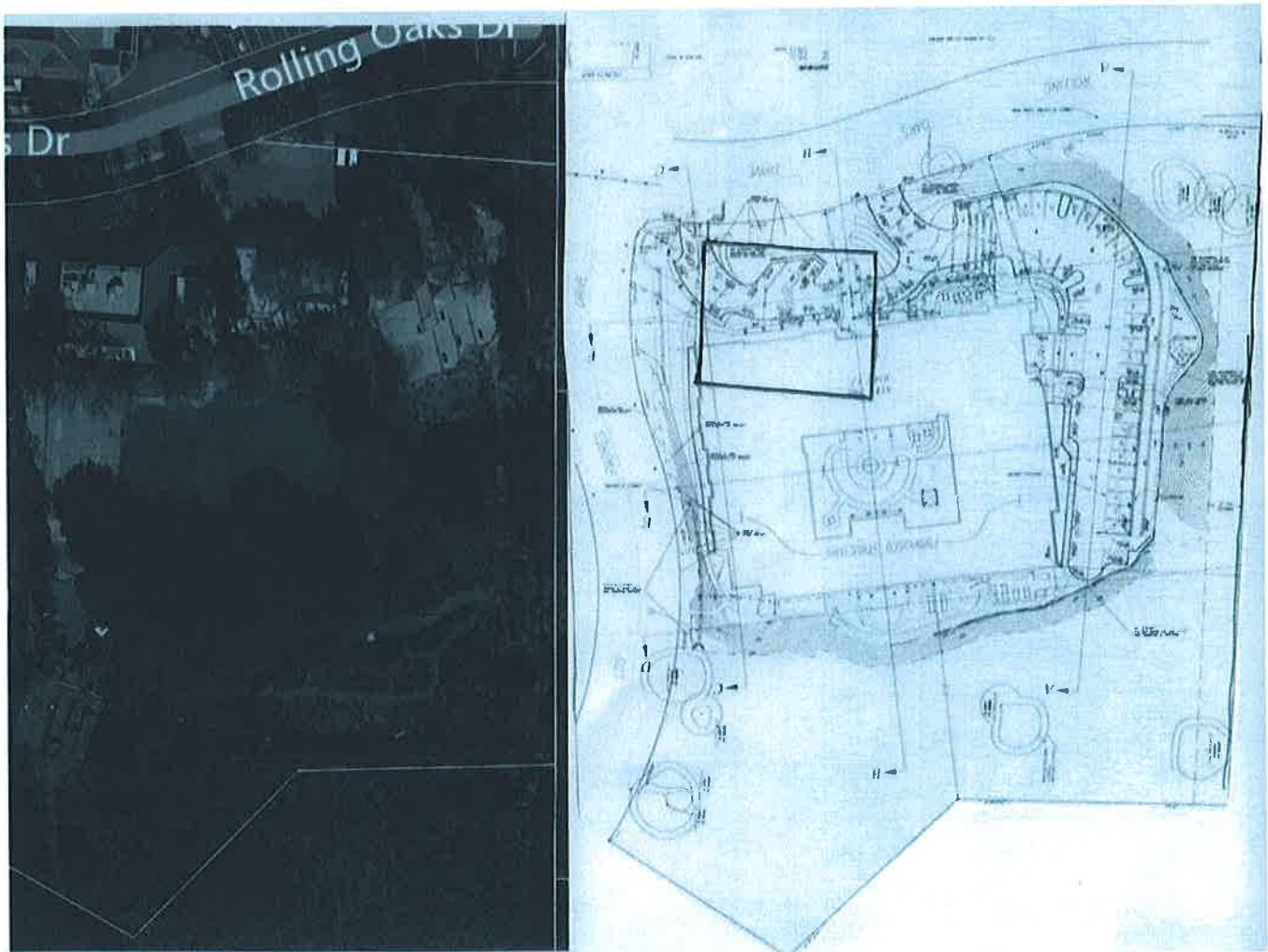
- *"Disasters can be particularly serious for elderly victims with inadequate transportation and limited personal support."* (Source: Rosenkoetter, M. M., Covan, E., Cobb, B. K., Bunting, S., & Weinrich, M. (2007). "Perceptions of Older Adults Regarding Evacuation in the Event of a Natural Disaster." *Public Health Nursing*, 24(2), 160-168.)
"Frail elderly are defined as those with serious physical, cognitive, or psychosocial problems. The three most common medical issues of this group are hypertension, diabetes, and cardiac problems. Although preparation for a disaster is essential, it is often left to those affected to determine how they want to prepare. The elderly may not know how to prepare or where to find that information and thus may find themselves at increased risk. More information must be given than just, "Grab your medications and eyeglasses." (Source: FireEngineering.com)
- *"Sheltering in place and evacuation both carry risk. While preparing evacuation plans, transportation and decision making remain two issues requiring more work. Although United States nursing homes are required to maintain an evacuation plan, compliance is not always robust."* (Source: Nomura, S., Gilmour, S., Tsubokura, M., Yoneoka, D., Sugimoto, A., Oikawa, T., & Shibuya, K. (2013). "Mortality Risk Amongst Nursing Home Residents Evacuated after the Fukushima Nuclear Accident: A Retrospective Cohort Study." *Plos ONE*, 8(3), 1-9.)
- *"As a firefighter, whether you encounter a protect-in-place philosophy or people running for their lives, the fact is, people older than 65 are twice as likely to be killed or injured by fire regardless of where they are. Mobility issues as well as hearing and visual impairments are the primary causes of response challenges when dealing with seniors, especially as they enter their eighth and ninth decade...Remember too, health-care workers in senior-care centers are not firefighters and any visible threat could result in immediate evacuation by all ambulatory personnel regardless of condition or age. As firefighters arriving on scene, you will find a labor-intensive incident, fire or not...Responding firefighters will find any incident to be manpower intensive with patient mobility and time working against them. Outside, there are issues of weather, exigent care needs and again the sheer volume of people in the area."* (Source: Firerescue1.com)
- In an evacuation, staff and first responders must be prepared for the following impairments: Mobility, Visual, Hearing, Speech, Medical, and Cognitive.
- The city and city officials are at a high risk and could possibly face multi-million dollar criminal negligence suits if anyone is unable to evacuate, is injured or dies as a result of allowing for a high risk facility to be built in/next to a "Very High Fire Hazard Severity Zone."
- Wild Fires (www.fema.gov/hazard/wildfire/index.shtm) Is your community likely to be affected by a wild fire? FEMA states the following: "The threat of wildland fires for people living near wildland areas or using recreational facilities in wilderness areas is real. Dry conditions at various times of the year and in various parts of the United States greatly increase the potential for wildland fires." That description could fit many areas in the United States and suggests that many communities should conduct a preparedness plan for such a wild fire. Unless the wild fire starts in the vicinity of the community, there will normally be time to evacuate as soon as local authorities suggest or require evacuation. Wild fires can

move rapidly, and delay in evacuation can place the community at risk. FEMA has guidance if during the evacuation the wild fire traps your group.

- Shelter in place, or defend in place, is a common strategy used regardless of building sprinkler status or building construction types, since these requirements vary according to the year of construction. At face value, this seems to go against normal fire service doctrine. However, one of the factors that makes the senior demographic susceptible to fire death is limited physical mobility. It is not a secret that attempting to move a large number of seniors takes significant time and resources. To be able to use the shelter-in-place strategy, senior units should have 20-minute rated fire doors or equivalent (*2000 edition of NFPA 101®*, section 19.3.6.3) between the individual units and common corridors.
<http://www.fireengineering.com/articles/print/volume-161/issue-1/features/fire-operations-at-senior-living-facilities.html>

Proposed Facility Footprint

The proposed building is a two story 75,226 square feet. The current Young Set Club building is a one story 7,735 square feet (according to Ventura Tax records). The right image below shows the current building (rectangle) and then an overlay of the proposed structure.







The green line is the size of the building foot print.

- The proposed building is larger than the following well-known structures:

Description	Square Feet	Percentage Smaller than Oakmont
The Taj Mahal	35,000	53%
The White House	55,000	27%
Spelling Manson	57,000	24%
Hearst Castle	68,000	10%

The photos show how large these buildings are and how much smaller they are in comparison to the Oakmont structure. (i.e., the White house is 20,000 square feet smaller than Oakmont)



The White House
55,000 Square Feet on 18 Acres
20,000 Square Feet Smaller



Hearst Castle
68,500 Square Feet on 127 Acres
6,500 Square Feet Smaller



Taj Mahal
34,596 Square Feet on 55.5 Acres
40,404 Square Feet Smaller

- There are 50 more examples of large buildings that have one major thing in common. They are larger than the proposed building but ALL have many more acres that the building occupies. They are all on over 10 acres and some over 100 acres in comparison to the proposed Oakmont building that would occupy less than 5 acres. Allowing a building of this size would set a new precedent of structure to buildable acreage.

Many Senior Housing Options

Each senior is unique and therefore there is no single type of living arrangement that will fit everyone's needs. Senior housing options will vary according to the needs to the patient and family. And, as time progresses through a seniors life, needs will change and thus a new option maybe required. In determining whether or not there is sufficient options available for seniors, this study looks at all the options and availability of those options in our community (the County of Ventura and cities in close proximity to Thousand Oaks). **Large Senior Assisted Living facilities/communities are not the only options for senior housing.** Adding more Assisted Living where there is a plentiful supply is not addressing the expressed desires of the seniors of Thousand Oaks which is **affordable housing in a retirement community or apartment.** Opposing the Oakmont project will not jeopardize the availability of Assisted Living facilities for seniors.

Senior housing options consist of:

- Independent Living
- Assisted Living
- Continuing Care Retirement Community
- Home Care
- Skilled Nursing Home
- Adult Day Care

On Saturday, January 30, 2016, Senior Concerns, The Greater Conejo Valley Chamber of Commerce, and the Cities of Agoura Hills, Westlake Village, and Thousand Oaks will host Caregivers Matter...Conejo Cares in recognition family caregivers. According to Senior Concerns, **"Family caregivers provide 80% of the long-term care services in the United States."** **"Family caregivers play a vital role in caring for our large and growing senior population and are instrumental in keeping elders out of institutions and in the community."**

The following sites were visited and/or contacted to determine availability or waiting listing status. **All sites mentioned had availability** except Thousand Oaks Royale. Thousand Oaks Royale is more affordable. Interested parties were wait listed if they had a specific request for a exact floor plan. However, once the resident had moved into the facility, the resident could change from one floor plan to another when the desired floor plan became available.

- Belmont, Thousand Oaks
- Sunrise of Westlake Village, Westlake Village
- Ventura Townehouse, Ventura
- Atria Las Posas, Camarillo
- Atria Grand Oaks, Thousand Oaks
- Atria Hillcrest, Thousand Oaks
- Meadowbrook, Agoura
- Aegis of Ventura, Ventura
- Oakview, Thousand Oaks

The nonprofit group Long Term Care Services of Ventura County indicate that there are a total of 231 facilities in Ventura County with 6,908 beds. Facilities include residential care facilities, continuing care retirement community, skilled nursing facilities and adult day care facilities. We were able to identify the following types of providers and capacity. Please the Appendix for details.

Type of Care	Number of Providers	Capacity
Assisted Living / Board & Care - Ventura County	224	5,807
Assisted Living / Board & Care - Thousand Oaks*	80	2,395
Independent Living - Ventura County	13	n/a
Independent Living - Thousand Oaks	3	n/a
Skilled Nursing Facilities - Ventura County	21	1,915
Skilled Nursing Facilities - Thousand Oaks	5	375
Adult Day Care - Ventura County	14	n/a
Home Care Agencies - Serving Thousand Oaks	60	n/a
Home Care Agencies - Thousand Oaks	39	n/a

***Includes proposed facilities, excluding Oakmont**

Resident Profile

As pointed out above, assisted living facilities likely will experience a higher number of emergency vehicle calls than to a residential neighborhood and safe evacuation of its residents in the event of a brush fire situation is a serious concern. The National Center for Assisted Living states that a typical resident is a woman who is about 87 years old, who is mobile, but needs assistance with approximately two to three activities of daily living (ADLs) ¹. The woman would also have two to three of the Top chronic conditions.² Note that assisted living facilities are not health care facilities or skilled nursing facilities. Assisted living facilities main purpose is to provide assistance with daily living activities and to provide a social environment. Assisted living facilities are not licensed to give nursing care.

Percentage Of All Residents By Age Groups: In 2010, 54 percent of assisted living residents are 85 years or older; 27 percent are 75-84 years old; 9 percent of residents are between 65 and 74 years; and 11 percent are younger than 65 years old.²

Top Ten Chronic Conditions ²

- High Blood Pressure: 57%
- Alzheimer's disease and other dementias: 42%
- Heart Disease: 34%
- Depression: 28%
- Arthritis: 27%
- Osteoporosis: 21%
- Diabetes: 17%

- COPD and allied conditions: 15%
- Cancer: 11%
- Stroke: 11%

Moving In - Residents come to assisted living facilities from a variety of settings:¹

- 70% moved from a private home or apartment
- 9% came from a nursing facility
- 9% moved from a retirement or independent living community
- 7% moved from a family residence (such as living with adult children)
- 5% came from another assisted living residence or group home

Moving Out - Fifty-nine percent of residents will move into a nursing facility. Thirty-three percent will pass away. The remaining will move home or to another location.¹

Median Length of Stay: The median length of stay for residents is about 22 months.²

¹Overview of Assisted Living," published by the American Association of Homes and Services for the Aging, American Seniors Housing Association, Assisted Living Federation of American, National Center for Assisted Living, and National Investment Center for the Seniors Housing & Care Industry, or reflects NCAL's philosophy of assisted living.

² Data from the 2010 National Survey of Residential Care Facilities. *The National Center for Health Statistics* [Data Brief No. 91](#).

A Profitable "Commercial" Operation

Oakmont Senior Living is a for profit private pay commercial operation that does not offer beds for low or moderate income users. According to Bill Mabry, the cost of just a small one room studio with transportation, utilities, dining, and medication reminder is \$3,500/month or \$42,000/year (assuming all 79 units are studios, there will likely be some more expensive 1 and 2 bedroom units, that is \$3,318,000 per year). The applicant's gross income or each resident's costs will likely go up from a base of \$3,500 a month to a possible total cost of approximately \$10,000/month or \$120,000/year (a \$9,480,000 gross income per year).

Additional fees include but not detailed:

- Community Fee
- Respite Fee
- Buy-In Fee
- High Care Needs Fee
- Medium Care Needs Fee
- Low Care Needs Fee
- 2nd Person Fee

The care needs fee covers assistance with daily living activities (i.e., bathing, dressing, grooming, oral care, toileting, transferring, walking, climbing stairs, eat, etc.) The additional cost is estimated

at \$1,100/month (Oakmont of Roseville averages between \$1,100 and \$1,400/month) or more depending on the level of care. The annual increase is around 3-5%. The Oakmont facility is not an independent living facility, but assisted living and memory care, and thus the base rates indicate would be higher as a result of the assistance with the daily living activities. Below are the minimum base rates:

Location	Monthly Basic Studio Rate	Memory Care Additional Fees	Monthly Low Care Needs Monthly Fee	Estimated Annual Cost With Low Care
Oakmont of San Antonio	\$4,000	\$3,300	\$1,100	\$61,200
Oakmont of Chino Hills	\$3,395	\$3,995	\$1,100	\$53,940
Oakmont of Carmichael	\$3,795	\$2,995	\$1,100	\$58,740
Oakmont of Whittier	\$3,500	\$4,200	\$1,100	\$55,200
Oakmont of Folsom	\$4,195	\$3,695	\$1,100	\$63,540
Oakmont of Santa Clarita	\$3,295	\$3,095	\$1,100	\$52,740
Oakmont of Fresno	\$3,795	\$3,895	\$1,100	\$58,740
Oakmont of Roseville	\$4,395	\$2,795	\$1,100	\$65,940
Average Senior Yearly Income (from all sources)				\$22,248
Average Monthly Social Security Benefit				\$16,032

Rates provided by Caring.com

Alternative Options for Rural Exclusive Land Use

If the present owner no longer wants to operate the child care facility, under the Rural-Exclusive (R-E) - 1 acre zoning, they can find a residential builder as a buyer and have up to four (4) detached homes built, or have the property rezoned to RPD 0.5 and up to eight (8) detached homes can be built. We should not be looking for the most profitable option.

Alternative Options for Assisted Living Facilities

Below are alternative locations for Assisted Living Facility properties in Thousand Oaks. Term deals vary and it is not the purpose of this analysis and study is not to suggest that Oakmont buy the sites listed.

- 865 Hillcrest Drive, Thousand Oaks, 91360 - 4.48 acres lot/land - \$1,495,000 Zoned Commercial Office. Buyer to investigate with TO City planning Dept. With SUP (Special Use Permit) you may apply for a Residential Care Facility/Assisted Living Facility with a 25 foot height limit. 2 lots, combined. APN 663 0 093 225 & 215. One lot is 1.95 acres and the other is 2.53 acres. (Zillow.com).

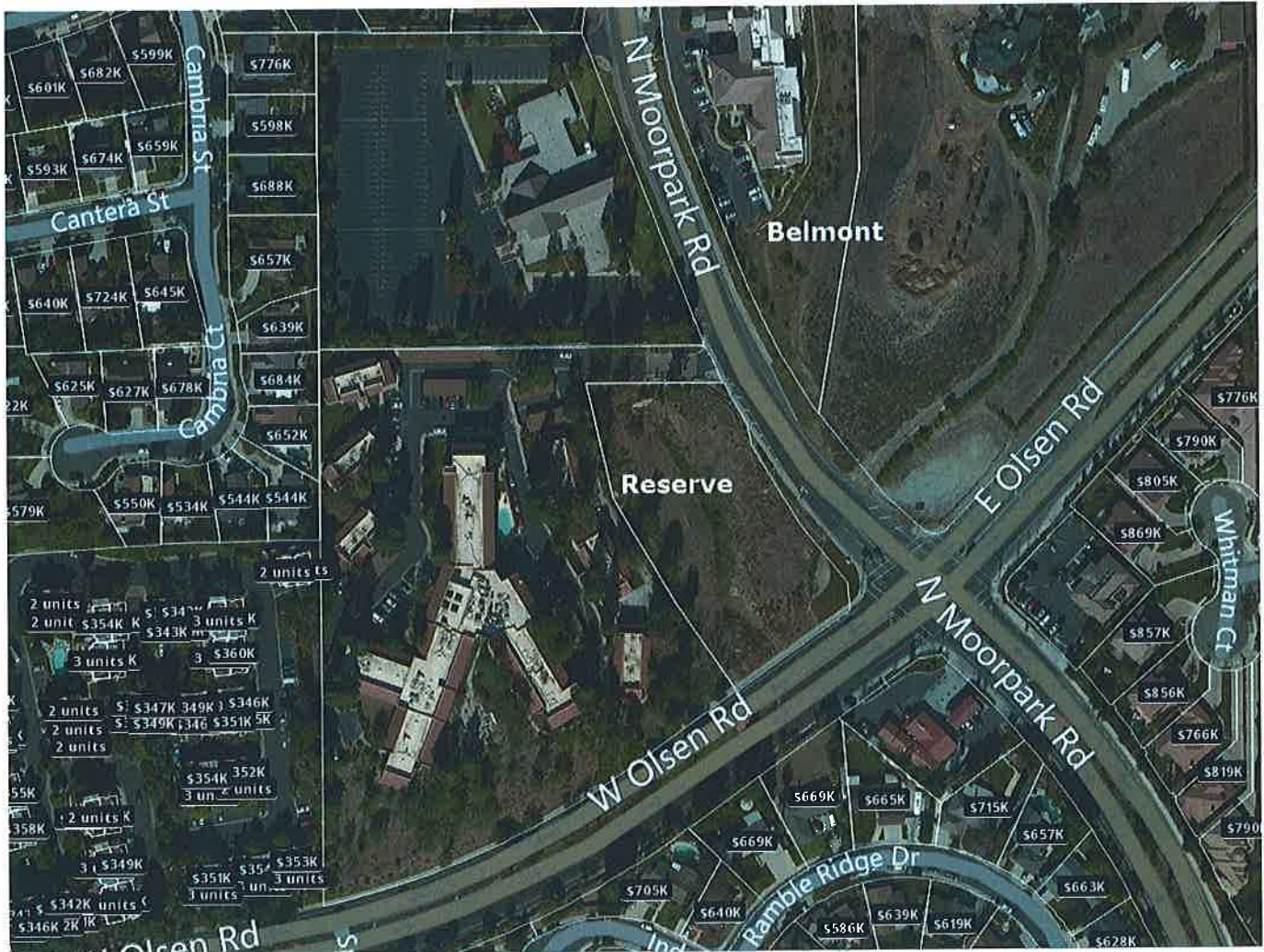


- Thousand Oaks Blvd / Oakwood Drive - APN #670-0-181-300 & 320 & 030, Thousand Oaks, 91360 - 3.08 acres - \$1,945,378. Zoned Commercial / Other (land).
- Pinecrest School is zoned Public Lands and will be closing at the end of the school term. 13 acres. Public Lands zoned.

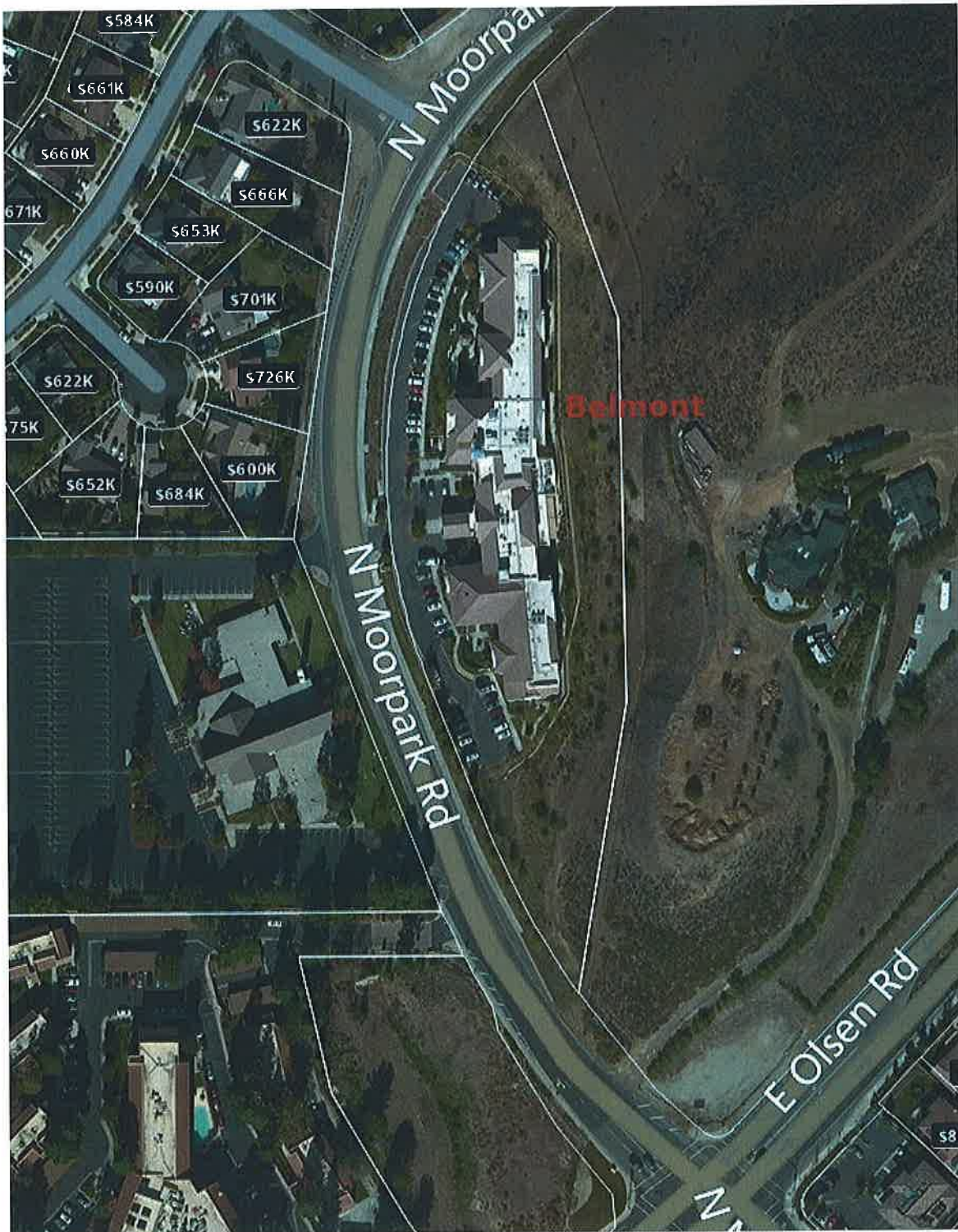


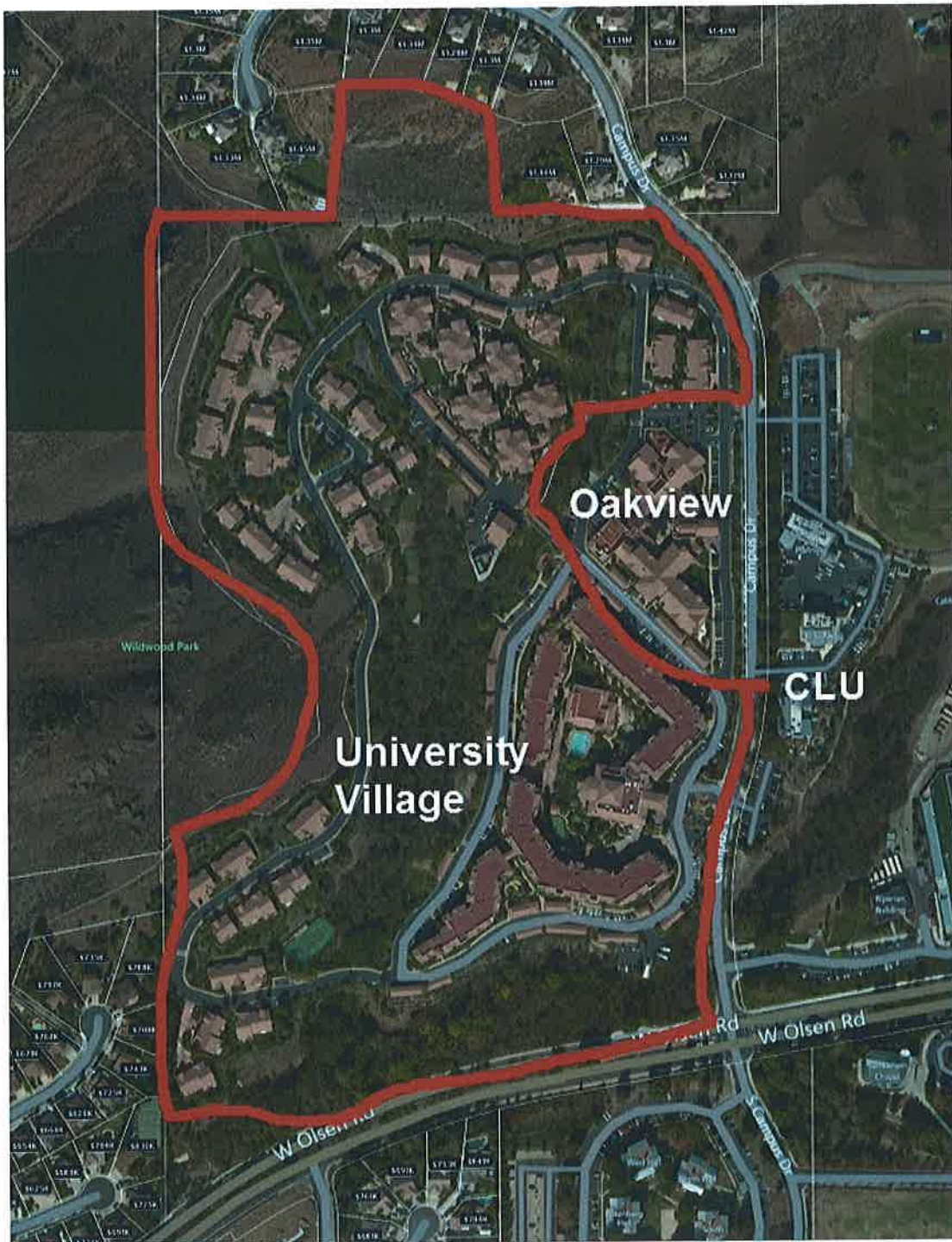
Appendix

Included in the Appendix are detailed source data and communications for reference.



Picture of Reserve at Thousand Oaks and Belmont





No Zoning Change - 400 East Rolling Oaks Drive | 2016

Trip Generation, 9th Edition, by the Institute of Transportation Engineer Table

Inbox x

Lynn Burdick <lpburdick@gmail.com>

Jan 10 (7 days ago)

to Kathy

Hi Kathy,

Would you send me a copy of the table from which the trip generations were based please?

It appears that I am not getting the same trips per unit for the daycare number from a source I have. It appears that the daycare number is coming from an older edition.

Thank you.

Kathy Lowry

Jan 12 (5 days ago)

to Jim, Pam, me

Hi Lynn,

I've attached the tables and the title page I used to calculate the trip generation rate for the approved Day Care (Young Set Club.)

The source is the ITE Trip Generation Manual 9th Edition.

Below is the summary table from my report as a reference.

What is the source your using?

Table 2 Trip Generation Permitted Use: Day Care								
	Number of Students	ADT			AM Peak Hour	PM Peak Hour		
Rate	Trips	Rate		Trips	Rate	Trips		
Day Care Center	160	4.38		701	0.81	130		0.84 151

Attachments area

Preview attachment 1947_001.pdf



1947_001.pdf

Lynn Burdick <lpburdick@gmail.com>

Jan 12 (5 days ago)

to Kathy, Jim, Pam, bcc: me

No Zoning Change - 400 East Rolling Oaks Drive | 2016

Hi Kathy,

Below is a table with the Daily 2-way trips contained in the parking study Crane Transportation Group prepared dated August 27, 2015. This does not match what you provided. I am questioning the 79.26 number. Would you please send me a copy of where the 79.26 came from? The information you provided is based upon a student count.

The 2.66 does match my source data, not the daycare center number.

Also note that the Young Set Club student capacity is **150 students**.

Source: <http://www.childcaresmiles.com/youngsetclub/> The facility does not have to be licensed.

Thank you.

Kathy Lowry

Jan 13 (4 days ago)

to me, Pam, Jim

Hi Lynn,

I appreciate you looking at the numbers closely and I'm sorry they not so easy to figure out.

The Crane study used the same document that I used to determine trips, the ITE Trip Generation Manual, 9th Edition. The Crane Group selected to use the sq. foot rate and I used the student count rate. There is also a rate based on the number of employees which neither of us selected to apply. I selected the student rate because the day care facility is an "outside" facility. All eating was conducted outside, there is a large outdoor pool, a large (the largest in the City) outdoor play area etc. The ITE Trip Generation Rates are an averaging of national trip rates and it necessary to use engineering judgment when selecting which rate is the "best fit" for a project. In this case, because it's located in sunny, warm southern California the students will spent most of the time out side. Therefore, I determined the total number of student that attend the day care was a more appropriate variable to use then the size (total square footage) of the facility.

I applied a student count of 160 based on the 1972 staff report to the Planning Commission. The resolution does not provide a "number" of students. See attached.

I'll also explain the difference in the rates for the Oakmont Senior Living facility (the Crane Study numbers vs. the City numbers)

In 2014 the City conducted a study of three assisted living facilities in the City. The average of the local Assisted Living Facilities generate a slightly higher rate per bed (ADT = 3.29 trips/bed) then the national ITE Rates (ADT = 2.66 trips/bed). I applied the City trip generation rate as it may be a better representation of the Trip Generation rates expected for the Oakmont Senior Living facility.

Table 1 Trip Generation Proposed Project: Assisted Living Facility							
Land Use	Number of Beds	ADT		AM Peak Hour		PM Peak Hour	
Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips
Oakmont Senior Living	89	3.29	293	0.12	11	0.27	24

I hope this help and please e-mail again if I can be of further assistance.

2 Attachments

Preview attachment Young Set Club resolution 203-72 PC.pdf



Young Set Club resolution 203-72 PC.pdf

Preview attachment Young Set Club 1972 STAFF REPORT.pdf



Young Set Club 1972 STAFF REPORT.pdf

Lynn Burdick <lpburdick@gmail.com>

Jan 13 (4
days ago)

to Kathy, Pam, Jim, bcc: me

Kathy,

Yikes on the numbers as they are all over the place. I appreciate your thought in looking at this realistically and applying a 3.29 ADT rate and looking at the YSC using the number of students. I would use the 150 student count as this is a more recent measurement unless another current source is available. 1972 is way old.

I still very strongly believe that there is a heavy demand for parking and traffic in this area and that nothing other than words are being offered to provide a solution. The neighborhood bears the burden. Asking the apartment to "encourage" renters to park in provided parking stalls doesn't work. Installing bicycle racks won't encourage bicyclists. There is no public transportation. We are not within walking distance to the mall, stores, banks or restaurants. This neighborhood is vehicle dependent. I ask you to reconsider the full comprehensive survey.

I thank you for your timely responses.

Philosophy & Business Information

Additional Information

Notice Board

Our Philosophy

CDI/CDC provides a welcoming place for school age children and peace of mind for families. Our caring and trustworthy teachers are your partners, assuring that your child is safe and has fun in a comfortable, home-like setting where is each child can be his or her best self. At Young Set Club Child Development Center, we are like part of your family.

Contact Information

Director : Debbie Dorfman
 Administrator : Debbie Dorfman
 Phone : [\(805\) 495-2104](tel:(805)495-2104)
 Fax : [\(805\) 495-0397](tel:(805)495-0397)
 Email : Email Us
 Website : www.youngsetclub.org



Specific Business Information

Year Started : 1979
License Status : Not Applicable
License Number : ACA Accredited - No License Required.
Accreditations : ACA Accredited
Learning Approach : Developmental, Encompasses academic and educational enrichment, indoor and outdoor recreation and youth development.
Ages Served : 2-5 years, 6 yrs and above
 Note: We provide activities for school age children from 4.9 - 13 years of age.
Hours Of Operation : Mon - Fri : 6:30 AM - 6:30 PM, Half Day Available,Before/After School Care, Summer Camps.
Months Of Operation : Year Round
Capacity : 150
Child Adult Ratio : School Age - 14:1

Application & Admissions

Process : Parents/guardians are invited to pick up an application at the Camp. Please arrange for your child to accompany you on a tour. When the enrollment packet is complete, the Camp Director will invite you to participate in an orientation. All paperwork, fees, policies, etc. will be covered during the orientation.

The above image was taken from ChildCare Smiles Website Services which is hosted by the Young Set Club.

Kraai, Ryan

Jan 15 (2 days ago)

to me, Theodore, Bob

Hello Ms. Burdick,

The Ventura County Fire Protection District does not maintain evacuation plans for assisted living and skilled nursing facilities. These plans are developed and maintained by each individual facility. You would need to contact each facility directly to inquire about receiving a copy of their plan.

Regards,

Ryan Kraai

Fire Prevention Officer

Ventura County Fire Protection District

Fire Prevention Bureau

Engineering and Development Unit

Office: (805) 947-8528

Email: ryan.kraai@ventura.org

Website: Fire.CountyofVentura.org

Facebook: [@VenturaCountyFire](https://www.facebook.com/VenturaCountyFire)

Twitter: [@VCFD](https://twitter.com/VCFD)



16

City Of Thousand Oaks Senior Adult Master Plan

Section Four – Discovery and Action Steps Housing

The purpose of this section is to examine the local senior population's current and future need for housing, types of housing needed, and alternative housing.

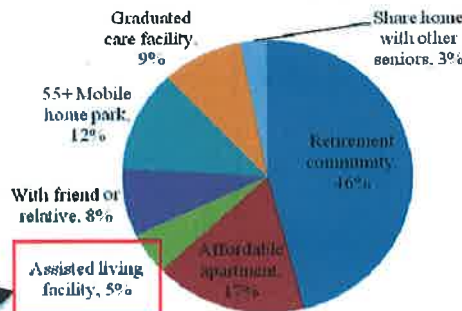
SURVEY FINDINGS

The 2008 surveys for both boomers and seniors included a section on housing needs. Both groups were asked what type of living arrangement they would likely choose if they could no longer remain in their current residence. Boomers were also asked about their criteria for housing location after retirement. Seniors were asked about their current living arrangement.

Responses to the survey indicate that slightly more than 67% of senior respondents currently own their home; 16% own a mobile home; 11% rent and 6% reside in a retirement community or an assisted living facility.

Boomers:

Of the boomers, 80% (274) answered the question as to where they would live after retirement as illustrated in the graph below.

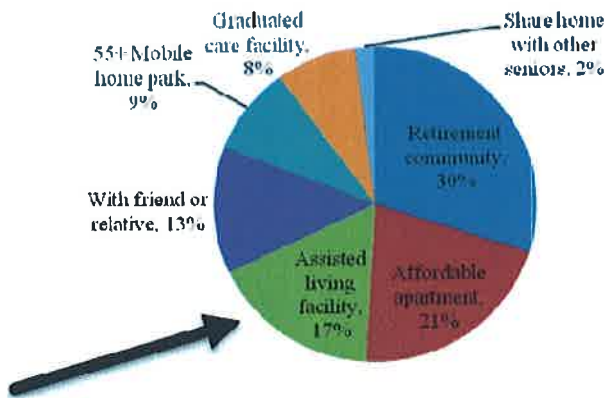


The data indicates approximately 80% of those surveyed expect to move to a retirement community, an assisted living facility, affordable apartment, or downsize to a smaller home.

Survey participants indicate that housing affordability and health status were key factors in determining their future living arrangements.

Current Seniors:

Of the senior respondents, 20% (236) did not answer the question where they would live if they were no longer able to stay in their current residence and 80% responded as illustrated in the graph below:



condo. This begs the question of whether such facilities will exist in sufficient numbers to fulfill the needs of these citizens.

Data results also implied that senior housing option terms such as "retirement community" were not clearly defined or understood by respondents. Term definitions and General Plan requirements are included in Appendix E.



Vallecito Residents bringing in the New Year

Comparing Your Senior Care Options

	WHO IS IT FOR?	SERVICES MAY INCLUDE	TYPICAL RANGE
SENIOR APARTMENTS / 55+ APARTMENTS	Active, independent and healthy seniors who are enjoying their retirement years	None	\$400 - \$2,000 per month
INDEPENDENT LIVING / RETIREMENT COMMUNITIES	Active, independent and healthy seniors who wish to live with other seniors in a community setting	Golf course, swimming pool, social activities, gourmet dining services and light housekeeping	\$1,250 - \$4,000 per month
ASSISTED LIVING	Seniors who are independent and social, but need assistance with ADLs	Fitness classes, social activities, healthy dining, transportation, assistance with ADLs, housekeeping	\$2,500 - \$6,000 per month
RESIDENTIAL CARE HOME / BOARD AND CARE	Seniors who are independent and social, but need assistance with ADLs and prefer a smaller home-like environment	Social activities, meals, transportation, assistance with ADLs, housekeeping	\$1,750 - \$6,000 per month
MEMORY CARE / ALZHEIMER'S CARE	Seniors who have Alzheimer's disease or other types of dementia	Special meal preparation, secured environment & specialized memory support	\$3,500 - \$8,000 per month
NURSING HOMES / SKILLED NURSING FACILITIES	Seniors who require 24-hour medical care	Provides the highest level of care to patients who need 24/7 medical attention	\$180 - \$300 per day
HOME CARE	Seniors who live at home and need help with meal preparation, ADLs, transportation	Meals, assistance with ADLs, and housekeeping	\$15 - \$30 per hour
ADULT DAY CARE / ADULT DAY SERVICES	Seniors who need assistance, socialization and meals during work hours	Meals, assistance with ADLs, and social activities	\$40-90 per day

* Costs may vary widely based on the needs of the resident, the location of the community, the size of the community and numerous other factors.

Assisted Living / Board and Care Facilities Within and Surrounding Thousand Oaks

According to Assisted Living Facilities.org there are 100 facilities within 10 miles of the zip code 91360. The nonprofit group Long Term Care Services of Ventura County has confirmed that there are 208 Residential Care Facilities (Assisted Living) in Ventura County. We were able to identify 224 facilities listed in the table below.

This report identified 224 facilities with 5,786 beds. Bold number indicates confirm dementia/memory/mental health care.

No Zoning Change - 400 East Rolling Oaks Drive | 2016

No.	Name	Address	Phone	Capacity
1	New Haven - Thousand Oaks	128 Erten Street Thousand Oaks, CA 91360	805-358-4700	6
2	Taylor Residential Care II	113 Erten Street Thousand Oaks, CA 91360	805-557-0604	6
3	Navita Residence II	2024 Young Avenue Thousand Oaks, CA 91360	805-413-2455	6
4	Our Home Thousand Oaks	199 Janss Rd. Thousand Oaks, CA 91360	805-338-1943	6
5	Jasmin Residential Care Center	1959 Hendrix Thousand Oaks, CA 91360	805-777-0126	6
6	Thousand Oaks Home Care	2592 Circo Avenue Thousand Oaks, CA 91360	805-493-1968	6
7	Applegate @ Drummond	1796 Drummond Place Thousand Oaks, CA 91360	805-207-7791	6
8	Norma J's Home for the Elderly	142 W. Columbia Road Thousand Oaks, CA 91360	818-422-7667	6
9	Our Community House of Hope	348 W. Avenida De Los Arboles Thousand Oaks, CA 91360	805-377-1907	4
10	Weiss RCFC - Thousand Oaks	1908 Burleson Avenue Thousand Oaks, CA 91360	805-338-4737	6
11	Sunshine Manor	3206 Luther Avenue Thousand Oaks, CA 91360	805-241-9687	6
12	Omnicare II	154 Thames Street Thousand Oaks, CA 91360	805-338-2345	6
13	Brio Manor	115 Thames Street Thousand Oaks, CA 91360	805-338-0204	6
14	Taylor Residential Care	1363 Feather Ave. Thousand Oaks, CA 91360	805-557-0288	6
15	Hillside Manor	362 Camino Manzanitas Thousand Oaks, CA 91360	805-371-4242	6
16	Compassionate Care Residence	1595 Kirk Avenue Thousand Oaks, CA 91360	805-870-4789	6
17	Your Place	1423 Dover Avenue Thousand Oaks, CA 91360	805-494-1909	6
18	Sunshine Health Place	1558 Norman Avenue Thousand Oaks, CA 91360	805-446-3100	6
19	Gainsborough Oaks	91 W. Gainsborough Road Thousand Oaks, CA 91360	805-777-8802	6
20	Maica Place	67 Doone Street Thousand Oaks, CA 91360	805-418-7529	6
21	An Everlasting Spring - Senior Care	1075 Greenfield Street Thousand Oaks, CA 91360	805-300-8707	6
22	University Village Thousand Oaks	3415 Campus Drive Thousand Oaks, CA 91360	805-241-3000	514
23	Madelaine Place	51 Doone Street Thousand Oaks, CA 91360	805-870-4117	6

No Zoning Change - 400 East Rolling Oaks Drive 2016

24	Four Seasons Board & Care	2148 Montgomery Road Thousand Oaks, CA 91360	805-374-8273	6
25	Four Seasons Guest Home	2130 Montgomery Rd. Thousand Oaks, CA 91360	805-374-8273	6
26	Your Place 2	53 Wales Street Thousand Oaks, CA 91360	805-494-6848	6
27	A Loving Heart Senior Care	28 Wales Street Thousand Oaks, CA 91360	818-262-1508	6
28	Golden Life Assisted Living	555 Calle Tulipan Thousand Oaks, CA 91360	805-492-8138	6
29	Omnicare I	926 Camino La Maida Thousand Oaks, CA 91360	805-241-1252	6
30	Oakview	3557 Campus Drive Thousand Oaks, CA 91360	805-241-3000	55
31	Navita Residence Coventry Drive	1255 Coventry Drive Thousand Oaks, CA 91360	805-494-4121	6
32	Cottages Of The Oaks IV	1435 Strawberry Hill Thousand Oaks, CA 91360	805-371-5779	6
33	Heartland Home Primary Care Centers	952 E. Janss Road Thousand Oaks, CA 91360	805-370-1336	6
34	Familycare Cottage II	389 Ramble Ridge Drive Thousand Oaks, CA 91360	805-492-1200	6
35	Land of Enchantment Board and Care	346 E. Gainsborough Road Thousand Oaks, CA 91360	805-379-2185	6
36	Reserve At Thousand Oaks	3575 N. Moorpark Road Thousand Oaks, CA 91360	805-492-2471	170
37	Sudi Pension Home	191 Dryden Street Thousand Oaks, CA 91360	805-370-5225	6
38	Belmont Village Thousand Oaks	3680 Moorpark Road Thousand Oaks, CA 91360	805-496-9301	158
39	Atria Hillcrest	405 Hodencamp Road Thousand Oaks, CA 91360	805-373-0606	207
40	Hillcrest Royale	190 East Hillcrest Drive Thousand Oaks, CA 91360	805-371-0035	145
41	Berkshire Elder Care	1844 Berkshire Drive Thousand Oaks, CA 91360	805-732-3810	6
42	Applegate @ Dorado	1630 El Dorado Drive Thousand Oaks, CA 91360	805-207-7791	6
43	Thousand Oaks Royale	45 North Erbes Road Thousand Oaks, CA 91362	805-495-4657	80
44	Atria Grand Oaks	2177 Thousand Oaks Blv. Thousand Oaks, CA 91362	805-370-5400	140
45	Happy Home Care	179 Northam Ave. Newbury Park, CA 1320	818-219-5998	6
46	Hidden Garden	79 Madrid Avenue Newbury Park, CA 91320	805-499-0818	6
47	Enduring Oaks Assisted Living	4264 Colibri Court Moorpark, CA 93021	805-530-3818	6
48	Living The Golden Years	2955 Theresa Drive Newbury Park, CA 91320	805-732-6691	5

No Zoning Change - 400 East Rolling Oaks Drive **2016**

49	Gerald Residential Care	3249 Gerald Drive Newbury Park, CA 91320	805-375-6070	6
50	Thousand Oaks Senior Care Assisted Living	269 N. Wendy Drive Newbury Park, CA 91320	818-661-8522	6
51	Mountain View Residential Care	290 Dena Drive Newbury Park, CA 91320	805-498-2743	6
52	California Care RCFE - Baxter	283 Baxter Street Newbury Park, CA 91320	818-370-5503	6
53	Sunrise Assisted Living Of Westlake Village	3101 Townsgate Road Westlake Village, CA 91361	805-557-1100	126
54	Leisure Living	6156 Hedgewall Drive Westlake Village, CA 91362	818-879-9900	6
55	Stella Cares	325 Forelock Court Simi Valley, CA 93065	805-526-4194	6
56	Sally's Residential Care Home III	953 Andante Ct. Camarillo, CA 93012	805-389-0922	6
57	Sally's Residential Care Home I	940 Carissa Court Camarillo, CA 93012	805-389-3328	6
58	Brookdale Camarillo / Emeritus of Camarillo RCFE	6000 Santa Rosa Road Camarillo, CA 93012	805-338-8086	140
59	Sunrise at Wood Ranch	190 Tierra Rejada Road Simi Valley, CA 93065	805-584-8881	100
60	New Vistas Retirement Home	321 Royal Avenue Simi Valley, CA 93065	805-577-9350 818-638-0347	6
61	Simi Valley Residential Care VI	1391 Mellow Lane Simi Valley, CA 93065	805-581-4673	6
62	Somis Living	4111 San Canyon Road Somis, CA 93066	805-386-4145	6
63	Breen Residential Care	1168 Arcane Street Simi Valley, CA 93065	805-579-7933 805-584-1338	6
64	Royal Oaks Home Care	1106 Royal Avenue Simi Valley, CA 93065	818-219-5998	6
65	Our Home	1192 Gantlin Avenue Simi Valley, CA 93065	805-523-0474 805-383-1943	6
66	Simi Valley Residential Care II	713 Erringer Rd. Simi Valley, CA 93065	805-522-9129	6
67	Golden Acres RCFE II	1673 Willowbrook Lane Simi Valley, CA 93063	805-813-6411	6
68	Caccam's Sorrel Residence	1325 Sorrel Street Simi Valley, CA 93065	805-522-9510	5
69	St. Paul's Home Care II	1431 Crocker Street Simi Valley, CA 93065	805-522-2033	6
70	A Nurturing Touch	79 Pinewood Oak Park, CA 91377	818-889-8025	6
71	Simi Valley Residential Care I	2585 Lowell Court Simi Valley, CA 93065	805-527-1190	6
72	Thelm's Platinum, IV	28839 Calabria Drive	818-292-1981	6

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		Agoura Hills, CA 91301		
73	Golden Care Moments	2235 Elizondo Street Simi Valley, CA 93065	805-304-3300	6
74	Charter Oaks Home Care Shelby Lane	2053 Shelby Lane Simi Valley, CA 93065	805-285-0249	6
75	Alta Vista Simi Assisted Living	2624 Rudolph Drive Simi Valley, CA 93065	805-279-9421	6
76	Edna's Residential Care I	3868 Senan Street Camarillo, CA 93010	805-278-2035	6
77	Via Esmeralda LLC	3521 East Elma St. Camarillo, CA 93010	805-216-6195	6
78	Angels II	2375 Mcdonald Court Simi Valley, CA 93065	805-404-5201	6
79	Alma Via Of Camarillo	2500 North Ponderosa Drive Camarillo, CA 93010	805-388-5277	100
80	Bf Homes	1149 Appleton Road Simi Valley, CA 93065	805-583-4625	6
81	Mcfadden Assisted Living	1531 Dwight Avenue Camarillo, CA 93010	805-482-3460 805-507-1876	6
82	Always Young	5536 Easterly Road Agoura Hills, CA 91301	818-707-9218	3
83	Green Valley Home Care	2651 Bancroft Street Simi Valley, CA 93065	805-579-0040	6
84	Sycamore Country Home II	2272 Elmdale Avenue Simi Valley, CA 93065	805-583-5802	4
85	Sunrise Guest House	2383 Elmdale Avenue Simi Valley, CA 93065	805-520-1051	6
86	Autumn Manor	2770 Highgate Pl. Simi Valley, CA 93065	805-582-2188	6
87	Serenity Heights	611 E. Loop Drive Camarillo, CA 93010	805-987-7898	6
88	Millenium Care	1555 Hilgard Avenue Simi Valley, CA 93065	805-526-4440	6
89	Assisted Living America I	29055 Wagon Road Agoura Hills, CA 91301	818-991-6910	6
90	Christian's Home for the Elderly	3066 School Street Simi Valley 93065	805-526-4715 805-527-3173	6
91	Meadowbrook At Agoura Hills	5217 Chesebro Road Agoura Hills, CA 91301	818-991-3544	185
92	Golden Horizon	2221 Briarfield Camarillo, CA 93010	805-388-0308	6
93	Hickory House	50 Oak St. Camarillo, CA 93010	805-484-1115	36
94	Laigo-Zanders Home for the Elderly II	3190 E. Elmore Street Simi Valley, CA 93063	805-527-3007	6
95	Anna's Home for the Elderly	3325 Elmore Street Simi Valley, CA 93063	805-526-2023	6
96	Mom's Place	4 Mansfield Lane Camarillo, CA 93010	805-383-9896	6

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97	Blessed Family Living II	2867 Tanisha Court Simi Valley, CA 93065	805-552-5585	6
98	Ashley's Manor I	1277 Bedford Drive Camarillo, CA 93010	805-419-4323	6
99	Mission Manor	89 Mission Drive Camarillo, CA 93010	805-383-7960	12
100	Royal Gardens Camarillo	903 Carmen Drive Camarillo, CA 93010	805-484-2777	130
101	Grande Vista Assisted Living	3499 Grande Vista Drive Newbury Park, CA	Pending	130
102	Silverado Calabasas Memory Care Community	25100 Calabasas Road Calabasas, CA 91302	818-222-1000	110
103	Thousand Oaks Home Care	143 W Sidlee St. Thousand Oaks, CA 91360	805-494-7351	6
104	Thousand Oaks Home Care 6	451 Columbia Road Thousand Oaks, CA 91360	805-494-8860	6
105	Westlake Health Care	250 Fairview Rd., Thousand Oaks, CA	805-494-1233	99
106	Vintage Simi Hills, Vintage Senior Living	5300 East Los Angeles Ave. Simi Valley, CA 93063	888-650-5148	175
107	A Loving Heart Senior Care	28 Wales Street Thousand Oaks, CA 91360	818-262-1508	6
108	An Everlasting Spring	189 Venus Street Thousand Oaks, CA 91360	805-300-8707	6
109	Century Home for the Elderly	2353 Century Ave. Simi Valley, CA 93063	805-579-9306	6
110	A Bradley House II	805 Erringer Rd. Simi Valley, CA 93065	805-306-9101	6
111	Alta Vista	2624 Rudolph Drive Simi Valley, CA 93065	805-279-9421	6
112	Casa de Katherine	5763 Katherine St. Simi Valley, CA 93063	805-522-5232	6
113	Love Circle	1936 Edgewood Drive Simi Valley, CA 93063	805-527-2378	5
114	Seniors Way	4005 Snowgoose St. Simi Valley, CA 93065	805-210-9876	5
115	Simi Hills Home Care Center, LLC	2062 Vera Court Simi Valley, CA 93063	805-584-2592	6
116	Our Home Thousand Oaks Too	212 W. Gainsborough Thousand Oaks, CA 91360	805-338-1943	6
117	Advanced Care Home	144 La Crescenta Drive Camarillo, CA 93010	805-389-1907	6
118	Ashley Manor II	1013 Skeel Drive Camarillo, CA 93010	805-419-4316	6
119	Atria Las Posas	24 Las Posas Road Camarillo, CA 93010	805-987-9872	140
120	Charter Care Home Care Lathan	1982 Lathan Ave. Camarillo, CA 93010	805-807-1876	6

No Zoning Change - 400 East Rolling Oaks Drive | 2016

121	Edna's Residential Care 2	1955 Weston Circle Camarillo, CA 93010	805-482-2147	6
122	Hillview Manor	510 Marissa Lane Camarillo, CA 93010	805-437-6206	6
123	Golden Years Care	1325 Lantana Street Camarillo, CA 93010	805-383-1188	6
124	Mali's Place, Inc 1	68 Camino Castenada Camarillo, CA 93010	805-445-9533	6
125	Mali's Place, Inc. 2	52 Camino Castenada Camarillo, CA 93010	805-445-1998	6
126	Mali's Place, Inc. 3	8 Camino Castenada Camarillo, CA 93010	805-383-2664	6
127	Mom's Place	4 Mansfield Lane Camarillo, CA 93010	805-383-9896	6
128	Mom's Place II	30 La Patera Court Camarillo, CA 93010	805-383-6855	6
129	Mom's Place III	975 Valley Vista Drive Camarillo, CA 93010	805-389-8966	6
130	Navita Residence Edgemont Drive	1690 Edgemont Drive Camarillo, CA 93010	805-413-2455	6
131	Ocean Breeze Estates / Beechwood	1190 Beechwood St. Camarillo, CA 93010	805-445-6545	6
132	Ocean Breeze Estates / N.Hvn Blue Oak	1132 Blue Oak Street Camarillo, CA 93010	805-482-7082	6
133	Ocean Breeze Estates at Spanish Hills	17 Bradford Ave. Camarillo, CA 93010	805-482-9279	6
134	Sally's Residential Care Home II	928 Carissa Court Camarillo, CA 93012	805-384-8043	6
135	Fillmore Country Club	827 River Street Fillmore, CA 93015	805-524-5080	66
136	Autumn Years at Ojai	158 Rockaway Road Oak View, CA 93022	805-649-1354	56
137	Haave House, Inc.	315 Riverside Drive Oak View, CA 93022	805-794-9426	6
138	At Home in Ojai	225 N. Lomita Ojai, CA 93023	805-646-2402	56
139	Casa Bella	451 W. Albridge Way Ojai, CA 93023	805-451-8435	6
140	Gables of Ojai	701 N. Montgomery Street Ojai, CA 93023	805-646-1446	118
141	Manor of Ojai	108 W. Eucalyptus Street Ojai, CA 93023	805-646-1489	44
142	Mountain Vista Manor	602 E. Oak Street Ojai, CA 93023	805-646-6850	15
143	Olive Branch of Ojai	506 Drown Avenue Ojai, CA 93023	805-646-2364	6
144	Villa at Ojai	1117 Sunnyside Ave. Ojai, CA 93023	805-646-5424	6
145	Absolute Care Home	1601 Kipling Court Oxnard, CA 93030	805-986-8118	6

No Zoning Change - 400 East Rolling Oaks Drive **2016**

146	Amity & Joy Home Care	4810 Justin Way Oxnard, CA 93033	805-612-4197	6
147	Ann Marie Facility Care	2130 San Mateo Street Oxnard, CA 93033	805-487-3008	6
148	Bella Nova Villa	1111 Ivywood Drive Oxnard, CA 93030	805-906-1624	6
149	Della's Care Facility	1501 Martin Luther King Jr. Drive, Oxnard, CA 93030	805-351-9360	6
150	Dream Haven Care	1355 Juanita Ave. Oxnard, CA 93030	805-983-0631	6
151	JN Care Home	3704 Monte Carlo Drive Oxnard, CA 93035	805-985-4538	6
152	Katie's Cozy Cottage	2136 Kite Drive Oxnard, CA 93036	805-985-8555	5
153	Lina's Guest Home	2221 Kepler Drive Oxnard, CA 93033	805-487-3816	6
154	Noah's Home Care	1831 Bernadette Street Oxnard, CA 93030	805-278-2273	6
155	Raven's Haven	746 Princessa Drive Oxnard, CA 93030	805-981-4342	5
156	Rose Garden Manor 2/DD	1731 S. Ventura Road Oxnard, CA 93033	805-890-0607	6
157	Rose Garden Manor 3/DD	831 Yale Place Oxnard, CA 93033	805-890-0607	6
158	Sea Breeze Manor	1511 Offshore St. Oxnard, CA 93036	805-906-9224	6
159	Villa Teresa Residential Care	821 Teresa Street Oxnard, CA 93030	806-320-3163	6
160	Rose Garden Manor 4/DD	962 Gill Avenue Port Hueneme	805-890-0607	6
161	Palms at Bonaventure	111 N. Wells Road Ventura, CA 93004	805-647-0616	121
162	Veterans Home of CA / Ventura	10900 Telephone Road Ventura, CA 93004	805-659-7500	60
163	Anastasia Care Home, Inc.	6217 Anastasia Avenue Simi Valley, CA 93063	805-577-9434	6
164	Angeles III	3216 Yardley Place Simi Valley, CA 93063	805-581-9422	6
165	Angeles on Tracy	2409 Tracy Avenue Simi Valley, CA 93065	805-583-3293	6
166	Autumn Manor 2	2365 Kentfield Street Simi Valley, CA 93065	805-526-8629	6
167	Autumn Manor 3	2747 Atherwood Ave. Simi Valley, CA 9065	805-527-8281	6
168	Blessed Family Living	3125 Lori Circle Simi Valley, CA 93063	805-581-5128	6
169	Blessed Family Living II, Inc.	2867 Tanisha Court Simi Valley, CA 93065	805-581-5128	6
170	Bradley House	4031 Apricot Road	805-578-1933	6

No Zoning Change - 400 East Rolling Oaks Drive 2016

		Simi Valley, CA 93063		
171	Caccam's Stanton Residence (Formerly Laura's House)	3726 Stanton Court Simi Valley, CA 93063	805-582-0504	6
172	Care Cottage I	1650 Ona Circle Simi Valley, CA 93063	805-581-2707	6
173	Carmen's Care Manor	1544 Darrah Ave. Simi Valley, CA 93065	805-955-0755	6
174	Carmen's Care Manor 2	1754 Darrah Ave. Simi Valley, CA 93063	805-285-0356	6
175	Charter Oak Home Care Pittman	5629 Pittman Street Simi Valley, CA 93063	805-285-0249	5
176	Darrah Manor	1579 Darrah Ave. Simi Valley, CA 93065	805-526-7463	6
177	Florie's Home	5776 Damon Street Simi Valley, CA 93063	805-581-2070	5
178	Golden Acres RCFE I	6437 Keystone St. Simi Valley, CA 93063	805-577-6936	6
179	Golden Acres RCFE II	1673 Willow Brook Lane Simi Valley, CA 93063	805-813-6411	6
180	Laigo-Zanders Home #1	3967 E. Downey Court Simi Valley, CA 93063	805-527-3278	6
181	Millenium Care 2	5694 Fearing St. Simi Valley, CA 93063	805-527-7798	6
182	Sea-Me Home Inc.	1762 Blackwall Drive Simi Valley, CA 93063	805-577-8870	6
183	Simi Home	4015 Peoria Ave. Simi Valley, CA 93063	805-584-2592	6
182	Simi Valley Residential Care 3	2522 Graystone Street Simi Valley, CA 93065	805-522-7274	6
183	Simi Valley Residential Care 4	2378 East Kentfield Street Simi Valley, CA 93065	805-583-3182	6
184	Simi Valley Residential Care 5	1176 Bryson Ave. Simi Valley, CA 93065	805-581-9096	5
185	St. Mary's Home Care	2474 Knightwood Circle Simi Valley, CA 93063	805-584-6322	6
186	St. Paul's RCFE	2292 Goddard Ave. Simi Valley, CA 93063	805-581-9457	5
187	Somis Living	4111 Sand Canyon Road Somis, CA 93066	805-386-4145	6
188	Somis Living II	4115 Sand Canyon Road Somis, CA 93066	805-386-4145	4
189	Compassionate Care Residence - Flores	144 W. Avenida De Las Flores Thousand Oaks, CA 91360	805-707-7232	6
190	Cottage of the Oaks I	1595 Norman Avenue Thousand Oaks, CA 93160	805-496-3597	6
191	Cottage of the Oaks II	117 W. Gainsborough Rd. Thousand Oaks, CA 93160	805-496-3597	6
192	Cottage of The Oaks III	767 Encino Vista	805-373-5195	6

No Zoning Change - 400 East Rolling Oaks Drive | 2016

		Thousand Oaks, CA 91362		
193	Cottage of the Oaks VI	78 W. Gainsborough Thousand Oaks, CA 91360	805-390-5955	6
194	An Everlasting Spring - W. Sidlee	171 West Sidlee Street Thousand Oaks, CA 91360	805-300-8707	6
195	An Everlasting Spring - E. Sidlee	415 East Sidlee Street Thousand Oaks, CA 91360	805-300-8707	6
196	Family Care Cottage One	820 Calle Cedro Thousand Oaks, CA 91360	805-492-1200	6
197	Family Care Cottage III	840 Calle Cedro Thousand Oaks, CA 91360	805-492-1200	6
198	Four Seasons Guest Home Respite Care	2139 Montgomery Thousand Oaks, CA 91360	805-374-8273	6
199	Happy Home Care II	1273 Sheffield Place Thousand Oaks, CA 91360	818-219-5998	6
200	Omnicare III	1446 Suffolk Ave. Thousand Oaks, CA 91360	805-338-2345	6
201	Our Home Thousand Oaks 2	334 Burton Court Thousand Oaks, CA 91360	805-338-1943	6
202	Sunshine Health Place 2	1482 Norman Ave. Thousand Oaks, CA 91360	805-304-5960	6
203	Thousand Oaks Home Care I	2592 Circo Ave. Thousand Oaks, CA 91360	805-493-1968	6
204	Thousand Oaks Home Care 2	9 West Sidlee Street Thousand Oaks, CA 91360	805-494-8860	6
205	Thousand Oaks Home Care 4	245 E. Sidlee Thousand Oaks, CA 91360	805-494-8860	6
206	Aegis of Ventura	4964 Telegraph Road Ventura, CA 93003	805-650-1114	100
207	Brady's Butterfly Inn	4370 Whittier Court Ventura, CA 93003	805-236-9805	6
208	Cottage Inn	191 Wayview Court Ventura, CA 93003	805-650-7497	6
209	Crestwood Villa 2	452 Heidelberg Ave. Ventura, CA 93003	805-639-0439	6
210	Cypress Place Assisted Living	1200 Cypress Point Lane Ventura, CA 93003	805-650-8000	89
211	Elena's Elder Care 2	11357 Casa Street Ventura, CA 93004	805-647-1607	6
212	Elms	67 E. Barnett Street Ventura, CA 93001	805-643-2176	54
213	Finest Living at Crestwood	225 Crestwood Ave. Ventura, CA 93003	805-298-2787	6
214	Finest Living at Arcade	350 S. Arcade Drive Ventura, CA 93003	805-298-2787	6
215	Home Sweet Home Care	7520 Van Buren Ventura, CA 93003	805-659-4427	6
216	The Lexington	5440 Ralston Ventura, CA 93003	805-644-6710	125
217	Mariposa Valley	8217 Tiara Street	805-218-6235	6

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		Ventura, CA 93004		
218	Mariposa Valley, Inc.	321 Glenwood Avenue Ventura, CA 93003	805-658-8194	6
219	Moran Manor	1178 Via Cielito Ventura, CA 93003	805-644-9478	6
220	Mound Guest Home	5430 Telegraph Road Ventura, CA 93003	805-642-2567	49
221	Ocean View Cottage	896 Via Ondulando Ventura, CA 93003	805-298-2787	6
222	Treacy Villa	3482 Loma Vista Road Ventura, CA 93003	805-644-1292	49
223	Ventura Townhouse	4900 East Telegraph Road Ventura, CA 93003	805-642-3263	566
224	Oaknoll Villas Irvine based developer	250 N. McCloud Thousand Oaks, CA 91360		172
224			Total	5,807

Home Care Agencies Within and Surrounding Thousand Oaks

This report identified 60 Home Care agencies.

No.	Name	Address	Phone
1	Los Robles Homecare Services	68 Long Ct. Suite 2C Thousand Oaks, CA 91360	805-777-7234
2	Right at Home	1325 E. Thousand Oaks Blvd., Suite 201, Thousand Oaks, CA 91362	805-557-0610
3	24 Hr HomeCare	2401 E Gonzales Rd #170 Oxnard, CA 93036	805-988-2205
4	Help Unlimited	1765 Goodyear Ave., Suite 201 Ventura, CA 93003	805-494-1407
5	Pacific Coast Homecare	2775 Tapo St. #202 Simi Valley, CA 93063	805-520-1300
6	Assisted Home Care and Hospice	468 Pennsfield Pl. #100 Thousand Oaks, CA 91360	805-371-9988
7	Tender Home Care, Inc.	1860 Eastman Ave., #106 Ventura, CA 93003	805-482-9933
8	Rescare Homecare	195 East hillcrest Drive, Suite 115 Thousand Oaks, CA 91360	805-430-9534
9	Allied Healthcare Professionals Inc.	100 Moody Ct. #110 Thousand Oaks, CA 91360	805-496-2680
10	Comfort Keepers Home Care	275 E. Hillcrest Dr. Suite 145 Thousand Oaks, CA 91360	805-494-9900
11	BrightStar Care Conejo Valley / Thousand Oaks	516 Pennsfield Place, Suite 112 Thousand Oaks, CA 91360	805-233-3800

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12	24 Hour Caregivers & Home Care	2659 Townsgate Rd. #210 Westlake Village, CA 91361	866-681-7778
13	Home Helpers	180 Sundown Rd., #A Thousand Oaks, CA 91361	805-777-8111
14	LivHOME Senior Home Care	223 E. Thousand Oaks Blvd., Suite 315, Thousand Oaks, CA 91360	805-687-8766
15	Trova Home Care Inc.	587 N. Ventu Park Rd., Suite E PMB 805, Newbury Park, CA 91320	805-388-2700
16	Select Home Care	660 Hampshire Rd. #100 Westlake Village, CA 91361	805-777-3855
17	Tender Touch Homecare	21601 Devonshire St., #206 Chatsworth, CA 91311	805-578-0084
18	Royal Home Care	870 Hampshire Rd #P Westlake Village, CA 91361	805-230-3033
19	Home Health	4220 E. Los Angeles Ave. Simi Valley, CA 93063	805-522-4962
20	24-7 Quality Infusion & Home Health	2659 Townsgate Rd #132 Westlake Village, CA 91361	805-494-6700
21	Right At Home	1325 E. Thousand Oaks Blvd. #201 Thousand Oaks, CA 91362	805-557-0610
22	Infinite Home Health Inc.	875 Westlake Blvd. #201 Westlake Village, CA 91361	805-497-1777
23	Trusted Family Homecare	2945 Townsgate Rd #200 Westlake Village, CA 91361	805-978-5858
24	Preferred Care at Home of Thousand Oaks	83 Via Aldea Newbury Park, CA 91320	805-262-3030
25	Homewatch CareGivers	3717 East Thousand Oaks Blvd., Suite 110, Thousand Oaks, CA 91362	805-409-2362
26	Heartland Home Health, Inc.	5757 E. Los Angeles Ave. #232 Simi Valley, CA 93063	800-871-6050
27	Home Instead Senior Care	6593 Collins Dr. Moorpark, CA 93021	805-577-0962
28	Lifeline Companion Services, Inc.	1994 Lakota St. Simi Valley, CA 93065	818-980-8818
29	Interim HealthCare of Westlake Village	5716 Corsa Ave. Westlake Village, CA 91362	818-674-4544
30	Senior Helpers	31255 Cedar Valley Dr. #303, Westlake Village, CA 91362	805-291-4830
31	Synergy HomeCare	2945 Townsgate Rd., #200 Westlake Village, CA 91361	805-494-6700
32	Sheridan In Home Health Care Service	1206 S. Westlake Blvd. Westlake Village, CA 91361	310-204-1187
33	American Dream Home Health Care	5655 Lindero Canyon Rd. Westlake Village, CA 91362	818-707-8999
34	Helping Hands Caregivers	31240 La Baya Dr.	805-529-9667

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		Thousand Oaks, CA 91362	
35	Giving Tree Care - Your Senior Care, Elder Care, and Companion Care Specialists	2667 Agoura Rd. Westlake Village, CA 91361	818-926-3814
36	Silver Crown Homecare	3625 E. Thousand Oaks, Ste. 232 Westlake Village, CA 91362	805-496-9200
37	Visiting Angeles Living Assistance Services	2625 Townsgate Rd. #330 Westlake Village, CA 91361	805-371-0033
38	TLC Home Hospice	4607 Lakeview Canyon Rd. #661 Westlake Village, CA 91361	805-465-7372
39	Florence Home Health Care	2521 E. Thousand Oaks Blvd. Thousand Oaks, CA 91362	805-497-1674
40	Quality Senior Caregivers	3835 E. Thousand Oaks Blvd. #197 Westlake Village, CA 91362	805-980-8773
41	Neighbor Care Home Health	2955 E. Hillcrest Dr. Westlake Village, CA 91362	805-496-8183
42	Oakhurst Hospice	860 Hampshire Rd. Westlake Village, CA 91361	805-497-3118
43	Pacific Senior Care	2277 Townsgate Rd., #108 Westlake Village, CA 91361	805-777-7090
44	Livingston Memorial Visiting Nurse Assn	1996 Eastman Ave. Suite 101 Ventura, CA 93003	805-642-0239
45	Access Home Health Care LLC	455 E. Thousand Oaks Blvd., #105 Thousand Oaks, CA 91360	805-497-9988
46	Las Posas Home Health	1601 Carmen Dr. #202 Camarillo, CA 93010	805-484-7284
47	ResCare HomeCare	2435 E. Ventura Blvd. Camarillo, CA 93010	805-987-5999
48	Darancare Corporation	4820 Adohr Lane Suite D Camarillo, CA 93012	805-482-0728
49	Synergy HomeCare	888 E. Thousand Oaks Blvd., #203 Thousand Oaks, CA 91362	805-371-4220
50	Abbey Caregivers	Moorpark, CA 93021	805-530-3878
51	Covered Caregiver	Business Center Circle Newbury Park, CA 91320	805-375-4725
52	Griswold Special Care	2625 Townsgate Rd. Westlake Village, CA 91361	866-344-9405
53	Integrity Care Managing	4713 Loma Vista Road, Suite B Ventura, CA 93003	805-276-2776
54	Adventist Health Home Care Services	2975 N. Sycamore Drive Simi Valley, CA 93063	805-955-8190
55	In Your Home Care	1880 Goodyear Ave. Ventura, CA 93003	805-865-2903
56	Personal Parent Care	371 Mobile Ave.	805-389-

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		Camarillo, CA 93010	93010
57	Camarillo Health Care District Lifeline of Ventura County	3639 E. Las Posas Rd., Suite 117 Camarillo, CA 93010	805-388-1952
58	Home Helpers / Direct Link	2412 Larkhaven Lane Oxnard, CA 93036	805-419-9416
59	Loving Arms Family Care	290 Maple Court, Suite 118 Ventura, CA 93003	05-248-6970
60	Melos Home Care	2697 Tennyson St. Thousand Oaks, CA 91360	805-267-6865

Independent Living Within and Surrounding Thousand Oaks

This report identified 13 Independent Living facilities.

No.	Name	Address	Phone
1	University Village	3415 Campus Drive Thousand Oaks, CA 91360	866-365-5927
2	Simi Hills	950 Sunset Garden Lane Simi Valley, CA 93065	866-643-0120
3	Meadowbrook Senior Living at Agoura Hills	5217 Chesebro Rd. Agoura Hills, CA 91301	888-671-5982
4	Vintage Simi Hills, Vintage Senior Living	5300 East Los Angeles Ave. Simi Valley, CA 93063	888-650-5148
5	Fairwinds - West Hills	8138 Woodlake Ave. West Hills, CA 91304	877-808-5055
6	Cypress Place	1220 Cypress Point Lane Ventura, CA 93003	877-420-1775
7	Bonaventure	10949 Telegraph Road Ventura, CA 93004	888-772-0329
8	Atria Park of Grand Oaks	2177 East Thousand Oaks Blvd. Thousand Oaks, CA 91362	747-222-8513
9	The Reserve at Thousand Oaks	3575 N. Moorpark Road Thousand Oaks, CA 91360	805-492-2471
10	Ventura Townehouse	Ventura, CA 93003	
11	Atria Las Posas	24 Las Posas Road Camarillo, CA 93010	866-317-6442
12	Carmen's Care Manor	1544 Darrah Ave. Simi Valley, CA 93063	805-955-0755
13	Blessed Family Living	2867 Tanisha Court Simi Valley, CA 93065	805-581-5128

Adult Day Care Within and Surrounding Thousand Oaks

This report identified 14 Adult Day Care facilities.

No.	Name	Address	Phone
1	Club Camarillo	3639 E. Las Posas Road, Suite 117 Camarillo, CA 93010	805-388-1952
2	Oak Tree House	111 W. Santa Ana Ojai, CA 93023	805-646-0161
3	Oceanview Adult Day Care	575 East Surfside Drive Port Hueneme, CA 93041	805-986-4818
4	The River Valley Club	1029 E. Santa Paula Street Santa Paula, CA	805-525-5808
5	Senior Concerns Adult Day Care	401 Hodencamp Road Thousand Oaks, CA 91360	805-497-0159
6	Moran Manor	1690 E. Main Street Ventura, CA 93001	805-643-5000
7	Among Friends	851 S. "A" Street Oxnard, CA 93030	805-385-7244
8	Oxnard Family Circle	2100 Outlet Center Dr. #380 Oxnard, CA 93033	805-385-4180
9	Ventura County ADHC	1700 N. Lombard St. Oxnard, CA 93030	805-278-4321
10	Advanced Day Health Care	3315 Kuehner Drive #121 Simi Valley, CA 93063	805-526-7629
11	Millennium ADHC	2150 Winifred St. Simi Valley, CA 93063	805-583-0859
12	Helen Kelly	855 South "F" Street Oxnard, CA 93030	805-486-5540
13	Club Camarillo / Club Ponderosa	3639 E. Las Posas Road, Suite 117 Camarillo, CA 93010	805-388-1952
14	Help of Ojai Oak Tree House	111 W. Santa Ana St. Ojai, CA 93024	805-646-0161

Skilled Nursing Facilities (SNF) Within and Surrounding Thousand Oaks

This report identified 21 Skilled Nursing Facilities with 1,915 beds.

No.	Name	Address	Phone	Capacity
1	Emeritus SNF / Bright	3639 E. Las Posas Road, Suite 117 Camarillo, CA 93010	805-388-1952	45
2	Camarillo Health Care Center	205 Granada Street Camarillo, CA 93010	805-482-9805	114
3	St. John's Pleasant Valley	2309 Antonio Avenue Camarillo, CA 93010	805-389-5846	99

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3	Greenfield Care Center of Fillmore	118 B Street Fillmore, CA 93015	805-524-5250	99
4	Moorpark Health Care (TLC Home)	4762 Maureen Lane Moorpark CA 93021	805-517-1620	10
5	Mary Health of the Sick	2929 Theresa Drive Newbury Park, CA 91320	805-498-3644	61
6	Ojai Gardens Nursing Center	601 N. Montgomery Street Ojai, CA 93023	805-646-8134	73
7	Ojai Valley Community Hospital (Skilled Nursing Facility)	1306 Maricopa Highway Ojai, CA 93023	805-646-1401	66
8	Care Meridan	1540 Teal Club Road Oxnard, CA 93030	805-382-1921	9
9	Oxnard Manor	1400 W. Gonzales Road Oxnard, CA 93030	805-983-0324	82
10	Glenwood Convalescent Hospital	1300 North "C" Street Oxnard, CA 93030	805-983-0305	99
11	Maywood Acres Health Care	2641 South "C" Street Oxnard, CA 93030	805-487-7840	98
12	Shoreline	5225 South "J" Street Oxnard, CA 93030	805-488-3696	193
13	Vista Cove Care Center	250 March Street Santa Paula, CA 93060	805-525-7134	99
14	Simi Valley Care and Rehab	5270 E. Los Angeles Ave. Simi Valley, CA 93063	805-522-9155	99
15	Thousand Oaks Health Care	93 W. Avenida De Los Arboles Thousand Oaks, CA 91360	805-492-2444	124
16	Los Robles Transitional Care	150 Via Merida Westlake Village, CA 91361	805-370-4531	43
17	Oakview At University Village (Skilled Nursing Facility)	3557 Campus Drive Thousand Oaks, CA 91360	805-241-2000	48
18	Westlake Healthcare Center	250 Fairview Road Thousand Oaks, CA 91362	805-494-1233	99
19	Ventura Convalescent	4020 Loma Vista Road Ventura, CA 93003	805-642-4196	71
20	Coastal View	4904 Telegraph Road Ventura, CA 93003	805-642-4101	96
21	Victoria Care Center	5445 Everglades Street Ventura, CA 93003	805-642-1736	188
			Total	1,915

Demographics of the City of Thousand Oaks

Age	Estimate	Percent
Under 5 years	5,771	4.5%
5 to 9 years	8,780	6.9%
10 to 14 years	8,867	6.9%
15 to 19 years	10,133	7.9%
Subtotal for 19 and under	33,551	26.2%
20 to 24 years	7,036	5.5%
25 to 34 years	12,921	10.1%
35 to 44 years	16,028	12.5%
45 to 54 years	20,666	16.1%
55 to 59 years	8,884	6.9%
60 to 64 years	8,735	6.8%
65 to 74 years	11,201	8.7%
75 to 84 years	5,711	4.5%
85 years and over	3,393	2.6%
Subtotal for 65 years and over	20,305	15.8%
Total for Thousand Oaks	128,126	100%

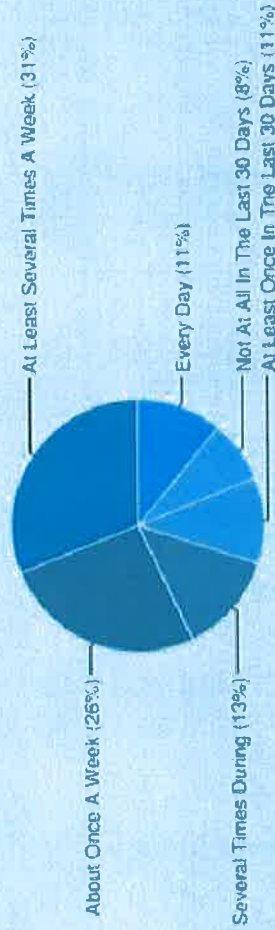
How Often do Residents Receive Visitors?

The CDC 2010 National Survey of Residential Care Facilities asked its participants how many times a resident received one or more outside visitors over a 30 day period. The question gives us some insight into how often and what percent of assisted living residents receive visitors.

It's important to note that most residents in the survey (over 90%) received an outside visitor at least once during the 30 day period. But what's even more important to note, is that over 60% of residents received a visitor at least once a week. And 11% received a visitor EVERY DAY!

View the entire results below:

Over the last 30 days, how often did the resident receive one or more outside visitors?



Responses of refusal (< 1%), and don't know (2%) and are not shown.
Source: 2010 CDC National Survey of Residential Care Facilities Survey (Resident Responses)

Only 8% of those residents in the survey did not receive a visitor in the 30 day period. That's still 8% too many, but it does show that outside visitors are an important part of life in assisted living.

325 Rolling Oaks Drive	
Name	Suite
Cristina S. Wiese, M.D. Inc.	100
Briotix Inc.	105
Fertility & Surgical Associates of California	110
<ul style="list-style-type: none"> Richard Buyalos, M.D. Gary Hubert, M.D. Ashim Kumar, M.D. Mousa I. Shamonki, M.D. 	
Retina Institute of California (7 specialists)	130
Rolling Oaks Pharmacy	140
Attorney at Law	
Fertility & Surgical Receiving	202
Willis & Trusts Legal Services	201
<ul style="list-style-type: none"> Mary L. Ankerbrand, Inc. 	
Professional Insurance Planning	201
<ul style="list-style-type: none"> Dianna Bente 	
Certified Public Accountant	201
<ul style="list-style-type: none"> Anthony Salzman 	
Custom Physical Therapy	210
<ul style="list-style-type: none"> Mike Burns PT, CFMT Angela Spruill DPT Angela Rubino DPT Holly Moody, MPT Dan Wick ATC, PTA C. Ped 	
State Farm Insurance Field Office - Glen White	220
Omega Rehab & Sport	250
<ul style="list-style-type: none"> Physical Therapy Services - Anne O'Sullivan, MPT Chiropractic Services - Sevak Khodabakhshian, DC, QME Occupational Medicine Services - Dr. Katrina Babcock, DO Occupational Testing Services - Chuck Aplin, MS, ATC, CEAS Massage Therapy Services - M.J. Holt and Teresa Russillo Podiatrist / Foot Surgeon - Dr. Nazila Eshraghi, DPM Physical Medicine & Rehabilitation - Dr. Katrina Babcock, DO 	

375 Rolling Oaks Drive	
Name	Suite
Arfai, Kiumars, MD - Pain Management	200
Auerbach, David M., M.D.	210
Bahk, Michael S., M.D.	210
Baker, Ellen, AuD - Decibel Hearing Services	140
California Hand & Physical Therapy	110
California Kidney Medical Group	100
Castaneda, Deborah, MD	210
Dahlin, Christine E., MD	115
Dahms, Swite D., MD	200

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Davita Thousand Oaks Dialysis	100
Delgado, John D., MD	200
Durand, Pierre JR, MD	200
Fathi, Laura, DDS - General Dentistry, TMJ	120
Feldman, Irina, MD - Integrative Family Medicine	115
Gerbrandt, Stacey, PA-C	210
Getelman, Mark H., MD	210
Grossman, Brian S., MD	210
Jones, Dale, PA-C	210
Karr, Andrea, PT	110
Karr, James, PT	110
Kirby, Shelley, PA-C	210
Lupo, Dan, OTR/L, CHT	110
Lustgarten, Brian, PA-C	110
Maxey, Lisa, PT	110
Molnar, Todd J., MD	210
Pattee, Gary A., MD	200
Saborio, Mayra Amirian, PT, DPT, CHT	110
Simic, Paul, MD	210
Southern California Orthopedic Institute Center for MRI	130
Southern California Orthopedic Institute Medical Group	210
Spelts, Richard J., DO	210
Vercillo, Michael T., MD	200
West Hills Hospital Outpatient Lab Patient Services Center	150

425 Rolling Oaks Drive	
Name	Suite
Aboseif, Sherif, MD - General and Female Urology	260
Aspen Women's Medical Group	200
Armstrong, Ian, MD - Neurosurgery / Spinal Surgery	210
Azar, Kouros, MD - Plastic & Reconstructive Surgery	115
Burch, Miguel, MD	260
Cuneen, Scott, MD	260
De Leon, Mia NP - Dermatology	110
Eisenkop, Scott M. MD - Gynecologic Oncologist	200
Fine, Stacey, MD, FACOG - Gynecology	220
Garcia, Louise, MD, FACOG - Gynecology	200
Ghodsian, Shahriar, MD Pulmonary & Internal Medicine	210
Gupta, Amit, DO, DABA, DAPM - A.G. Pain Management, Inc.	250
Hashemi, Mojgan, DDS - Los Robles General and Cosmetic Dental Center	120
Himsl, Kyle, MD, facs - General and Urologic Oncology	260
Khadavi, Alex, MD, FAAD	110
Knoblauch, Clyde JR, DDS - Family and Cosmetic Dentistry	215
McMurray, Karie, MD, FACOG - Obstetrics and Gynecology	260
Memsic, Leslie, MD, FACS - General and Surgical Oncology	260
Mosher, Corinna, M - Internal Medicine	280
Mosher, Michael T. MD - Allergy, Asthma and Immunology	280
Nabors, Kamesha, MPT, ATC	180

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Nashed, Ashraf, MD, FACC - Cardiology	250
Pool, Robyn, LM, CPM - Push Midwifery and Birth Center	190
Rabbani, Omid, MD	200
Rolling Oaks Surgery Center	115
Santangelo, Kristin, MD - Adult and Pediatric Urology	260
Schuhmann-Wertheimer, Cheryl, PT, DPT	180
Silverman, Stanley, MD, FACOG - Gynecology	220
Tang, Henry T., DO	200
Transitions Therapies West Aquatic and Physical Therapy	180
Vaz, Megan, RD	260
Western Health Sciences Medical Laboratory	250
Wetter, Michael, PsyD, FAPA	260
Rolling Oaks Radiology MRI, CT, PET/CT, Nuclear Medicine	125
Rolling Oaks Radiology X-Ray, General Ultrasounds Medical Records	160
Rolling Oaks Radiology Women's Center Mammography, Ultrasound and Bone Density	230

401 Rolling Oaks Drive

Name	Suite
Thousand Oaks Surgical Hospital	N/A

425 Haaland Drive

Name	Suite
Labcorp	106
Romero, Judith MD - Dermatologist	204
Hurless, Jeffrey S. DPM, FACFAS	201
Peng, Hai-En, DPM, FACFAS	201
Gifford, Brooke, DPM	201
Patel, Heraj, DPM	201
Azar, Louros, M.D.	200
Subka, Jacqueline M.D.	202
Simoni, Azita, M.D.	204
Hernandez, John, M.D.	206
Saul, Kenneth, MD	104
Kawasaki, Mizin MD	104
Srinivasa, Anitha MD	
Kornder, Beverley MD	
Hersel, Alexander P. MD - Pain Management, Anesthesiologist	101
Javan, Leilie J. MD - Plastic Surgery	203
Mehran, Amir MD, FACS, FASMBS	203
Advanced Foot & Ankle Medical Center	201
Adventist Health Oncology/Hematology	101
Dermatology & Cosmetic Care	204
Bechtel, Andrea, PA-C	204
Azar, Kouros, MD - Plastic and Reconstructive Surgery	200
Field, Christin, MD, FACOG Obstetrics and Gynecology	105
Gifford, Brooke, DPM - Advanced Foot & Ankle Medical Center	201
Hernandez, John J., MD - ENT	206

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Hurless, Jeffrey's DPM Advanced Foot & Ankle Medical Center	201
Javan, Leilie, MD, FACS - Cosmetic & Reconstructive Surgery	203
The Javan Institute for Aesthetic Plastic Surgery	203
Kawasaki, Mizin, P., MD, FAAP	104
Korinder, Beverly, MD - Family Practice	103
Kryger Institute of Plastic Surgery - Aesthetic, Reconstructive & Hand Surgery	102
Kryger, Zol, MD / Kryger, Gil, MD	102
Labcorp	106
Mehran, Amir, MD, FACS, FASMBS General & Bariatric Surgery	203
Menco, Harry S., MD	101
Milstead, Diane, CNM - OB/GYN	105
Patel, Heraj, DPM - Advanced Foot & Ankle Medical Center	201
Peng, Hai-en, DPM - Advanced Foot & Ankle Medical Center	201
Poonawalla, Tasneem, MD	204
Regal Medical Group	103
Reitsma-Mathias, Aleatha, MD - Internal Medicine	103
Rolling Oaks Pediatrics	104
Romero, Judith, MD	204
Saul, Kenneth L., MD, FAAP	104
Simoni, Azita, MD	204
Slomowitz, Samuel J., MD	101
Specialty Surgical Institute Surgery Center	100
Srinivasa, Anita, MD - Internal Medicine	103
Subka, Jacqueline L. DDS, A professional corp. Family, Cosmetic and Implant Dentistry	202
University Bariatrics	203

351 Rolling Oaks Drive	
Name	Suite
Thousand Oaks Pathology Associates	100 & 103
Plastic & Reconstructive Surgery	101
Corwin, Theodore, MD - Plastic Surgeon	101
Henjyaji, Edward, MD	101
Slywka, Brian, MD, Inc.	101
Conejo Simi Eye Medical Group, Inc.	102
Joel M. Corwin, MD	102
John L. Davidson, MD	102
Daniel A. Ebroon, MD	102
Benica Eyvazzadeh, OD	102
John P. Fang, MD	102
Ashish Toor, MD	102
Civil Engineering	200
The Haaland Group, Inc.	200
Conejo Simi Eye Medical Group, Inc.	201
Hardy Engineering	202
Plastic & Recon Surgery Hand & Micro Surgery	203
Tjerk F. Bury, MD, Inc.	203
Center for Neuroscience	204

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Koffi, Kessey, MD, PhD	204
Life Light Wellness Center OPRI	205
Thousand Oaks Family Well Being	206
Jeff Sherman, Master Herbalist	206

Row Labels	Values	
	Count of Use Code	Sum of Building Area
<input checked="" type="checkbox"/> Description		
Airport & Related	1	
City, Municipal, Town, Village Owned (Exempt)	21	
Comm/Ofc/Res Mixed Use	1	66,667
Commercial-Vacant Land	4	
Condominium (Residential)	214	284,811
Forest (Park; Reserve; Recreation, Conservation)	4	
Hospital-Private	1	90,194
Medical Bldg	3	99,194
Mobile Home	1	2,666
Multi-Family Dwellings (Generic, Any Combination 2+)	1	239,224
Office Bldg (General)	3	57,136
Parking Lot	2	
Private Utility (Electric; Water; Gas; Etc.)	1	
Public School (Administration; Campus; Dorms; Instruction)	1	7,735
Residential-Vacant Land	9	
Restaurant	1	10,867
Roads, Streets, Bridges	1	
Service Station (Full Service)	1	
Single Family Residential	298	922,316
Vacant Land (General)	1	
Grand Total	569	1,780,810

Chapter 8 Critical and Lifeline Facilities

Thousand Oaks General Plan Safety Element 2014 Update

Table 8: Critical Facilities in Thousand Oaks

Assisted Living/Nursing Homes	Medical Services	Schools (Continued)
Altria Hillcrest Belmont Village CLC Oak View Health Care Grand Oaks Senior Living Hillcrest Royale Mary Health of the Sick Sunrise Assisted Living The Reserve at Thousand Oaks Thousand Oaks Health Care Thousand Oaks Royale United Cerebral Palsy University Village Westlake Health Care	AMR Ambulance Service Los Robles Hospital East Campus Los Robles Regional Medical Center Thousand Oaks Surgical Center Public Safety East Valley Law Enforcement Center Fire Station 30-Civic Center Fire Station 31-Westlake Fire Station 32-Portero	Conejo Valley Waverly Adult Cypress Elementary EARTHS (Manzanita) Elementary First Baptist Academy Glenwood Elementary Hillcrest Christian Honey Tree Early Childhood Ctr Horizon Hills Adult & Preschool La Reina High Ladera Elementary Lang Ranch Elementary Little Oaks Los Cerritos Middle Madrona Elementary

Sources

<http://caassistedliving.org/about-cala/>
<http://www.pbs.org/wgbh/frontline/article/catherine-hawes-assisted-living-is-a-ticking-time-bomb/>
http://www.eldercare.gov/Eldercare.NET/Public/Resources/Factsheets/Adult_Day_Care.aspx
<https://www.homewatchcaregivers.com/what-is-home-care>
https://www.caring.com/local/search?location=Thousand%20Oaks,%20CA&type=assisted-living-facilities&utm_source=find-caring
http://www.seniorhousingnet.com/seniorliving-search/thousand-oaks_ca/independent-living_type
<http://www.aplaceformom.com/independent-living/california/ventura>
<https://www.caring.com/local/assisted-living-facilities-in-thousand-oaks-california>
<https://www.toaks.org/civica/filebank/blobload.asp?BlobID=16200>
<http://www.aboutassistedliving.org/ca/simi-valley>
<http://www.housingforseniors.com/Senior-Housing/California/Westlake-Village.html>
factfinder.census.gov/faces/nav/jsf/pages/index.xhtml
 Long Term Care of Ventura County
<https://secure.dss.ca.gov/CareFacilitySearch/Search?facType=740&facility=&Street=&city=&zip=&county=Ventura&facnum=&search=Search>
<http://www.ahcancal.org/ncal/resources/pages/residentprofile.aspx>
¹Overview of Assisted Living," published by the American Association of Homes and Services for the Aging, American Seniors Housing Association, Assisted Living Federation of American, National Center for Assisted Living, and National Investment Center for the Seniors Housing & Care Industry, or reflects NCAL's philosophy of assisted living.

² Data from the 2010 National Survey of Residential Care Facilities. *The National Center for Health Statistics Data Brief No. 91.*

http://www.alfa.org/alfa/Assisted_Living_Resident_Demographics.asp

<http://www.lafd.org/fire-prevention/brush/clearance-requirements>



**RURAL-EXCLUSIVE ZONES (R-E)
THOUSAND OAKS MUNICIPAL CODE
TITLE 9 CHAPTER 4 ARTICLE 5**

Sec. 9-4.501. Permitted uses (R-E).

The following uses only shall be permitted in Rural-Exclusive Zones (R-E), subject to the general provisions and exceptions set forth in Articles 23 through 30 of this chapter:

(a) Agricultural uses, subject to the following conditions and limitations:

- (1) Land within R-E Zones may be used for growing agricultural crops and uses accessory thereto, but no poultry or animals shall be raised or kept in such zones except as are otherwise permitted by the provisions of this article:

(b) Dwellings, one-family;

(c) Dwellings, additional, subject to the following conditions and limitations:

- (1) Farm cottages. Single-family, one-story dwellings for persons employed and working exclusively upon the premises, and their dependents, provided that:
 - (i) The parcel of land on which such cottage is located shall contain not less than ten (10) acres;
 - (ii) There shall not be more than one farm cottage for each ten (10) acres in such parcel of land;
 - (iii) A farm cottage shall not be used by, or leased or rented, any person who is not employed, exclusively upon the premises or upon premises under the same ownership; and
 - (iv) The total number of farm cottages on any parcel of land shall not exceed two
- (2) Guest houses. One-story houses for the exclusive use of bona fide guests provided that:
 - (i) Each such house shall not have a floor area in excess of six hundred (600) square feet;
 - (ii) The parcel of land on which a house is located shall contain not less than one acre upon which there is a main residence;
 - (iii) There shall not be more than one guest house for each acre in such parcel of land; and
 - (iv) The total number of guest houses on any parcel of land shall not exceed two
- (3) Conditions and limitations. Farm cottages and guest houses shall be located not less than fifty (50') feet from any right-of-way line for any public street, road, or highway, in order to provide for the future widening of such streets, roads, or highways, and not less than twenty-five (25') feet from the main dwelling or from any other farm cottage or guest house, and they shall conform to all the regulations prescribed for R-E Zones and with all requirements of the Building Code of the City, except that additional garage space for such farm cottages or guest houses shall not be required;

(d) Repealed;

(e) Home occupations;

(f) Horticulture and floriculture of all types, including nurseries, hothouses, greenhouses, orchards, flower and vegetable gardens, and accessory structures necessary for such uses;

(g) Agricultural uses, subject to the following conditions and limitations:

- (1) Poultry and rabbits for family use but not to exceed twenty-four (24) birds and twelve (12) rabbits per family dwelling unit;
- (2) One calf, pig, sheep, or goat raised as a 4-H or school project when the lot area per family is not less than ten thousand (10,000) square feet;

Title 9 Chapter 4 Rural Exclusive Zones
Page 3 of 3

- (4) Commercial stables and riding academies;
- (5) Day nurseries;
- (6) Natural resources, development of, including the necessary structures and appurtenances incidental thereto;
- (7) Religious facilities;
- (8) An exception to increase the number of allowable animals and fowl as set forth in this article or to decrease the conditions and limitations thereon as provided in Section 9-4.503 of this article;
- (9) Dish antennas;
- (10) Repealed;
- (11) Food cooperatives, subject to the terms and limitations set forth in Section 9-4.2520 of this chapter;
- (12) Freestanding ham radio towers;
- (13) Large family day care home;
- (14) Wireless communications facility consistent with the City's standards and guidelines for the installation of such facilities, as adopted by resolution of the City Council.
- (b) The Commission may, in its discretion, grant a special use permit to erect and maintain advertising or directional signs for advertising the sale of any subdivision or for directing the public to any subdivision whenever the Commission finds that signs are essential to the sale of the subdivision or to locate the subdivision.
- (c) A Special Use Permit may be granted for any property included within the Protected Ridgeline Overlay Zone to have certain PR Overlay development standards modified as may be deemed appropriate by City Council upon recommendation of the Planning Commission. The criteria for the approval of this permit are those set forth in Section 9-4.3502(c) of this chapter.

(§ 8123.1, T.O.O.C., as amended by § 2, Ord. 88, § V, Ord. 220-NS, eff. August 19, 1971, § II, Ord. 815-NS, eff. September 7, 1982, § 2, Ord. 858-NS, eff. April 24, 1984, § 11, Ord. 1178-NS, eff. April 27, 1993; § 5, Ord. 1189-NS, eff. November 2, 1993, § 3, Ord. 1273-NS, eff. January 8, 1997, § 2, Ord. 1308-NS, eff. November 20, 1997, § 11, Ord. 1392-NS, eff. June 7, 2002, and § 18, Ord. 1412-NS, eff. August 14, 2003, § 22, Ord. 1547-NS, eff. January 12, 2011, and § 4, Ord. 1555-NS, eff. May 13, 2011)

Sec. 9-4.503. Animals and fowl (R-E).

No animal or fowl, except dogs and cats kept as domestic pets, shall be housed, stabled, lodged, maintained, or confined within forty (40') feet of any school, religious facility, hospital, public place, business, residence, dwelling house, or other building used for human habitation, other than the personal dwelling or residence of the owner or keeper thereof, except as specifically provided otherwise in this article.

(§ 8123.2, T.O.O.C., as amended by § 2, Ord. 94, and § 12, Ord. 1392-NS, eff. June 7, 2002)

Sec. 9-4.504. Food cooperatives (R-E).

(§ III, Ord. 834-NS, eff. June 21, 1983; repealed by § 11, Ord. 1178-NS, eff. April 27, 1993)



**PUBLIC, QUASI-PUBLIC, AND INSTITUTIONAL LANDS
AND FACILITIES ZONE (P-L)***

THOUSAND OAKS MUNICIPAL CODE

TITLE 9 CHAPTER 4 ARTICLE 32

* The title of Article 32, formerly entitled "Public Lands and Facilities Zones (P-L)," amended by Section I, Ord. 506-NS, effective December 12, 1974.

Sec. 9-4.3200. Purposes (P-L).

The Public, Quasi-Public, and Institutional Lands and Facilities Zone (P-L) is established for the following purposes:

- (a) To ensure that the public, quasi-public, and institutional use of property is related to the purposes and policies of the land use element of the General Plan;
- (b) To recognize the public, quasi-public, and institutional nature of particular parcels of land and provide standards and guidelines for their continued use and future development; and
- (c) To ensure that proposed public, quasi-public, and institutional structures and developments in the zone will be compatible with surrounding zones and uses with respect to adequate vehicular access and circulation, off-street parking, architectural and site design, landscaping, and other features.

The requirements of the P-L Zone are intended to apply to publicly owned property, property owned by quasi-public or public service entities, such as utility companies, property used or planned to be used for certain institutional facilities, such as hospitals and private schools and colleges, and certain private recreational facilities developed within the P-L Zone. It is explicitly not intended by this article to imply present or future public ownership of land within the Public, Quasi-Public, and Institutional Lands and Facilities Zone.

(§ 1, Ord. 220-NS, eff. August 19, 1971, as amended by § 11, Ord. 506-NS, eff. December 12, 1974)

Sec. 9-4.3201. Uses requiring development permits (P-L).

The following uses only shall be permitted in the Public, Quasi-Public, and Institutional Lands and Facilities (P-L) Zone subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chapter:

- (a) Civic centers;
- (b) Flood control facilities;
- (c) Historical landmarks, sites, memorials, and monuments;
- (d) Libraries;
- (e) Public utility facilities, including, but not limited to, electric power substations, water reservoirs, maintenance and storage yards, sewage treatment plants, and right-of-way property for electric transmission lines in excess of sixty-six (66) kilovolts, except that such electric transmission lines shall be developed in locations approved by the Public Utilities Commission of the State;
- (f) Parks and playgrounds;
- (g) Police and fire stations and training facilities;
- (h) Public administration buildings;
- (i) Recreation areas and facilities;
- (j) Signs only as set forth in Article 23 of this chapter and as follows:
 - (1) Attached. One and one-half (1 1/2) square foot of sign area for each lineal foot of building frontage; and

Title 9 Chapter 4 Article 32 Public, Quasi-Public, And Institutional Lands And Facilities Zone (P-L)
Page 3 of 3

- (b) Whenever the property on which a building or structure will be erected abuts an R Zone, there shall be erected along the property line abutting the R Zone a solid wall six (6') feet in height which substantially bars the view and light. Such requirement may be waived or conditionally modified, including appropriately irrigated landscaping, by the Commission where substantial topographic variations exist.
- (c) No structure shall exceed a height of thirty-five (35') feet unless approved by the Commission as meeting the intent of this article.
- (d) Each building shall have a landscaped front and corner side yard of not less than twenty (20') feet, exclusive of vehicular paving turnaround areas, and drives other than drives providing access from a street to a parking area located on other portions of the parcel.
- (e) The side yard setbacks for structures adjoining R Zones shall be five (5') feet for one-story structures and ten (10') feet for two (2) story structures. Side yards viewable from public streets shall be screened or landscaped.
- (f) Rear yards of not less than twenty (20') feet shall be provided for each building erected and shall be screened or landscaped if viewable from a public street or walk.

(§ 1, Ord. 220-NS, eff. August 19, 1971, as amended by § 2, Ord. 242-NS, eff. November 25, 1971)

Sec. 8-4.3204. City projects reviewed by Planning Commission (P-L)

- (a) City Permit and Planning Commission Review for City Projects. A City permit or entitlement, with a Planning Commission decision, shall be required for all City public works, City uses, City improvements or projects, except as those qualifying projects under subsection (b). The Planning Commission shall conduct a noticed public hearing on its consideration of such City projects. For such City projects or uses the Planning Commission may apply any standard, impact analysis and criteria it otherwise applies when considering City land use entitlements or development permits for private projects or uses.
- (b) Exceptions to Planning Commission Review and Permit. Planning Commission decision under subsection (a) above shall not be required for any City proposed or funded project, City public building, City use, or other City owned or leased structure, facility, improvement, equipment installation or real property use that:
 - (1) Had a Planning Commission review or final approval by the City Council prior to the effective date of this section;
 - (2) A construction contract had been awarded regarding such, or on-site City staff work had been implemented prior to the effective date of this section;
 - (3) Is used for or with regard to:
 - i. the collection, transporting, pumping, storage, handling or treatment of waste water;
 - ii. the supplying, transporting, pumping, storage, handling or treatment of water;
 - iii. a City facility security, exterior lights or law enforcement function;
 - iv. a street, median, sound walls, lights, sidewalk, utility lines or undergrounding thereof or any landscaping;
 - v. a traffic signal, traffic sign or traffic control or enforcement device;
 - vi. a site or building that is not to be open to the general public; or
 - vii. the collection, conveyance, pumping, retention, handling or discharge of storm water.
 - (4) Any one time use, irregularly scheduled use or infrequent special event using City property.

No City permit or entitlement approval shall be required for qualifying City work, uses, improvements or projects described or listed under this subsection.

(§ 1, Ord. 220-NS, eff. August 19, 1971; repealed by § 43, Ord. 1178-NS, eff. April 27, 1993, as added by § 4, Ord. 1219-NS, eff. October 11, 1994, as amended by § 4, Ord. 1243-NS, eff. October 3, 1995, and § 2, Ord. 1419-NS, eff. December 17, 2003)

THOUSAND OAKS Acorn

Your Community Partner Since 1998

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Thousand Oaks Acorn

January 21, 2016



Letters

Parcel the wrong place for senior housing facility

The 1960s San Fernando Valley was a great place to grow up. Citrus groves and horse ranches abounded, and the rolling hills and canyons were close enough that our parents didn't worry about our frequent exploration and adventures.

But have you visited the Valley recently? Residential neighborhoods are now tightly encircled by strip malls, businesses and office buildings, and the quiet country life has been displaced by traffic and noise.

I moved to the Conejo Valley 31 years ago because it was much

like the Valley of my youth. Uncrowded, with lots of open space, little traffic—an ideal place to raise a family.

Much of the credit for the Conejo's charm is due to our past local leaders, who had the strength and foresight to resist over-development and preserve open space.

They knew that once projects are built, they never get "unbuilt," and that increased density permanently alters the character and desirability of a community. And this well-planned community led to wonderful companies like Amgen locating here.

Soon the City Council will vote on rezoning a large parcel of residential area adjacent to open space, which currently hosts a

— Please See Page 8

Letters

From Page 7 —

children's day care center in a little forest at the corner of Los Padres and Rolling Oaks drives.

Developer Oakmont Senior Living proposes removing oak trees and erecting one of the largest commercial buildings in Thousand Oaks—75,000 square feet—to house 89 seniors.

The proposed facility and associated staff would increase already high population density, as there are many apartments and homes adjacent to the site. And it would create additional traffic, noise and parking problems for those living nearby, and unfortunately permanently urbanize another lovely rural area in the Conejo.

Perhaps Thousand Oaks is no longer a community emphasizing young families with children, and we should accept the need to build care facilities for infirm older citizens. But this particular location is wrong for such a business, or for any business.

Instead, this parcel should be used for low-density residences while maintaining a rural ambience in harmony with adjacent homes and hillsides, and preserving our beautiful namesake oak trees.

Kim Zusman
Thousand Oaks

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Proposed facility is larger than the White House

I'm opposed to the proposed zoning change necessary to accommodate the construction of an 89-bed assisted living/memory care facility at the intersection

of Rolling Oaks and Los Padres drives. Such a zoning change is not compatible with the neighborhood.

Construction of a 75,000-square-foot building (almost 40 percent larger than the White House) on the western side of Rolling Oaks erases an established commercial/residential boundary where commercial enterprises were never intended.

Our family has lived in the

neighborhood for over 20 years and has witnessed the incremental negative changes in the area.

Since the construction of the medical buildings and surgical hospital, the adjacent residential neighborhood has experienced a dramatic increase in traffic and parking shortages. Even now, medical employees are overflow-parking in the Young Set Club parking lot.

If the facility is allowed, those

employees will have to park somewhere else, i.e., the spaces left are in the street areas.

The facility will exacerbate the existing parking and traffic challenges, increase noise and further assault the scenic corridor that has made Thousand Oaks one of the most desirable areas to call home.

Using a Measure E loophole, a large 24-hour facility will irreparably damage the rural feeling of the

— Please See Page 8

January 28, 2016

Thousand Oaks Acorn

Letters

From Page 7 —

area. A precedent will be set for other out-of-town developers wishing to snag a piece of Thousand Oaks until the city is no longer an extraordinary place demonstrating smart growth.

Besides the traffic and parking problems, the removal of over 100 mature trees and placement of compromised elderly residents in a congested high fire risk area should result in rejection of such development in this particular location.

What has happened to our elected leaders and the "smart growth" they talk about?

Susan Gulbrandsen
Thousand Oaks

Development against spirit of Measure E

When growth-control law Measure E was passed in 1996 by the citizens of Thousand Oaks, they were grateful to Andy Fox, who wrote it, and they breathed a sigh of relief, believing that they were protected from large developers coming into their residential neighborhoods and building huge apartment buildings or other large structures.

Little did they know that there was a loophole in the measure that allows an out-of-town developer to construct a huge, exclusive 75,000-square-foot assisted-living facility on a small, rural, dead-end street.

Oakmont Assisted Living says that the city needs this facility. But the truth is only the top 1 percent will even be able to afford to live in such a facility that will have only 89 beds. And contrary to what Oakmont asserts, there are lots of affordable living choices for seniors in the Thousand Oaks area.

For example, there are more than 200 assisted-living facilities in Ventura County with more than 100 facilities within 10 miles of Thousand Oaks, totaling 5,800 beds, with most of these facilities having vacancies offering a broad range of price options.

Measure E was passed to stop a developer such as Oakmont from doing this very kind of large construction in our neighborhoods. The City Council should honor Measure E and not go along with such a loophole.

They should vote "no" on the Oakmont development.

Joyce Marcarelli
Thousand Oaks

Editor's note: Measure E places a cap on residential and commercial development. The Oakmont project is viewed as institutional. —KJ

Tree advocate also opposed to Oakmont

I want to thank Kim Zussman for her excellent and thoughtful letter which appeared in the Jan. 21 Acorn.

I very much agree that the Thousand Oaks City Council should not change the zoning at

the corner of Rolling Oaks and Los Padres drives. That land is now zoned rural exclusive, one home per acre. To change it to accommodate a gigantic 75,000-square-foot, two-story building would not serve that beautiful residential neighborhood well. The Oakmont developer is requesting a zone change to institutional land and facilities. We have far too little exclusively rural land remaining here in our fair city. We can't afford to lose any more.

The property on Rolling Oaks Drive now has open space bordering the south and east sides. That is precisely the property that developers will want next if this zoning change is passed by the City Council.

The applicant also wants to encroach into the protected zone of one of our beautiful old valley oaks. We all know what this means. A slow, brutal, agonizing death, instead of a fast bulldozing.

We all see what's happening to our encroached oaks at Westlake Plaza. They are dying. The city has no ability or inclination to oversee developers who are given permission to encroach on our trees. It has to stop.

So before our beautiful Conejo Valley turns into the San Fernando Valley, we all need to speak up and oppose this zone change.

The City Council meets at 6 p.m. Feb. 9 to take up this issue.

Let's speak up now for our low-density rural land. I say oppose the zone change. Tell Oakmont to put its huge commercial building somewhere more appropriate.

Joan Edwards
Westlake Village

SUPPLEMENTAL PACKET Page 73 of 73

TO THE EDITOR
THOUSAND OAKS ACORN

(SENT 2/1/16)

Once you destroy a neighborhood, it is gone forever. Have you ever heard of a zone change back from commercial to rural? Once it's over it's over! Rolling Oaks is the wrong place for the proposed Oakmont Facility. I love Thousand Oaks, my neighbors and especially seniors since I am 75. As a senior who owns one of the largest senior care businesses in the country, I know a lot about senior care. As a 37-year resident of various parts of Thousand Oaks, I know every street in this city. We have taken care of over 500 seniors in their own homes, facilities and hospitals in this area.

There are 224 Assisted Living Facilities with 5,786 beds in and around Thousand Oaks. Aren't we getting saturated? 4.5% of our population is over 75 years; 26% are minors. Our aging population is growing, but for how long? Unfortunately, we are dying too. What are we going to do with these facilities once this demographic wave moves on? Are these now going to become motels or massage parlors on our neighborhood streets? There are three other available locations already zoned commercial where this could go.

Remember, our Objective is SMART GROWTH! What is this mad rush all about to build another senior facility in Rolling Oaks? Please attend City Council Meeting on Tuesday, February 9, 2016 at 6pm and vote no on this project. George Jones, President Rolling Oaks Home Owners Association.

From: Iqbal Quidwai <i.quidwai@gmail.com>
To: CityClerk <cityclerk@toaks.org>, Antoinette Mann <amann@toaks.org>
Date: 2/3/2016 9:03 PM
Subject: Feb 9 TOCC mtg oakmont Sen housing
Attachments: IMG_8629.JPG; Part.002; IMG_8631.JPG; Part.004; IMG_8632.JPG; Part.006

Council if we say no to this as we did to the 2 other projects leaving to get the overcrowding and problems in residential areas Read the story please
Nick Quidwai director concernedcitizensthousandoaks www.cctoaks.com

2016 FEB -4 AM 10:41
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 2-4-2016
AGENDA ITEM NO. 8. A.
MEETING DATE 2-9-2016

Real Estate

Wealth

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**FREE
ISSUE**
It's On Us!

GENE GUARINO

*Explains Why
Single Family
Housing Rentals
ARE DEAD!*

**Investors Make TWICE
the Fair Market Rent with
Residential Assisted Living**

INSIDE: *TOP Leaders Reveal their \$ecrets*

Single-Family Home Rentals are Discover the #1 Investment Opportunity

FOR THE NEXT 20 YEARS By Gene Guarino, CFP

Are single-family home (SFH) rentals dead? Well, that depends on who you are renting them to of course.

How does \$200-\$300 a month in positive cash flow sound? When I was 20 years old, that was exciting. Today, that doesn't get me very excited at all.

Lets face it, one turn over with even one month of vacancy eats up an entire year's worth of profits in most cases. Let me show you how to get TWICE the fair market rent with a long-term, low-impact tenant or if you'd rather, how you can make \$10,000 or more NET per month with Residential Assisted Living.

The Baby Boomers are here and they are driving the demographics in housing for the next 20 years.

Nearly eighty million of us were born between 1946-1964. We are the Baby Boomers, and we are turning 65 at the rate of over 10,000 a day. Life expectancy is increasing and many of us will live well into our 80s and 90s. There are 4,000 a day turning 85 and 70% of those people will need help for an average of 3.5 years. The 85+ year old group is the fastest-growing demographic of all in the U.S.

It is projected to triple over the next 20 years. Senior housing is a great place to be now and will only be getting better and better for the next 20-30 years.

The reality is that most seniors will not need a nursing home but they can't live safely on their own either. They do need assistance and that is what is provided with Residential Assisted Living or RAL.

Many of you have already faced this situation with your own parents. If not, well, your time is coming. This mega-trend will last for several de-

cadecades to come and you can profit from this unstoppable wave and help a lot of people by "Doing Good and Doing Well".

Senior Assisted Living is the Best Real Estate Investment Opportunity for the Next 20 Years.

This mega trend is a "Silver Tsunami" and it has created a massive opportunity for smart investors who are poised to profit. Let me explain why "typical" SFH rentals are dead. If you rent a home to a typical tenant, you will get a typical profit of a few hundred dollars a month, maybe. With a typical turnover and a month of vacancy in between you may end up with little or no profit at all at the end of the year. Now, if you were to get TWICE the fair market rent, your profit increases exponentially. Instead of a few hundred dollars in profit you would be netting a few THOUSAND dollars in profit each month.

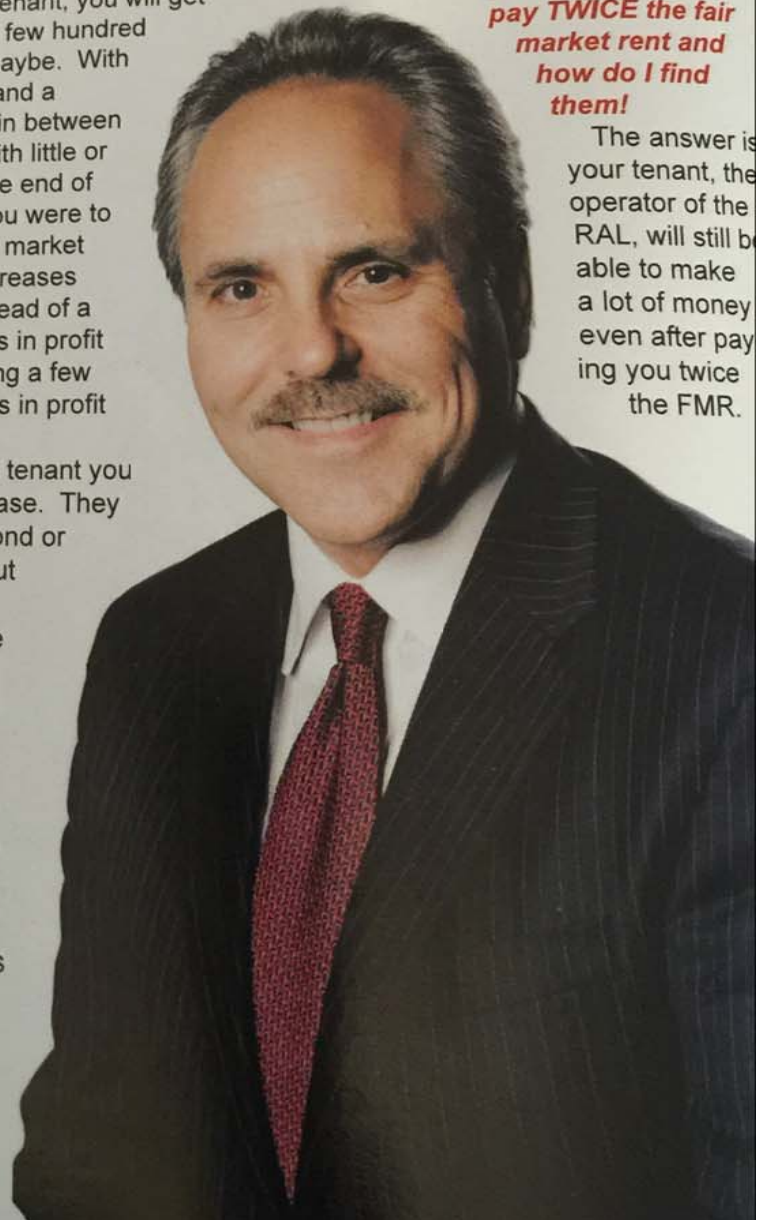
With your typical tenant you have a one-year lease. They may stay for a second or even a third year but they are looking to buy their own home and move out in most cases. That's not bad but, on the other hand, what if they move out after a few months in the middle of the night and leave you with thousands of dollars of repairs from the damage they left behind? Been there, done that.

Let me ask a

silly question: Would you rather have a long-term, low-impact tenant? A tenant that wants a five-year lease and wants to have two or three, five-year renewals on top of that? That is what an operator of a RAL wants. That is why senior housing is the best real estate investment opportunity for the next twenty years. Long-term, low-impact tenants who are willing to pay twice the fair market rent.

Why would someone pay TWICE the fair market rent and how do I find them!

The answer is your tenant, the operator of the RAL, will still be able to make a lot of money even after paying you twice the FMR.



room is \$3,500 per person, per month. Keep in mind that there are people paying two and three times that and there are people paying half that amount. You get what you pay for of course. Remember that 70% or more of the wealth in the U.S. is controlled by seniors. You may not be able to afford or provide for your own long-term care needs, but they can. Keep reading and I will share with you how you can live for free when you need your own long term care.

How much can I really make?

With a home that is licensed for 10 residents, at an average rate of \$3,500 per resident, that is \$35,000 per month in potential gross income. The expenses, including debt service or rent and even vacancy is about \$25,000. That leaves a net profit of \$10,000 per month for an average home. That is for an average home and an average clientele. I have homes that gross \$40,000 and \$50,000 per month and more. The reality is the expenses are virtually the same for an average home as they are for an above average home. The difference is the cost of the real estate.

As a landlord you could be very happy to have a couple thousand dollars per month in positive cash flow. As the operator of the RAL you can earn \$10,000 to \$20,000 net per month. That is a true win-win situation.

If you are considering renting your home to an RAL operator...

You will be well served to learn all you can about this opportunity. You will want to know what your tenant, the RAL operator, is supposed to be doing to be successful. That way you can better choose the right tenant and be set up for success from the start. At RAL Academy, I show people how they can profit whether they are a landlord or a tenant.

You can profit either way.

This is not just another real estate "fad" that comes and goes.

This is a massive shift in housing demographics. You will either be riding on top of this unstoppable wave or you will hesitate, procrastinate and potentially miss it completely. That choice is yours but you will be a participant one way or the other.



When we age we become more dependent upon the help of others in order to do basic activities of daily living.

These self-care activities include ADLs such as cleaning, clothing, bathing, medication management and food prep.

competition. How many people do you know that are in the business of RAL?

With RAL it doesn't matter whether the real estate market is at the peak or coming down from it, cashflow is cashflow. After 30 years as a real estate investor, doing everything from fix and flips, short sales, REOs, lease options and more, my goal is now just one thing: Significant long-term residual cash flow. Residential Assisted living gives you the opportunity to do one deal and you are done. For life.

What is the key to success in Residential Assisted Living?

The key to success in RAL is in the details. You need to know which type of home works best, what location is best, how to find the home that no one else wants that will work perfectly for a RAL home and how to do it quickly without all the guess work. You need to know how to find the right team to make your life easy and to fill the home with high-paying residents. I'm sure there are more questions coming to mind for you like: What about the liability? What about a two- or three-story home? What about... There is a lot to know, but the good news is you are not on your own. If you want help in learning how to do this, it is available. Learn more at

www.RALAcademy.com The phrase, "paying for speed" is not just an expression, it's a reality. That's why the Residential Assisted Living Academy was founded. To show others what to do and what not to do in an easy-to-follow, step-by-step process. I've done it, and I show you how you can do it too.

The "Silver Tsunami" is here and the opportunity to "Do Good and Do Well" is clear.

If you would like to learn more, at my training programs we go into depth so you will be totally prepared to succeed in this endeavor. Imagine having one RAL home providing your family a \$10,000 per month POSITIVE CASH FLOW... Now, imagine scaling a bit and having two or three... now you're getting the idea. It's a new world out there. The days of making a few hundred dollars a month in cashflow per house are history. If you'd like to learn how to do one deal and make \$10,000 per month or more, let me show you how you can make that happen. Gene Guarino, CFP is the founder of the Residential Assisted Living Academy. Learn more by visiting www.RALAcademy.com. Gene can be reached at: Gene@RALAcademy.com