

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

*Alman*

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

**1:00 P.M.**

### **Supplemental Information:**

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

### **Americans with Disabilities Act (ADA):**

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



City Council  
**MEMORANDUM**

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

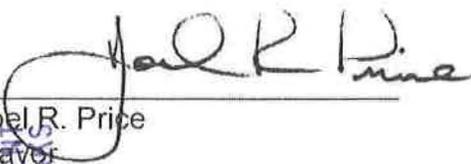
**TO:** City Council  
**FROM:** Joel R. Price, Mayor  
**DATE:** February 9, 2016  
**SUBJECT:** **Ex Parte Communication, Agenda Item 8A – Oakmont Senior Living Facility**

In compliance with Thousand Oaks Municipal Code Section 1-10.08, the purpose of this memo is to convey that I met with several citizens regarding the subject agenda item as follows:

**December 2, 2015:** Lynn Burdick and Robert Macarelli at Peet's Coffee to discuss the project in general and their opposition to it.

**February 3, 2016:** Lynn Burdick, along with Patricia and George Jones, at City Hall to discuss their opposition to and concerns about the project. I was given a binder of information detailing those concerns, which I forwarded to City Manager for inclusion in the record.

**February 4, 2016:** Carolyn Duda at City Hall to discuss her concerns over the project, specifically, the risk of Valley Fever.

  
Joel R. Price  
Mayor

2016 FEB -9 AM 9:02  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

CMO 470-90\H:Common/Ex Parte Communication/02 09 16, Price, Agenda Item 8A

TO COUNCIL 2-9-16  
AGENDA ITEM NO. 8.A.  
MEETING DATE 2-9-16



City Council  
**MEMORANDUM**

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

**TO:** City Council

**FROM:** Claudia Bill-de la Peña, Mayor Pro Tem

**DATE:** February 9, 2016

**SUBJECT:** Ex Parte Communication, Agenda Item 8A – Oakmont Senior Living Facility

In compliance with Thousand Oaks Municipal Code Section 1-10.08, the purpose of this memo is to convey that I met with Lynn Burdick and her husband, along with George Jones and Patricia Jones on Monday, January 25, 2016 at 9:30 a.m. regarding the subject agenda item.

We met at the project site and discussed their concerns about the project. Ms. Burdick gave me a binder of information detailing their opposition to the project.

Claudia Bill-de la Peña  
Mayor Pro Tem

2016 FEB -9 AM 9:03  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

CMO:470-901 H:Common/Ex Parte Communication/02 09 16, Bill-de la Peña, Agenda Item 8A

TO COUNCIL 2-9-16  
AGENDA ITEM NO. 8.A.  
MEETING DATE 2-9-16



City Council  
**MEMORANDUM**

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

**TO:** City Council

**FROM:** Al Adam, Councilmember

**DATE:** February 9, 2016

**SUBJECT:** **Ex Parte Communication, Agenda Item 8A – Oakmont Senior Living Facility**

In compliance with Thousand Oaks Municipal Code Section 1-10.08, the purpose of this memo is to convey that I met with Lynn Burdick, George Jones, and Patricia Jones on Wednesday, February 3, 2016 to discuss the subject agenda item.

We met at the project site and discussed their specific concerns and opposition to the project, which was detailed in a binder of information I was given.

  
 \_\_\_\_\_  
 Al Adam  
 Councilmember

2016 FEB -9 AM 9:03  
 CITY CLERK DEPARTMENT  
 CITY OF THOUSAND OAKS

CMO: [unclear] H:Common/Ex Parte Communication/Adam 02 09 16 Agenda Item 8A

TO COUNCIL 2-9-16  
 AGENDA ITEM NO. 8.A.  
 MEETING DATE 2-9-16



City Council  
**MEMORANDUM**

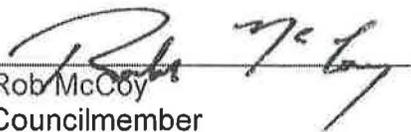
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Phone 805/449.2121 • Fax 805/449.2125 • www.toaks.org

**TO:** City Council  
**FROM:** Rob McCoy, Councilmember  
**DATE:** February 9, 2016  
**SUBJECT:** Ex Parte Communication, Agenda Item 8A – Oakmont Senior Living Facility

In compliance with Thousand Oaks Municipal Code Section 1-10.08, the purpose of this memo is to convey that I met with the following citizens regarding the subject agenda item as follows:

**January 6, 2016:** Greg Lennox at my church office to discuss his support of the project.

**January 10, 2016:** Robert Macarelli at my church office to discuss his concerns about, and opposition to, the project.

  
Rob McCoy  
Councilmember

2016 FEB - 9 AM 9:03  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

CMO:470-90\H:Common/Ex Parte Communication/02 09 16, McCoy, Agenda Item 8A

TO COUNCIL 2-9-16  
AGENDA ITEM NO. 8.A.  
MEETING DATE 2-9-16



# Community Development Department MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org  
Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

2016 FEB -9 PM 1:07  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

**To:** Scott Mitnick, City Manager  
**From:** John C. Prescott, Community Development Director  
**Date:** February 9, 2016  
**Subject:** Agenda Item 8A – Oakmont Assisted Living Project

Staff is providing herewith supplemental information regarding the project and the applicant, Oakmont Senior Living.

Attachment #1 consists of information about the applicant, Oakmont Senior Living, and assisted living projects that it has developed.

Attachment #2 provides information about the proposed re-landscaping of the site in conjunction with the new project, including information about trees to be removed and new tree plantings.

## Occupancy Rates

Staff has contacted the management of several assisted living projects in Thousand Oaks and inquired as to the current occupancy rate. We were able to obtain information from four projects with a total of 548 beds. Twenty vacancies (3.6%) were reported.

## Zoning for Assisted Living Projects

Assisted living facilities are considered an institutional type use and are permitted in several different zoning classifications within the City, in each case subject to approval of a special use permit. These zones are R-1 (Single Family Residential), R-2 (Two-Family Residential), R-3 (Multiple Family Residential), C-O (Commercial Office), and P-L (Public, Quasi-Public and Institutional Lands and Facilities). All of the assisted living facilities in Thousand Oaks are located in the P-L zone. (Grand Oaks at 2177 E. Thousand Oaks Boulevard was in the P-L zone, but that was recently changed since the site is within the Thousand Oaks Boulevard Specific Plan Area – which comprises the zoning and does allow assisted living facilities as well.) These sites were previously zoned in various zones before being rezoned to P-L in conjunction with consideration and approval of a special use permit for the facility.

The site where the Reserve at Thousand Oaks (3575 North Moorpark Rd.) is located was zoned R-E-1Ac. The zoning was changed to P-L and in conjunction with approval of the project. Across Moorpark Road, the Belmont Village project (3680 N. Moorpark Rd.) was previously zoned HPD-SFD (Hillside Planned Development – Single Family Detached),

TO COUNCIL 2-9-16  
AGENDA ITEM NO. 8-A.  
MEETING DATE 2-9-16

which was changed to P-L in conjunction with project approval. The HPD-SFD zone is a very low density single family detached zone, like the R-E-1Ac. zone.

The underlying General Plan designation for both of the Reserve and Belmont projects is “low density residential.” Because of its specialized nature, the City has historically considered the P-L zone to be consistent with any underlying General Plan designation, depending upon the nature of the proposed use. Through the proposed rezoning of a site to the P-L zone and consideration of a special use permit as required by the zoning ordinance, City Council determines whether the zoning and the project are compatible at the specific site. In the Oakmont case, based on the nature of the use (which has a low traffic generation factor), the project design (two-story, residential style architecture, ample landscaping) and the relationship to adjacent and nearby land uses, Staff believes the proposed P-L zoning and assisted living use are compatible.

Project Size

The table below provides some comparative information regarding the size of the Oakmont facility and other existing and approved assisted living facilities in Thousand Oaks.

Name	Location	Site Size	Building Size	Beds
Reserve at Thousand Oaks	3575 N. Moorpark Rd.	6.93 acres	2 and 3 story - 133,000 s.f.	147
Sage Mountain (approved, not yet built)	3499 Grande Vista Drive	5.91 acres	3 story - 122,400 s.f.	130
Grand Oaks	2177 E. Thousand Oaks Blvd.	2.77 acres	3 story - 104,755 s.f.	116
Belmont Village	3680 N. Moorpark Rd.	4.2 acres	3 story - 103,000 s.f.	145
Atria Hillcrest	405 Hodencamp	2.16 acres	3 story - 94,650 s.f.	138
<b>Oakmont (proposed)</b>	<b>400 Rolling Oaks Drive</b>	<b>4.87 acres</b>	<b>2 story - 75,226 s.f.</b>	<b>89</b>
Hillcrest Royale	190 E. Hillcrest Drive	1.4 acres	3 story - 66,400 s.f.	118
Sunrise of Westlake Village	3101 Townsgate Rd.	3.2 acres	3 story - 63,900 s.f.	112

As another point of comparison, the building directly across Rolling Oaks Drive, which houses the Thousand Oaks Surgical Hospital and attached medical offices is approximately 105,700 square feet in size, of which 19,700 is in a parking garage within the first floor area of the building.




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## About Us



### About Oakmont Senior Living

Oakmont Senior Living, a family owned and operated company founded by William P. Gallaher, is a recognized leader in the retirement industry, having planned and developed more than 40 retirement communities in the western United States. In the building and development business since the mid 1970's, Bill and his wife Cindy began by building custom homes.

During the early years, Bill designed the homes, created the architecture drawings, and managed every aspect of the construction, while Cindy designed and chose interior and exterior finishes and details. The experience has given them an intimate understanding of the construction process. Blending beauty and function with a keen sensitivity to the changing market has been their trademark.

[Who is Behind our Award-Winning Senior Living Communities, Click Here to Meet the Team](#)

Oakmont Senior Living, a company founded by William P. Gallaher in 1997, is a recognized leader in the retirement industry, having planned and developed more than 40 retirement communities in the western United States.

Bill Gallaher has been in the building and development business since the mid 1970's and began by building custom homes. In those early years he personally designed the homes, created the architectural drawings and managed every aspect of the construction. This experience gave him an intimate understanding of both construction and development. Blending beauty and function with a keen sensitivity to the changing marketing has been his trademark as he continues to be involved in every step of the construction process.

A native of Sonoma County, Bill resides in Santa Rosa with his wife Cindy and their five children. Cindy oversees the Oakmont design department and is involved in every element of project design. Bill and Cindy have been involved in their community in various ways. Together they founded and supported the operation of North Bay Adoptions (NBA) for 13 years. NBA was founded during the time in which Bill and Cindy were adopting the second of their 3 adopted children. They founded this agency as a resource for North Bay families that wanted to adopt internationally. Over the 13 years of its operation, NBA found families for more than 300 foreign born children. Cindy was also a founding member of the Santa Rosa-Bukjeju, South Korea Sister City Organization, and Bill served for 13 years as director at Sonoma National Bank, a community bank based in Santa Rosa. He is now one of the founding members of First Community Bank of Santa Rosa, chartered in 2005, and currently serves as the Chairman of its Board of Directors.

Bill and Cindy have developed an impressive array of projects, including single-family homes, apartment complexes, office buildings, shopping centers and senior communities. Most of their work in the last two decades has been in the senior housing industry. Their experience in this field includes building more than 480 homes in Oakmont, one of the country's most well-known retirement communities. In 1995 their company began building senior communities, starting with Assisted Living Communities, and later moved to the development of Continuing Care Retirement Communities, which they continue to do presently.

Oakmont Senior Living has loyal employees who have been with the company for more than 20 years. They have watched it grow from a fledgling company to one that has developed and built projects in California, Washington and Nevada. Oakmont's policy is to solicit – indeed to expect – input from each of its employees. They foster an atmosphere of mutual respect and encourage free exchange of ideas in order to remain a vibrant, thriving company. **Click here to meet our team.**

#### OAKMONT SENIOR LIVING

Oakmont Senior Living is a nationally recognized leader in the development and construction of high-end senior communities.

The Oakmont Senior Living team has designed and built more than 40 retirement communities on the West Coast.

#### NEWS & AWARDS

Luxury Santa Clarita Senior Living Community  
Oakmont Of Santa Clarita Opens For Move-In

Oakmont Of Santa Clarita To Host Grand  
Opening Celebration For Community

Oakmont of Fresno offers luxury Assisted  
Living

Sac & Co.

#### CONTACT US DIRECTLY

**Phone:**  
1.707.535.3200

**Address:**  
9240 Old Redwood Hwy, Suite 200  
Windsor Ca. 95492





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## Our Team



## Meet Our Team



**Bill Gallaher**  
Managing Member

[Click for Bill Gallaher's bio.](#)



**Joseph G. Lin**  
CFO & Manager

[Click for Joseph G. Lin's bio.](#)



**Bill Mabry**  
Partner, Project  
Development

[Click for Bill Mabry's bio.](#)



**Molly Flater**  
Chief Operating Officer

[Click for Molly Flater's bio.](#)



David Hunter  
Director of Construction

Cindy Gallaher  
Project Design

[Click for Dave Hunter's bio.](#)

[Click for Cindy Gallaher's bio.](#)

OAKMONT SENIOR LIVING

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NEWS & AWARDS

Luxury Santa Clarita Senior Living Community Oakmont Of Santa Clarita Opens For Move-In

Oakmont Of Santa Clarita To Host Grand Opening Celebration For Community

Oakmont of Fresno offers luxury Assisted Living

Sac & Co.

CONTACT US DIRECTLY

**Phone:**  
1.707.535.3200

**Address:**  
9240 Old Redwood Hwy, Suite 200  
Windsor Ca. 95492



## Pam Leopold - Oakmont Occupancy

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**From:** Hannah Daugherty <hannah.daugherty@oakmontsl.com>  
**To:** "Pam Leopold (PLeopold@toaks.org)" <PLeopold@toaks.org>  
**Date:** 2/8/2016 11:40 AM  
**Subject:** Oakmont Occupancy  
**Cc:** Bill Mabry <bill.mabry@oakmontsl.com>

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Good morning,

Below is the current occupancy table. Please note the opening dates, especially of Santa Clarita as it is the closest Oakmont community. As the table shows Oakmont is far above the industry standard of a projected 18-24 months to full occupancy. As you may remember we sent out invitations for Santa Clarita's Grand Opening event held just last month and we are already at 64% occupancy.

### Oakmont Census Portfolio 2016

	<b>Operating</b>	<b>Total Units</b>	<b>MC</b>	<b>Feb-16</b>	<b>Projected</b>	<b>Wait List</b>	<b>Open Date</b>
1	Montecito	159	24	100.00%	100.00%	22	Aug-04
2	Escondido Hills	125	25	95.00%	99.00%	27	2003
3	Chino Hills	124	23	98.00%	98.00%	4	2004
4	Segovia	121	0	93.00%	95.00%		May-10
5	Villa Capri	60	23	100.00%	100.00%	10	2007
6	Cardinal Point	92	0	100.00%	100.00%	47	Mar-06
7	Varenna	163	0	99.00%	100.00%	130	May-08
8	Capriana	79	0	96.00%	96.00%		May-13
9	Roseville	87	30	100.00%	100.00%	18	Sep-13
10	Terraces	33	33	100.00%	100.00%	7	Dec-13
11	Villagio (60)	52	52	94.00%	100.00%	3	Oct-13
12	FGL	70	0	77.00%	93.00%		Nov-13
13	SAH	85	33	94.00%	96.00%	4	Jul-14
14	Carmichael	77	32	96.00%	99.00%	9	Sep-14
15	Folsom	73	26	99.00%	100.00%	21	Sep-14
16	Fresno	86	28	67.00%	70.00%		Mar-15
17	Whittier	74	23	99.00%	100.00%	18	Apr-15
18	Mariner Point	61	28	97.00%	97.00%	22	May-15
19	Santa Clarita	86	26	64.00%	80.00%	17	Jan-16

Thank you,

Hannah

Hannah Daugherty  
Project Manager  
Oakmont Senior Living

Oakmont Senior Living  
Rolling Oaks Drive

February 2016

### Oakmont of Thousand Oaks Tree Chart

#### Final tree count:

Total of existing trees:	124
Total of existing trees to be removed:	82
Total of existing trees to remain:	42
Total of trees to be planted:	109
<b>Total trees at project completion:</b>	<b>151</b>

#### Existing trees to be removed:

TREE NUMBER	SPECIES	COMMON NAME	TRUNK DIAM.	TRUNK DIAM.	TRUNK DIAM.
9	Eucalyptus sideroxylon rosea	Red ironbark	15"		
10	Eucalyptus sideroxylon rosea	Red ironbark	16"		
11	Eucalyptus sideroxylon rosea	Red ironbark	7.5"	4"	3.5"
12	Eucalyptus sideroxylon rosea	Red ironbark	16.5"		
13	Eucalyptus sideroxylon rosea	Red ironbark	16"		
14	<b>Eucalyptus sideroxylon rosea</b>	<b>Red ironbark</b>	<b>17"</b>	<b>13"</b>	
15	Eucalyptus sideroxylon rosea	Red ironbark	14.5"		
16	Eucalyptus sideroxylon rosea	Red ironbark	18"		
17	Eucalyptus sideroxylon rosea	Red ironbark	13"		
18	<b>Pinus halepensis</b>	<b>Aleppo pine</b>	<b>21.5"</b>	<b>18"</b>	
19	Eucalyptus sideroxylon rosea	Red ironbark	14"	9.5"	
20	Eucalyptus sideroxylon rosea	Red ironbark	10.5"		
21	Eucalyptus sideroxylon rosea	Red ironbark	21"		
22	Eucalyptus sideroxylon rosea	Red ironbark	14"		
23	Eucalyptus sideroxylon rosea	Red ironbark	14.5"		
24	Eucalyptus sideroxylon rosea	Red ironbark	13.5"		
25	<b>Eucalyptus sideroxylon rosea</b>	<b>Red ironbark</b>	<b>15"</b>	<b>12"</b>	
26	Pinus pinea	Italian stone pine	12.5"	10"	
44	Pinus pinea	Italian stone pine	22.5"		
49	Pinus pinea	Italian stone pine	21"		
50	Eucalyptus luecoxylon	White ironbark	15.5"		

51	Pinus pinea	Italian stone pine	22"		
53	Eucalyptus sideroxylon rosea	Red ironbark	12"		
54	Eucalyptus sideroxylon rosea	Red ironbark	17"		
55	Eucalyptus sideroxylon rosea	Red ironbark	14"		
56	Pinus pinea	Italian stone pine	20"		
58	Eucalyptus sideroxylon rosea	Red ironbark	23"		
61	Eucalyptus sideroxylon rosea	Red ironbark	21"		
62	Eucalyptus sideroxylon rosea	Red ironbark	10.5"		
63	Eucalyptus sideroxylon rosea	Red ironbark	20"		
64	Eucalyptus sideroxylon rosea	Red ironbark	10.5"		
65	Eucalyptus sideroxylon rosea	Red ironbark	9"		
66	Eucalyptus sideroxylon rosea	Red ironbark	10"		
67	Eucalyptus sideroxylon rosea	Red ironbark	16"		
68	Eucalyptus sideroxylon rosea	Red ironbark	9"		
69	Eucalyptus sideroxylon rosea	Red ironbark	15"		
70	Eucalyptus sideroxylon rosea	Red ironbark	13"		
71	Eucalyptus sideroxylon rosea	Red ironbark	13.5"		
72	Eucalyptus sideroxylon rosea	Red ironbark	14"		
73	Fraxinus uhdei	Shamel ash	23"		
74	Pinus halepensis	Aleppo pine	22"		
75	Pinus halepensis	Aleppo pine	25.5"		
76	Pinus halepensis	Aleppo pine	11.5"	9.5"	
77	Pinus halepensis	Aleppo pine	11"		
78	Pinus halepensis	Aleppo pine	18.5"		
79	Pyrus kawakamii	Evergreen pear	8"		
80	Pinus halepensis	Aleppo pine	16"		
81	Pinus halepensis	Aleppo pine	21"		
82	Eucalyptus sideroxylon rosea	Red ironbark	13.5"		
85	Eucalyptus sideroxylon rosea	Red ironbark	18"		
86	Eucalyptus sideroxylon rosea	Red ironbark	12.5"		
87	Eucalyptus sideroxylon rosea	Red ironbark	13.5"		
88	Pyrus kawakamii	Evergreen pear	11"		
89	Pyrus kawakamii	Evergreen pear	10.5"		
90	Pyrus kawakamii	Evergreen pear	10.5"		
91	Pyrus kawakamii	Evergreen pear	12"		
92	Fraxinus uhdei	Shamel ash	13"		
93	Sequoia sempervirens	Redwood	13"	9"	
94	Sequoia sempervirens	Redwood	16"		

95	Sequoia sempervirens	Redwood	20"		
96	Liquidambar styraciflua	Sweetgum	5"		
97	Liquidambar styraciflua	Sweetgum	7"		
98	Liquidambar styraciflua	Sweetgum	8"		
101	Sequoia sempervirens	Redwood	38"		
104	Sequoia sempervirens	Redwood	26"		
105	Sequoia sempervirens	Redwood	33"		
108	Eucalyptus sideroxylon rosea	Red ironbark	15"		
109	Pinus pinea	Italian stone pine	20"		
110	Eucalyptus sideroxylon rosea	Red ironbark	14"		
111	Pinus pinea	Italian stone pine	40"		
112	Eucalyptus sideroxylon rosea	Red ironbark	18"		
113	Myoporum laetum	Myoporum	Multi to 8"		
114	Myoporum laetum	Myoporum	Multi to 8"		
115	Myoporum laetum	Myoporum	Multi to 8"		
116	Myoporum laetum	Myoporum	Multi to 8"		
118	Pyrus kawakamii	Evergreen pear	7"		
119	Quercus agrifolia	Coast live oak	4.5"	3.5"	
120	Quercus agrifolia	Coast live oak	5"		
121	Quercus agrifolia	Coast live oak	3"		
122	Quercus agrifolia	Coast live oak	4"		
123	Quercus agrifolia	Coast live oak	4"	3"	3"
124	Quercus agrifolia	Coast live oak	5"		

**Total of existing trees to be removed: 82**

**Trees removed 24" diameter and greater: 8**

Existing trees to remain:

TREE NUMBER	SPECIES	COMMON NAME	TRUNK DIAM.	TRUNK DIAM.	TRUNK DIAM.
1	Quercus agrifolia	Coast live oak	8.5"	8.5"	3.5"
2	Quercus agrifolia	Coast live oak	9.5"	5.5"	6"
3	Quercus agrifolia	Coast live oak	4"		
4	Quercus agrifolia	Coast live oak	10.5"	9.5"	6"
5	Quercus lobata	Valley oak	19"		

6	Quercus agrifolia	Coast live oak	12"		
7	Quercus agrifolia	Coast live oak	6"	6"	
8	Quercus agrifolia	Coast live oak	9"		
27	Pinus pinea	Italian stone pine	17"	10.5"	
28	Pinus pinea	Italian stone pine	10"		
29	Pinus pinea	Italian stone pine	12"		
30	Pinus pinea	Italian stone pine	12"		
31	Pinus pinea	Italian stone pine	16.5"		
32	Pinus pinea	Italian stone pine	12"		
33	Pinus pinea	Italian stone pine	18"	14"	
34	Pinus pinea	Italian stone pine	26"		
35	Pinus pinea	Italian stone pine	13"		
36	Pinus pinea	Italian stone pine	16"		
37	Pinus pinea	Italian stone pine	12"		
38	Pinus pinea	Italian stone pine	11"		
39	Pinus pinea	Italian stone pine	13"		
40	Pinus pinea	Italian stone pine	12"		
41	Pinus pinea	Italian stone pine	12"		
42	Pinus pinea	Italian stone pine	13.5"		
43	Pinus pinea	Italian stone pine	14.5"		
45	Pinus pinea	Italian stone pine	12.5"		
46	Pinus pinea	Italian stone pine	9"		
47	Pinus pinea	Italian stone pine	14.5"		
48	Pinus pinea	Italian stone pine	13.5"		
52	Eucalyptus sideroxylon rosea	Red ironbark	20.5"		
57	Eucalyptus sideroxylon rosea	Red ironbark	13"		
59	Eucalyptus sideroxylon rosea	Red ironbark	14"		
60	Liquidambar styraciflua	Sweetgum	7"		
83	Eucalyptus sideroxylon rosea	Red ironbark	17.5"		
84	Eucalyptus sideroxylon rosea	Red ironbark	16"		
99	Liquidambar styraciflua	Sweetgum	9"		
100	Liquidambar styraciflua	Sweetgum	13"		
102	Liquidambar styraciflua	Sweetgum	11"		
103	Liquidambar styraciflua	Sweetgum	10"		
106	Liquidambar styraciflua	Sweetgum	16"		
107	Eucalyptus sideroxylon rosea	Red ironbark	20"		
117	Quercus ilex	Holly oak	7"		

**Total of existing trees to remain: 42**

**Trees saved 24" diameter and greater: 4**

Trees planted:

SPECIES	COMMON NAME	BOX SIZE	QTY. PLANTED
Quercus agrifolia	Coast live oak	24"	16
Quercus agrifolia	Coast live oak	36"	5
Quercus agrifolia	Coast live oak	60"	1
Cupaniopsis Anacardioides	Carrotwood	36"	10
Cupaniopsis Anacardioides	Carrotwood	60"	2
Canariensis	Canary Island Pine	24"	16
Canariensis	Canary Island Pine	60"	1
Lagerstroemia Fauei 'Biloxi'	Crape Myrtle	36"	13
Tristania Conferta	Brisbane Box	36"	2
Ulmus P. Semper. 'True Green'	Evergreen Elm	48"	7
Jacaranda Acutifolia	Jacaranda	36"	1
Jacaranda Acutifolia	Jacaranda	48"	1
Jacaranda Acutifolia	Jacaranda	60"	3
Magnolia Gr. 'Samuel Sommer's'	Southern Magnolia	48"	6
Rhus Lancea	African Sumac	24"	5
Geijera Parviflora	Australian Willow	24"	11
Phoenix Robelenii	Miniature Date Palm	24"	4
Dyopsis Lutescens	Bamboo Palm	24"	5

**Total of trees to be planted: 109**

February 8, 2016

2016 FEB -9 AM 7:55

Subject: Pro Oakmont Petition Signatures

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

To: Thousand Oaks City Clerk

Attached is a binder containing petition signatures acquired between 12/14/15 and 2/8/16 for addition to Tuesday night's City Council package.

All of the signatures are from within the Thousand Oaks area. To date, the total is 313, an increase of 89 since the Planning Commission hearing.

We are still collecting signatures and will turn those in when we receive them.

We are almost finished transcribing the 313+ signatures into typed form to enable an auditing of the signatures. We are also in the process of analyzing our signatures and the signatures of the anti group. That document will be submitted as soon as completed. Please contact us if you have questions or require additional information.

Thank you.



Shirley & Don Morris, Co-Chairs  
Neighborhood Committee for Oakmont SLF  
267 Scarborough Street  
Thousand Oaks 91361  
805 495 9669

TO COUNCIL 2-9-16  
AGENDA ITEM NO. 8-A  
MEETING DATE 2-9-16

**Signed petitions supporting proposed Oakmont Senior Facility as of 02/09/16**

Submitted by Don & Shirley Morris, Co-Chairs, Neighborhood Oakmont Senior Living Committee, 2/9/16, Contact 805 495 9669

<u>Signatures</u>			
<u>Street Name</u>	<u>As of 12/14</u>	<u>As of 02/09</u>	<u>Signatures obtained by</u>
Fox Hills Drive	4	6	Shel Magnuson Don & Shirley Morris
Fox Ridge Drive	23	26*	Alan MacGovern Avery Willis
Hillsborough Street	29	31	Claire & Jerry Davis Chuck Lech
Hunters Point	15	15	Jeff Schipani Angela Huffine
Los Padres	7	7	Grace Baker Claudia Spelman Don Morris
Newcastle Street	14	15	Don & Shirley Morris Rosemary Swenson
Oakhampton Street	15	19	Greg Lennox
Quails Trail	17	17	Avery Willis Raul Cruz
Rolling Oaks Drive	2	16	Shirley Morris
Scarborough Street	14	14	Don Morris; Shirley Morris
Shady Grove**	18*	18**	Shel Magnuson
Other	66	129	Various
<b>Total</b>	<b>224</b>	<b>313</b>	

\*Includes 2 Valdez' signed 11/23 overlooked in 12/14 accounting

\*\*Signed by every occupied household

**NOTE: No signatures are included from the Los Robles Apartments. We were told by the Manager at the apartments that solicitation was not permitted. We honored her statement. There are signs posted on the apartment grounds stating No Solicitation.**

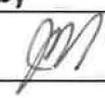
**Neighborhood Committee for Oakmont Assisted-Living Project (ALP)**

<u>Streets:</u>	<u>Representative/s</u>	<u>Edress/Phone No.</u>
<b>Fox Hills Drive</b>	<b>Shel Magnuson Don &amp; Shirley Morris</b>	morrisdh@gmail.com phillysjm@aol.com
<b>Fox Ridge Drive</b>	<b>Alan MacGovern, contact Liz MacGovern</b>	ajmacg@verizon.net
<b>Hillsborough Street</b>	<u>West side of street</u> <b>Claire Davis, contacts Jerry Davis Jill &amp; Dan Hogan, supporters</b>	cd.jd1@verizon.net
	<u>East side of street</u> <b>Chuck Lech, contact</b>	c_m_lech@hotmail.com
<b>Hunters Point</b>	<b>Jeff Schipani, contact Angela Huffine, supporter</b>	schipani17@me.com angela.huffine@libertymutual.com
<b>Los Padres Drive</b>	<b>Grace Baker, contact Claudia Spelman, supporter</b>	bbcynknot@gmail.com claudia.spelman@yahoo.com
<b>Newcastle Street</b>	<b>Rosemary Swenson, supporter</b>	rswenson2@yahoo.com
<b>Oakhampton Street</b>	<b>Greg Lennox, contact</b>	greg.lennox@gmail.com
<b>Quails Trail</b>	<b>Avery Willis, contact Raul Cruz, contact</b>	avery.willis@roadrunner.com raul@racruz.com
<b>Scarborough Street</b>	<b>Shirley Morris, contact Don Morris, contact</b>	phillysjm@aol.com morrishd@gmail.com
<b>Shady Grove Lane</b>	<b>Shel Magnuson, contact</b>	
<b>Woodlet Way</b>	<b>Grace Baker, contact</b>	bbcynknot@gmail.com
<u>Other:</u>		
<b>Los Robles Apartments Los Robles/Med Facilities</b>	<b>Grace Baker, contact Claire Davis, contact</b>	bbcynknot@gmail.com cd.jd1@verizon.net

As of 1/12/2016

**PETITION OF SUPPORT  
FOR  
PROPOSED OAKMONT SENIOR LIVING FACILITY**

**Statement:** The management of Oakmont is working with our neighborhood to ensure the proposed senior living facility at Los Padres and Rolling Oaks Drives will provide needed housing for our aging population and every consideration will be given to providing a facility that will enhance our neighborhood and be the best possible option regarding retaining or enhancing the property values of the homes in our neighborhood (Carriage Square Estates/Hillsborough Tract/Oakhampton Street). The building will replace an existing building on a fenced, already developed lot. No open space is involved. This is not a wildlife corridor. Therefore, the following support the building of the facility.

	<b>Date</b>	<b>Print Name</b>	<b>Sign Name</b>	<b>Address</b>	<b>Signature Acquired by</b>
1	12-26-15	Tom Teed		278 Fox Hills Dr.	
2				T.O., CA 91361	
3	12-26-15	Marcia Teed	Marcia Teed	278 Fox Hills Dr.	
4				T.O. CA 91361	
5					
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*Fox Ridge*

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FOR  
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	<b>Date</b>	<b>Print Name</b>	<b>Sign Name</b>	<b>Address</b>	<b>Signature Acquired by</b>
1	1-13-2016	GEORGE RUSSELL		350 FOX RIDGE DR THOUSAND OAKS, CA 91301	 WILLIS
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Hillsborough

**PETITION OF SUPPORT  
FOR  
PROPOSED OAKMONT SENIOR LIVING FACILITY**

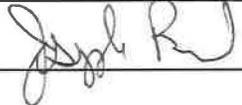
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	Date	Print Name	Sign Name	Address	Signature Acquired by
1	1/1/2016	Laya Tamar	Laya Tamar	449 Hillsborough St.	Jerome Davis
2	1/8/2016	John LaBrecque	John LaBrecque	449 Hillsborough St	Jerome Davis
3					
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Newcastle St.

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Date	Print Name	Sign Name	Address	Signature Acquired by
1 1/8/2016	Joseph Berenik		423 Newcastle St	
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Oakhampton

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	<b>Date</b>	<b>Print Name</b>	<b>Sign Name</b>	<b>Address</b>	<b>Signature Acquired by</b>
1	12-10-15	MAJORIE SLYWKA	Majorie Slywka	531 Oakhampton St	
2	12-10-15	BRIAN SLYWKA	Brian Slywka	531 oakhampton St.	
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Oakhampton St

**PETITION OF SUPPORT  
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	<b>Date</b>	<b>Print Name</b>	<b>Sign Name</b>	<b>Address</b>	<b>Signature Acquired by</b>
1	1/10/16	Mary Arnold	Mary Arnold	536 Oakhampton St.	
2	1/10/16	Gary Arnold	Gary Arnold	536 Oakhampton St	
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*(Handwritten initials)*

PETITION OF SUPPORT  
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Date	Print Name	Sign Name	Address	Signature Acquired by
1 12-22-15	BARBARA BARRY	Barbara Barry	297 LARCON ST. T.O.	Sheela Magnuson
2 12-22-15	Helene Acton	Helene Acton	938 Bruce Cir, T.O.	Sheela Magnuson
3 12-22-15	ARDELL L. TAYLOR	ArdeLL L. Taylor	1761 El Monte Dr. T.O. 91362	Sheela Magnuson
4 12-22-15	EDWARD BARRY	E L B	297 LARCON ST. T.O.	Sheela Magnuson
5	MARION ARCH	Marion Arch	2359 NORTH PARK ST TO 91362	" "
6 12-22-15	FRANK WILLIAMS	Frank Williams	103 SIRIUS CIR T.O.	91360 " "
7 12-22-15	Paul Christensen	Paul Christensen	2722 SIRIUS ST T.O.	91360 " "
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*Other*

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<b>Date</b>	<b>Print Name</b>	<b>Sign Name</b>	<b>Address</b>	<b>Signature Acquired by</b>
1 10/9/15	Chris Conix		21814 Summerdale Ct. TIO. CA. 91362	
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Date	Print Name	Sign Name	Address	Signature Acquired by
1 1-12-16	MARY L. CHASE	Mary L Chase	1632 YORK PL T.O. 91362	Murphy
2 1-15-16	Peggy Jean BURNS	Peggy Jean Burns	1290 ALESSANDRA DRIVE Newbury Park, CA 91320	Murphy
3 1/16/16	Stephen C Crooks	Stephen C Crooks	846 Lindwood Newbury Park 91320	Murphy
4 1/16/16	Margaret S. Crooks	Margaret S. Crooks	846 Lindwood Dr. 91320	Murphy
5 1/22/16	ROBERT AMSTOITZ	Robert Amstutz	1890 MARVIEW DR 91362	Murphy
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*Other*

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	Date	Print Name	Sign Name	Address	Signature Acquired by
1	2/7/16	Linnear Levine	Linnear Levine	945 Ranch House Rd	Cevery Miller
2	2-7-16	DONALD A. LEVINE	Donald Levine	945 RANCH HOUSE RD	G. Miller
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Other

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Date	Print Name	Sign Name	Address	Signature Acquired by
1 1/27/16	JOHN C. MARSHALL	John C. Marshall	3569 Sunset Knolls, T.O.	FH Thomson
2 1/27/16	Barbara M. Marshall	Barbara M. Marshall	3569 Sunset Knolls T.O.	FH Thomson
3 1/27/16	GARY ALEXANDER	GARY ALEXANDER	3783 SUNSET KNOLLS DR T.O. 91362	FH Thomson
4 1/27/16	Sonia Gillette	Sonia Gillette	1948 McCrea Rd. T.O. CA 91362	FH Thomson
5 1/27/16	Vivian Carballo	Vivian Carballo	1995 Cumulus Ct CA 91362	FH Thomson
6 1/27/16	Clifford Thomson	Clifford Thomson	1964 McCrea Rd. T.O. CA 91362	FH Thomson
7 1/27/16	ANNIE WILBURG	Annie Wilburg	1955 McCrea Rd. T.O. 91362	FH Thomson
8 1/28/16	Terry E. Smith	Terry E. Smith	1966 Cumulus Ct T.O. 91362	FH Thomson
9 1/28/16	ANDERS PEDERSON	ANDERS PEDERSON	300 Rolling Oaks #350, T.O. 91361	FH Thomson
10 1/28/16	Karl Volland	Karl Volland	2043 San Onofre Dr Camarillo 93012	FH Thomson
11 1/28/16	Maryrose Caspary	M. Caspary	3088 Solimar Ln Rd Ventura	FH Thomson
12 1/28/16	Dave Theroff	D. Theroff	1069 Via Anita, Newbury Park	FH Thomson

Other

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Table with 5 columns: Date, Print Name, Sign Name, Address, Signature Acquired by. Contains 12 rows of handwritten entries.

1-27-16

Other

PETITION OF SUPPORT  
FOR  
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Date	Print Name	Sign Name	Address	Signature Acquired by
1 1/27/16	Michelle Kallman	Michelle Kell	1961 McCrea Rd	TO FH Thomson
2 1-27-16	WALTER GILLETTE	Walter Gillette	1948 McCREA Rd	TO FH Thomson
3 1/27/16	Adelaide Spinelli	Adelaide Spinelli	1962 Daylight Ct	TO FH Thomson
4 1/27/16	Biagio Spinelli	Biagio Spinelli	1962 Daylight Ct.	TO FH Thomson
5 1/27/16	Janet Yu	Janet Yu	1978 Daylight Court	TO FH Thomson
6 1/27/16	Kimberly Pogue	Kimberly Pogue	1977 Daylight Court	TO FH Thomson
7 1/27/16	Anne Steenackers	Anne Steenackers	1965 Daylight Ct.	TO FH Thomson
8 1/27/16	TRUMAN VAUBAKE	Truman Vaubake	1960 McCREA Rd	TO FH Thomson
9 1/27/16	Junia Whelan	Junia Whelan	1924 m'crea Rd	TO FH Thomson
10 1/27/16	Jean Higbee	JEAN HIGBEE	3852 SUNSET KNOWLS DR	TO FH Thomson
11 1/27/2016	R. Higbee	Robert Higbee	3852 Sunset Knolls Dr Thousand Oaks CA.	TO FH Thomson
12 1/27/2016	Elise Camacho	Elise Camacho	3860 Sunset Knolls Dr., Thousand Oaks, CA 91362	FH Thomson

Other

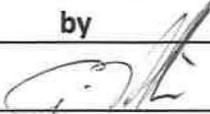
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Date	Print Name	Sign Name	Address	Signature Acquired by
1 1-28-14	Gwen Smith	Hewel Dried	12419 Willow Forest Dr MPR	FH Thomson
2 1-28-16	Margaret O'Connor-Tressel	Margaret Tressel	934 Calle Colada T.O.	"
3 1/28-16	Dynne Carey		2270 Country Park Ct, TO	"
4 1/28/16	Patricia Harding	Patricia Harding	587 Dodd St. Sun Valley CA	"
5 "	Christi Anderson	Christi Anderson	124 Hampstead Ct	"
6 1/28/16	THOMAS MIDDLETON JR	Thomas Middleton	327 Bethany St TO	"
7 1/28/16	Alison Watase	Alison Watase	2658 Sierra St. TO	"
8 1/28/16	Ginette Watson	Ginette Watson	993 Brookview Ave T.O.	"
9 1/28/16	PEGGY ELLIS	Peggy Ellis	391 Lowview Pl. T.O.	"
10 1/28/16	Anthony Hepton	Anthony Hepton	433 Upper Lake Rd Lake Sherwood	"
11 1/28/16	Candis Hong	Candis Hong	1590 El Cerrito Dr Thousand Oaks	"
12 2/1/16	Dinah	Frishling	355 Donlin Lane; Newbury Park	

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	Date	Print Name	Sign Name	Address	Signature Acquired by
1	1/13	Nicole Tindell	Nicole Tindell	111106 Quails Trail	 WILLIS
2					
3			nicole.tindell@gmail.com		
4			405 495 0545		
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6		Speaker			
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325 Rolling Oaks Dr

**PETITION OF SUPPORT  
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	Date	Print Name	Sign Name	Address	Signature Acquired by
1	01/14/2015	Dianna Bente	Dianna Bente	325 Rolling Oaks Dr. #201	JM
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351 Rolling Oaks Drive

PETITION OF SUPPORT  
FOR  
PROPOSED OAKMONT SENIOR LIVING FACILITY

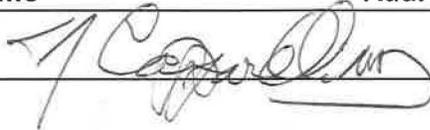
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Date	Print Name	Sign Name	Address	Signature Acquired by
1 Jan 20/16	SALLY BURY	Sally Bury	351 Rolling Oaks Dr #203	91361
2 1/20/16	Brittany Jacobsen	Brittany Jacobsen	2323 Kentfield St. Simi	93005
3 1/20/16	Kristi Carpenter	Kristi Carpenter	960 Country Valley Rd. Thousand Oaks, CA	91362
4 1/20/16	Kimberly Seegan	Kimberly Seegan	429 Sunnybrook Ct Oak Park CA	91377
5 1/20/16	YOLANDA DOOMANY	Yolanda Doomany	731 BLUE OAK AVE N. P. CA	91320
6 1/21/16	KRISTINE DORTCH	Kristine Dortch	680 SIERRA AVE MARIETTA CA	93221
7 2/1/16	HAYDE AGUIAR	Hayde Aguiar	1970 Washington Dr Ventura CA	93003
8 2/1/16	Sherrie Henjum	Sherrie Henjum	69 Via La Loma Newbury Park CA	91320
9 2/1/16	Marianne DiBona	Marianne DiBona	401 Rolling Oaks T.O.	91361
10 2/1/16	Jim Edmondson	Jim Edmondson	5436 Westview Ct WLV	91362
11 2/1/16	Sandy Tankus	Sandy Tankus	515 Sundance St.	91360
12 2/1/16	BETH BARRETT	Beth Barrett	401 Rolling Oaks T.O.	91361

315 Rolling Oaks

**PETITION OF SUPPORT  
FOR  
PROPOSED OAKMONT SENIOR LIVING FACILITY**

**Statement:** The management of Oakmont is working with our neighborhood to ensure the proposed senior living facility at Los Padres and Rolling Oaks Drives will provide needed housing for our aging population and every consideration will be given to providing a facility that will enhance our neighborhood and be the best possible option regarding retaining or enhancing the property values of the homes in our neighborhood (Carriage Square Estates/Hillsborough Tract/Oakhampton Street). The building will replace an existing building on a fenced, already developed lot. No open space is involved. This is not a wildlife corridor. Therefore, the following support the building of the facility.

	Date	Print Name	Sign Name	Address	Signature Acquired by
1	1/24/06	Anthony Capporelli MD		375 Rolling Oaks Dr #1	mail
2					
3					
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9					
10					
11					
12					

9 Feb 2016

2016 FEB -9 AM 11:22

To Thousand Oaks City Council.

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

Re: My Signature on the Petition against Oakmont.

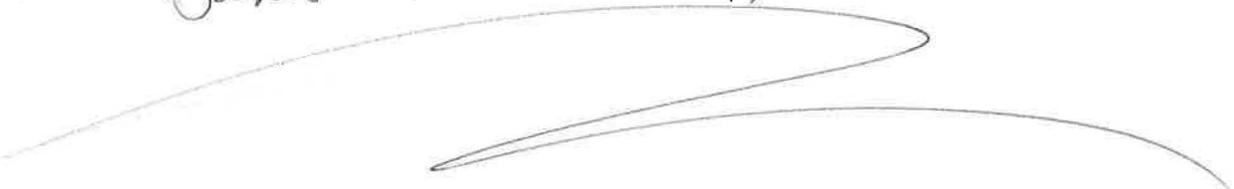
Sirs,

The signature collector confused me by telling me that all traffic would come using Los Padres,

I realize that that is a ridiculous claim and I wish to remove my signature from that petition.

Norm Panto

*Norman Panto* 9:30AM Feb-9, 2016



*Other*

PETITION OF SUPPORT  
FOR  
PROPOSED OAKMONT SENIOR LIVING FACILITY

2016 FEB -9 AM 11:22

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

**Statement:** The management of Oakmont is working with our neighborhood to ensure the proposed senior living facility at Los Padres and Rolling Oaks Drives will provide needed housing for our aging population and every consideration will be given to providing a facility that will enhance our neighborhood and be the best possible option regarding retaining or enhancing the property values of the homes in our neighborhood (Carriage Square Estates/Hillsborough Tract/Oakhampton Street). The building will replace an existing building on a fenced, already developed lot. No open space is involved. This is not a wildlife corridor. Therefore, the following support the building of the facility.

	Date	Print Name	Sign Name	Address	Signature Acquired by <i>Nancy Healey</i>
1	2-4-16	Virginia Roy	<i>Virginia R</i>	2540 Lennuson Ct TO, 91360	
2	2-4-16	LOIS BARBERTO	<i>Lois Barberto</i>	4519 Colhaver Ct Westlake, VEG, 91361	
3	2/4/16	ANTHONY GITT	<i>Anthony Gitt</i>	3276 N. SAWTOOTH CT, WESTLAKE VEG, CA 91362	
4	2/4/16	Vanessa Renna	<i>Vanessa Renna</i>	1780 Orinda Ct. TO CA 91362	
5	2/6/16	Nancy Healey	<i>Nancy Healey</i>	1092 LA Cresta TO CA 91362	
6					
7					
8					
9					
10					
11					
12					

## CityClerk - Anti Oakmont Petitions received today

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**From:** <PhillySJM@aol.com>  
**To:** <cityclerk@toaks.org>, <city@toaks.org>, <jprice@toaks.org>, <albertcada...>  
**Date:** 2/8/2016 8:08 PM  
**Subject:** Anti Oakmont Petitions received today  
**Cc:** <pleopold@toaks.org>, <cd.jd1@verizon.net>, <cd.jd@verizon.net>, <c\_m\_le...>

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To: City Manager Minnick, Councilmembers

We printed out the new petition signatures submitted today by the group opposed to Oakmont Thousand Oaks. It is part of the package for tomorrow night's City Council meeting. I don't know if you spent time evaluating the signatures but a quick look shows signatures from people in places such as

**Agoura Hills**  
**Ventura**  
**Simi Valley**  
**Oak Park**  
**Rosamond**  
**Moorpark**  
**Camarillo**  
**Westlake Village**

2016 FEB -9 AM 9:03  
 CITY CLERK DEPARTMENT  
 CITY OF THOUSAND OAKS

Well, at least they live in California.

Question: Why do they have a voice in what happens in the City of Thousand Oaks.

Many names/signatures are unreadable. Many signatures don't show the city of their residence.

There are signatures of people who signed the previous petition. I'm sure those people knew they signed previously.

There are signatures of people living in Los Robles apartments. For your information, when we asked the Manager for permission to canvass for signatures, she said No. There are signs at all the entrances forbidding soliciting so no one can say they didn't know.

I'm not a lawyer, but I can read. This petition should not be acceptable to the City. We are analyzing the petition tonight and will be preparing comments.

TO COUNCIL 2-9-16  
 AGENDA ITEM NO. 8.A.  
 MEETING DATE 2-9-16

**For the reasons listed above, I formally request this latest anti petition be removed from consideration.**

Shirley Morris, Co-chair  
Neighborhood Committee Supporting Oakmont SLF  
267 Scarborough St  
Thousand Oaks 91361

**Antoinette Mann - Fwd: Item 8A: Oakmont Senior Living: OTP 2014-70554**

**From:** Tracy Noonan <tnoonan@toaks.org>  
**To:** Antoinette Mann  
**Date:** 2/9/2016 9:31 AM  
**Subject:** Fwd: Item 8A: Oakmont Senior Living: OTP 2014-70554  
**Cc:** Scott Mitnick; John Prescott  
**Attachments:** 02.08.2016 COTA LTR CC RE OAKMONT.pdf

for inclusion in supplemental packet

Sent from my iPad

Begin forwarded message:

2016 FEB - 9 PM 12: 07  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

**From:** "Janet Wall" <walljanetm@gmail.com>  
**Date:** February 9, 2016 at 7:54:19 AM PST  
**To:** "Tracy Noonan" <TNoonan@toaks.org>, "John Prescott" <JPrescott@toaks.org>, "Pam Leopold" <PLEopold@toaks.org>, "Rick Burgess" <RBurgess@toaks.org>, "Joel Price" <JPrice@toaks.org>, "Rob McCoy" <RMcCoy@toaks.org>, "" <cnclmanfox@aol.com>, "Al Adam" <albertcadam@gmail.com>, "" <claudia4slowgrowth@roadrunner.com>  
**Cc:** "anneeb1963@gmail.com" <anneeb1963@gmail.com>, "Marilyn Carpenter" <carpmail5@gmail.com>, "Joan Edwards" <jcedithers@gmail.com>, "Gail Bianchino" <gailbianchino@roadrunner.com>, "Bonnie Clarfield-Bylin" <conejomoon@verizon.net>, "Yvonne B" <mythyvonne@yahoo.com>  
**Subject:** **Item 8A: Oakmont Senior Living: OTP 2014-70554**

Dear Mayor Price, City Council Members and Staff,

Conejo Oak Tree Advocates met yesterday and submits the attached letter with respect to oak tree removals and mitigation requirements for the Oakmont Senior Living project on your agenda this evening.

Thank you for your continued attention to and protection of oak trees in our city.

~Janet Wall  
for Conejo Oak Tree Advocates

TO COUNCIL 2-9-16  
AGENDA ITEM NO. 8.A.  
MEETING DATE 2-9-16

# CONEJO OAK TREE ADVOCATES

[conejooaktreeadvocates@gmail.com](mailto:conejooaktreeadvocates@gmail.com)

February 8, 2016

Thousand Oaks City Council  
City of Thousand Oaks  
2100 East Thousand Oaks Boulevard  
Thousand Oaks, Ca. 91362

Re: OAKMONT SENIOR LIVING: MITIGATED NEGATIVE  
DECLARATION No. 2014-70678 and OTP 2014-70554

Dear Mayor Price and City Council Members,

In connection with Item 8A on tomorrow's City Council Agenda, Conejo Oak Tree Advocates (COTA) has reviewed the final MND and OTP for this project and respectfully requests that you consider the following modifications to conditions for the project to support and strengthen the health and longevity of oak trees in Thousand Oaks.

1. COTA appreciates Staff's addition of *Quercus lobata* mitigation oak trees as replacement trees on this project site. However, COTA respectfully requests that City Council consider the following slight modification to condition #17 of OTP 2014-70554 (p. 6) to ensure that all 18 replacement oak trees are planted on the project site:

17. Oak Tree Replacement – In accordance with the Oak Tree Preservation and Protection Guidelines, Resolution No. 2010-014, on site oak tree Nos. O-9 through O-14 which are requested for removal shall each be replaced with one (1) thirty-six inch (36") box size oak tree and two (2) twenty-four inch (24") box size oak trees which shall be indicated on the project's approved landscape plan. Fifteen (15) replacement oak trees shall be Coast Live Oaks and three (3) replacement oak trees shall be Valley Oaks which shall be planted on the project site and verified by Staff before the occupancy permit is granted.

2. Final MND response #109 (p. 18) addresses COTA's October 28, 2015 request that mitigation oak trees be monitored for 5 years, stating: *"Mitigation oak trees are often not included in the preliminary landscape plans that are part of the MND, but, rather are included at a later date as part of the Landscape Plan Check. The City's Oak Tree Ordinance already requires that native oaks be used and that they be monitored for five years."* Yet the conditions for the project only include a 2-year monitoring period. In addition, a sentence included in the OTP conditions for Planning Commission (#209) was inadvertently dropped in the City Council conditions. To ensure that replacement oak trees survive under increasing drought conditions, COTA suggests that condition #18 of OTP 2014-70554 (p. 6) be replaced with:

18. Guarantee Health of Replacement Oak Trees – The applicant shall guarantee the health of the replacement oak trees for five (5) years after planting. Should the replacement trees fail within this period, the applicant shall be required to replace the failed oak trees with oak trees of the same species of like size. The applicant's Oak Tree Consultant shall provide a letter addressing the health of the replacement oak trees every year for five (5) years after the completion of oak tree mitigation planting.

COTA appreciates your continued attention to and protection of oak trees in our city.

Sincerely,

Gail Bianchino, Yvonne Brockwell, Bonnie Clarfield-Bylin, Marilyn Carpenter, Anne LaFianza, Ed Lawrence, Joan Edwards and Janet Wall

for **Conejo Oak Tree Advocates**

## CityClerk - Comments re story in today's STAR about Oakmont

**From:** <PhillySJM@aol.com>  
**To:** <wendy.leung@vcstar.com>  
**Date:** 2/9/2016 11:18 AM  
**Subject:** Comments re story in today's STAR about Oakmont  
**Cc:** <cityclerk@toaks.org>, <city@toaks.org>, <jprice@toaks.org>, <albertcada...

Hello, Wendy - we were surprised to read your story in today's STAR considering the majority of the neighborhood is **FOR** Oakmont and only a few are against. You quote Lynn Burdick, the leader of the antis, and Nancy Healey, a prominent member of the senior support community. However, no one contacted my husband (Don) or me for comments and we are the co-chairs of the neighborhood **pro**-Oakmont group.

The Planning Department thoroughly investigated the alleged concerns of the antis and the Planning Commission approved the project for rezoning and sent it on to City Council for final approval. Do you know that every time a new building is put up that the site has to be rezoned? We didn't see that comment in your article. **Rezoning is a good thing, not a bad thing.** Zoning applies the permits and construction and other requirements that are necessary to define the new requirements and protect everyone.

People ask me all the time why Lynn Burdick and people in the County area are against Oakmont and I have to answer I can't figure that out. They have been misstating the facts for about two years. The alleged traffic increase on Los Padres is not true. The traffic will increase by a little on Rolling Oaks and Haaland Drive, the streets currently used by people going to the medical buildings and other commercial businesses on Rolling Oaks.

The building of Oakmont will be a big improvement over the Young Set property. If you have been to the location, you already know that. It will also improve the view of the people who live on the County side who now have to look at tires hanging from trees, and lots of other debris. People have said the location resembles a used car lot. The property has been vacated by Young Set so the debris situation will only get worse. FYI, the owners of Young Set will be at the meeting tonight.

And, we will be at City Council tonight and hope you will be there to get a balanced view of the issue.

Shirley Morris, Co-chair  
 Neighborhood Committee for Oakmont Senior Living Facility  
 805 495 9669

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

2016 FEB -9 PM 12:07

TO COUNCIL 2-9-16  
 AGENDA ITEM NO. 8.A.  
 MEETING DATE 2-9-16