

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

*Adams*

**Agenda Related Items - Meeting of February 9, 2016**  
**Supplemental Packet Date: February 9, 2016**  
**4:30 P.M.**

### **Supplemental Information:**

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

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

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

**CityClerk - Code compliance Parking oak mount housing 225 pm Tuesday**

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**From:** Iqbal Quidwai <i.quidwai@gmail.com>  
**To:** CityClerk <cityclerk@toaks.org>, Antoinette Mann <amann@toaks.org>, Rob ...  
**Date:** 2/9/2016 2:26 PM  
**Subject:** Code compliance Parking oak mount housing 225 pm Tuesday  
**Cc:** <lpburdick@gmail.com>, Donald Morris <morrisdh@gmail.com>, Ed Jones <eja...

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Sent from my iPad Iqbal Nick QUIDWAI Newbury Park CA USA

Begin forwarded message:

**From:** "Geoff Ware" <gmware@toaks.org>  
**Date:** February 9, 2016 at 8:21:21 AM PST  
**To:** "Iqbal Quidwai" <i.quidwai@gmail.com>  
**Subject:** Re: Parking

2016 FEB -9 PM 2:53  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

Nick,

It is very difficult to answer that question as the State preempts the City from regulating these 6 or fewer bed licensed facilities in residences. State law requires a local jurisdiction like the City to treat these homes like any other residential occupancy. From a City Code Compliance standpoint, we will investigate complaints involving such facilities the same as any other residence, if the complaints are not solely about a licensed 6 or fewer bed facility being present. I really don't have any data on what the actual impact is to a neighborhood, but we do not see a disproportionate number of complaints involving these facilities on verified Municipal Code violations. These type of licensed homes have a wide range of services from youths to senior citizens, so impacts may vary also.

Geoff M. Ware  
Code Compliance Manager  
City of Thousand Oaks  
(805) 449-2305  
[gmware@toaks.org](mailto:gmware@toaks.org)

<i.quidwai@gmail.com> wrote:

Hello Geoff:

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

Hope all is well; Can you please tell us URGENTLY about complaints, think not many about the 54 homes with 6 senior tenants? I wrongly presumed would change residential character? NOT true?

<http://www.toaks.org/civica/filebank/blobdload.asp?BlobID=31455>

See my input last 3 pgs about investors like sharks moving for huge profits.

See pics my street; home that burnt when I was in a meeting with City Mgr due to over crowding has for young men as tenants @ \$2400 month rent. Garage full park all over Mail will not deliver if blocked.

Rolling oaks apts seem to be grossly short of parking; destroying the neighborhood. Over development on Young Set may exasperate the problem?

I go to docs, ask them and they know no pols but told me apt folks parking in back lot!! All the time!!

**NICK *Iqbal Quidwai***

Newbury Park CA 91320-1821 USA I.quidwai [at gmail.com](mailto:I.quidwai@gmail.com)

<https://www.youtube.com/user/iqidwai/videos>

<https://www.blogger.com/blogger.g?blogID=1321311241700037109#allposts>

<https://www.facebook.com/iqidwai>

<http://www.cctoaks.com/>



wrote:

**CityClerk - Fwd: Urgent info request oakmont senior housing mtg today 230 pm wait answer**

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**From:** Iqbal Quidwai <i.quidwai@gmail.com>  
**To:** CityClerk <cityclerk@toaks.org>, Antoinette Mann <amann@toaks.org>, Rob ...  
**Date:** 2/9/2016 2:29 PM  
**Subject:** Fwd: Urgent info request oakmont senior housing mtg today 230 pm wait answer

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Wait reply impt

Sent from my iPad Iqbal Nick QUIDWAI Newbury Park CA USA

Begin forwarded message:

**From:** Iqbal Quidwai <i.quidwai@gmail.com>  
**Date:** February 9, 2016 at 1:07:52 PM PST  
**To:** Pam Leopold <pleopold@toaks.org>, Mark Towne <mtowne@toaks.org>  
**Cc:** Rob McCoy <rmccoy@toaks.org>, John Prescott <jprescott@toaks.org>, Donald

**Subject: Urgent info request oakmont senior housing mtg today**

Sorry, this may be out there but what was the zoning for Tosh & the 3 mED buildings? Did that involve a zone change. Hall and dr did not go through, but a rd was supposed to connect to Erbes rd, only as fire escape? Like to share info with others if I can get answer from any one pronto.  
Thanks in advance.

Sent from my iPad Iqbal Nick QUIDWAI Newbury Park CA USA  
Concerned cuts t o [www.cctoaks.com](http://www.cctoaks.com)

2016 FEB -9 PM 2:54  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

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

**From:** Iqbal Quidwai <i.quidwai@gmail.com>  
**To:** CityClerk <cityclerk@toaks.org>, Antoinette Mann <amann@toaks.org>, Rob ...  
**CC:** Editor The Acorn <tonewstip@theacorn.com>, Becca Whitnall <becca@theacor...  
**Date:** 2/9/2016 2:44 PM  
**Subject:** Tweets Oakmont housing acorn editor  
**Attachments:** IMG\_8788.PNG; Part.002; IMG\_8793.PNG; Part.004; IMG\_8794.PNG; Part.006

Tweets Oakmont housing acorn editor

2016 FEB -9 PM 2:53

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

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





Promoted

While you were away... **Kyle Jorrey** @KyleBJorrey

2h

If a TO council meeting happens and Nick Q. isn't there to witness it, does it make a sound?

**Nick Quidwai** @NickQuidwai

Alert big mtg Tuesday 630 pm oakmont snr housing new 89 pg supple TOaks.org I have to miss, try attend write jprice@TO...

**Tom Kiskien** @tomkiskien

2h

Zika fears bring precautions for Mexico travelers via @vector



Home



Notifications



Moments



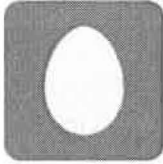
Messages



Me



Tweet

**Nick Quidwai** @NickQuidwai 1h

I beg disagree 37 pg report no  
lack housing other better spots  
area already under attack zone  
change not a right 🙄🙄

**Kyle Jorrey** @KyleBJorrey

My take: Council will be  
hard-pressed to deny this  
project no matter how much  
opponents yell/scream.  
Senior advocates are back...

**Kyle Jorrey**  
@KyleBJorrey

@NickQuidwai and you realize  
some of opponents live in

Reply to Kyle Jorrey



Home



Notifications



Moments



Messages



Me



## Tweet

**Kyle Jorrey** @KyleBJorrey

My take: Council will be hard-pressed to deny this project no matter how much opponents yell/scream. Senior advocates are back...

**Kyle Jorrey**  
@KyleBJorrey

@NickQuidwai and you realize some of opponents live in unincorporated area? Meaning council has less to lose if they go against.

2/9/16, 1:22 PM

Reply to Kyle Jorrey



Home



Notifications



Moments



Messages



Me



**Antoinette Mann - Fwd: Traffic counter vandalized on Southbound Las Padres near TOSH**

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**From:** Joel Price <jprice@toaks.org>  
**To:** Scott Mitnick; Andrew Powers; Jay Freeman  
**Date:** 2/8/2016 6:56 PM  
**Subject:** Fwd: Traffic counter vandalized on Southbound Las Padres near TOSH

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FYI

Joel

Sent from my iPad

Begin forwarded message:

2016 FEB -9 PM 3:59  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

**From:** "George Jones" <georgeajones@gmail.com>  
**Date:** February 8, 2016 at 5:26:52 PM PST  
**To:** "Joel Price" <JPrice@toaks.org>  
**Subject:** Traffic counter vandalized on Southbound Las Padres near TOSH

Dear Joel,

Patricia and I noticed that after our meeting with you last week traffic counters were placed at the site Thursday afternoon.

Patricia went by there this afternoon on her way to a dental appointment and noticed that one of the counter lines were vandalized and appeared to be cut in half.

Has anyone reported this to you?

George and Patricia

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

**Antoinette Mann - Fwd: Proposed Oakmont Senior Living Facility support**

**From:** Joel Price <jprice@toaks.org>  
**To:** Scott Mitnick; Andrew Powers  
**Date:** 2/8/2016 7:08 PM  
**Subject:** Fwd: Proposed Oakmont Senior Living Facility support  
**Cc:** Ellen Rosa

Sent from my iPad

Begin forwarded message:

**From:** "Michael Letinsky" <letinsky@kingdompartners.org>  
**Date:** February 8, 2016 at 2:39:50 PM PST  
**To:** "Joel Price" <JPrice@toaks.org>, "Rob McCoy" <RMcCoy@toaks.org>, ""  
 <cnclmanfox@aol.com>, "" <alabertcadam@gmail.com>, ""  
 <claudia4slowgrowth@roadrunner.com>  
**Subject:** Proposed Oakmont Senior Living Facility support

2016 FEB -9 PM 3:59  
 CITY CLERK DEPARTMENT  
 CITY OF THOUSAND OAKS

Dear Council members,

We will not be publicly voicing our opinion at tomorrow evening's City Council meeting regarding this issue, but would like to share our thoughts in this email to you all.

As residents of the neighborhood affected by this proposal, we definitely support this project for the following reasons: It is an excellent use of the property in question, is well-designed to meet our city's exacting standards, and would be a benefit to the community. The developers have carefully and adequately addressed the neighbors' concerns about traffic, noise, appearance, landscaping, size, etc.

After listening to both sides in the City Planning Commission meeting, it was obvious that those who object are of the NIMBY variety who don't want anything to be built on the property, or who have dug up very specious arguments and objections that can easily be disproved. There are no homes that will be directly affected by this project, as they are all shielded by a considerable amount of open space. The current property is an eyesore and desperately needs to be improved. The proposed Oakmont Senior Living facility would seem to be a most appropriate addition to our neighborhood.

For the above reasons, we urge you to support this project.

Sincerely,

Dr. Michael S. Letinsky  
 Prof. Norma Letinsky

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

ROSEMARY SWENSON  
446 Newcastle Street  
Thousand Oaks, CA 91361  
(805) 375-1990  
[RSwenson2@yahoo.com](mailto:RSwenson2@yahoo.com)

2016 FEB -9 PM 4:30  
CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

February 9, 2016

MAYOR JOEL PRICE  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

Re: Oakmont Development

Dear Mayor Price:

I wish to thank you for your recent statements printed in The Acorn with reference to our community needing more suitable housing for senior citizens. I totally agree.

I live in the Hillsborough development in Thousand Oaks. It is comprised of the single family houses which are closest to the subject property. I am in SUPPORT of the zone change which would allow Oakmont to build a lovely assisted living structure on the corner of Rolling Oaks Drive and Los Padres. The location is perfect for such a housing project. Since it is just across the street from medical offices and the Thousand Oaks Surgical Hospital, and right next to the freeway, the property would never be suitable for single family dwellings. But it is the perfect location for an Oakmont facility.

I recently visited the grand opening of the Oakmont project in Santa Clarita, and I was extremely positively impressed with the attractiveness of their facility. An Oakmont facility would be a shining, beautiful improvement to the subject area in Thousand Oaks.

For the past 4 years I've been the trustee for a lady who lived in University Village. I was having to pay over \$7,000.00 per month for assisted living and then over \$10,000.00 a month for skilled nursing. The reason for the high cost is that similar appropriate living for seniors in Thousand Oaks is so scarce. More competition would result in lower prices for seniors.

I humbly request that you vote YES to approve the zone change which would allow Oakmont to build in this specific area - at the corner of Los Padres and Rolling Oaks Dr.

Thank you in advance for reading this letter and for your "Yes" vote.

Sincerely,

*Rosemary Swenson*

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



ROSEMARY SWENSON  
446 Newcastle Street  
Thousand Oaks, CA 91361  
(805) 375-1990  
[RSwenson2@yahoo.com](mailto:RSwenson2@yahoo.com)  
February 9, 2016

2016 FEB -9 PM 4:30

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

PRO TEM MAYOR CLAUDIA DE LA PENA  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

Re: Oakmont Development

Dear Mayor Pro Tem Claudia Bill de la Pena:

I wish to thank you for your voice of reason on The Thousand Oaks City Council over the years. This is the first letter I've ever written to you or any City Council member.

I live in the Hillsborough development in Thousand Oaks. It is comprised of the single family houses which are closest to the subject property. I am in SUPPORT of the zone change which would allow Oakmont to build a lovely assisted living structure on the corner of Rolling Oaks Drive and Los Padres. The location is perfect for such a housing project. Since it is just across the street from medical offices and the Thousand Oaks Surgical Hospital, and right next to the freeway, the property would never be suitable for single family dwellings. But it is the perfect location for an Oakmont facility.

I recently visited the grand opening of the Oakmont project in Santa Clarita, and I was extremely positively impressed with the attractiveness of their facility. An Oakmont facility would be a shining, beautiful improvement to the subject area in Thousand Oaks.

For the past 4 years I've been the trustee for a lady who lived in University Village. I was having to pay over \$7,000.00 per month for assisted living and then over \$10,000.00 a month for skilled nursing. The reason for the high cost is that similar appropriate living for seniors in Thousand Oaks is so scarce. More competition would result in lower prices for seniors.

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Thank you in advance for reading this letter and for your "Yes" vote.

Sincerely,



Rosemary Swenson

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

ROSEMARY SWENSON  
446 Newcastle Street  
Thousand Oaks, CA 91361  
(805) 375-1990

[RSwenson2@yahoo.com](mailto:RSwenson2@yahoo.com)

February 9, 2016

2016 FEB -9 PM 4:31

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

COUNCILMEMBER ANDY FOX  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

Re: Oakmont Development

Dear Councilmember Andy Fox:

This is the first letter I've ever written to you or any other City Council member.

I live in the Hillsborough development in Thousand Oaks. It is comprised of the single family houses which are closest to the subject property. I am in SUPPORT of the zone change which would allow Oakmont to build a lovely assisted living structure on the corner of Rolling Oaks Drive and Los Padres. The location is perfect for such a housing project. Since it is just across the street from medical offices and the Thousand Oaks Surgical Hospital, and right next to the freeway, the property would never be suitable for single family dwellings. But it is the perfect location for an Oakmont facility.

I recently visited the grand opening of the Oakmont project in Santa Clarita, and I was extremely positively impressed with the attractiveness of their facility. An Oakmont facility would be a shining, beautiful improvement to the subject area in Thousand Oaks.

For the past 4 years I've been the trustee for a lady who lived in University Village. I was having to pay over \$7,000.00 per month for assisted living and then over \$10,000.00 a month for skilled nursing. The reason for the high cost is that similar appropriate living for seniors in Thousand Oaks is so scarce. More competition would result in lower prices for seniors.

I humbly request that you vote YES to approve the zone change which would allow Oakmont to build in this specific area - at the corner of Los Padres and Rolling Oaks Dr.

Thank you in advance for reading this letter and for your "Yes" vote.

Sincerely,

  
Rosemary Swenson

TO COUNCIL \_\_\_\_\_  
AGENDA ITEM NO. \_\_\_\_\_  
MEETING DATE \_\_\_\_\_

ROSEMARY SWENSON  
446 Newcastle Street  
Thousand Oaks, CA 91361  
(805) 375-1990  
[RSwenson2@yahoo.com](mailto:RSwenson2@yahoo.com)

February 9, 2016

2016 FEB -9 PM 4:31

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

COUNCILMEMBER AL ADAM  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

Re: Oakmont Development

Dear Councilmember Al Adam:

This is the first letter I've ever written to you or any other City Council member.

I live in the Hillsborough development in Thousand Oaks. It is comprised of the single family houses which are closest to the subject property. I am in SUPPORT of the zone change which would allow Oakmont to build a lovely assisted living structure on the corner of Rolling Oaks Drive and Los Padres. The location is perfect for such a housing project. Since it is just across the street from medical offices and the Thousand Oaks Surgical Hospital, and right next to the freeway, the property would never be suitable for single family dwellings. But it is the perfect location for an Oakmont facility.

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Thank you in advance for reading this letter and for your "Yes" vote.

Sincerely,



Rosemary Swenson

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



ROSEMARY SWENSON  
446 Newcastle Street  
Thousand Oaks, CA 91361  
(805) 375-1990

[RSwenson2@yahoo.com](mailto:RSwenson2@yahoo.com)

February 9, 2016

2016 FEB -9 PM 4:30

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

COUNCILMEMBER ROB McCOY  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

Re: Oakmont Development

Dear Councilmember Rob McCoy:

This is the first letter I've ever written to you or any other City Council member.

I live in the Hillsborough development in Thousand Oaks. It is comprised of the single family houses which are closest to the subject property. I am in SUPPORT of the zone change which would allow Oakmont to build a lovely assisted living structure on the corner of Rolling Oaks Drive and Los Padres. The location is perfect for such a housing project. Since it is just across the street from medical offices and the Thousand Oaks Surgical Hospital, and right next to the freeway, the property would never be suitable for single family dwellings. But it is the perfect location for an Oakmont facility.

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Thank you in advance for reading this letter and for your "Yes" vote.

Sincerely,

  
Rosemary Swenson

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

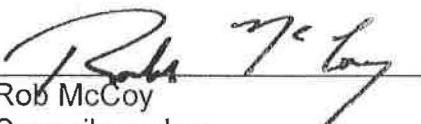
**FROM:** Rob McCoy, Councilmember

**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:

**February 9, 2016:** George and Patricia Jones at City Hall to discuss their opposition to the project.

  
Rob McCoy  
Councilmember