

THOUSAND OAKS CITY COUNCIL



Supplemental Information Packet

Cynthia M. Rodriguez

Agenda Related Items - Meeting of June 28, 2016
Supplemental Packet Date: June 28, 2016
2:30 P.M.

Supplemental Information:

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

Americans with Disabilities Act (ADA):

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

**Janis Daly - MACHO AWARD TO Joel Price & Claudia for appointments June 28 16
Consent 7C**

From: Iqbal Quidwai <i.quidwai@gmail.com>
To: CityClerk <cityclerk@toaks.org>, Cyndi Rodriguez <crodriguez@toaks.org>
Date: 6/28/2016 11:38 AM
Subject: MACHO AWARD TO Joel Price & Claudia for appointments June 28 16 Consent 7C
Cc: Claudia adelph bill <claudia4slowgrowth@roadrunner.com>, Joel Price <jpr...
Attachments: machomanaward Joel 0616.docx

MACHO AWARD TO Joel Price & Claudia for appointments June 28 16
Consent 7C

Iqbal Quidwai

Newbury Park CA 91320-1821 USA I.quidwai at gmail.com

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

<https://www.cctoaks.com>

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

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

Twitter: Nick Quidwai@cctoaks



2016 JUN 28 PM 12:25
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 7.C.
MEETING DATE 6-28-2016

MACHO AWARD TO Joel Price & Claudia for appointments June 28 16
Consent 7C

Iqbal Quidwai

Newbury Park CA 91320-1821 USA I.quidwai at gmail.com

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

<https://www.cctoaks.com>

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

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

Twitter: Nick Quidwai@cctoaks



2016 JUN 28 PM 12:23
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 7.C.
MEETING DATE 6-28-2016



Human Resources Department MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2144 • Fax 805/449.2149 • www.toaks.org

To: Scott Mitnick, City Manager
From: Gary Rogers, Deputy City Manager, Human Resources Director
Date: June 28, 2016
Subject: Item 7S – Workers Compensation Claims Administration

Attached is a copy of the revised Agreement for Professional Services Between the City of Thousand Oaks and York Risk Services Group, Inc. Minor revisions were made to the Agreement. The following sections were changed to provide greater clarity:

- Section 3 (a): Compensation and Payment (Maximum and Rate)
- Section 7: Personal Services/No Assignment/Subcontracts
- Section 8 (b); (d): Hold Harmless and Indemnity
 - (b) Defense and Indemnity of Third Party Claims/Liability
 - (d) Procedure
- Section 12: Termination by City
- Section 13: Acceptance of Final Payment Constitutes Release
- Section 21: Non-Appropriation of Funds
- Exhibit B: Schedule of Fees
 - B-1: Claims Administration Services
 - B-7: Medical Bill Review
 - B-8 Utilization Review
 - B-11 General Fees, Services, Terms and Conditions
 - B-12 Allocated Loss Adjustment Expenses
 - B-13 Additional Managed Care Fees

Attachment: Copy of Agreement

CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS
2016 JUN 28 PM 12:00

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 7.5.
MEETING DATE 6-28-2016

Project Name: **Workers' Compensation
Claims Administration**

**AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF THOUSAND OAKS
AND
YORK RISK SERVICES GROUP, INC.**

THIS AGREEMENT is made and entered into this 1st day of July 2016, by and between **CITY OF THOUSAND OAKS**, a municipal corporation ("City"), and **York Risk Services Group Inc.** Third Party Administrator ("TPA").

City and TPA agree as follows:

1. RETENTION AS TPA

City hereby retains TPA, and TPA hereby accepts such engagement, to perform the services described in Section 2. TPA warrants it has the qualifications, experience, and facilities to properly and timely perform said services.

2. DESCRIPTION OF SERVICES

The services to be performed by TPA are as follows:

Professional services in conjunction with responsive worker's compensation claims administration services in compliance with applicable California Labor Code statutes and provisions. Services and deliverables shall generally include workers' compensation claims administration, and are more particularly set forth in the Scope of Work, attached as Exhibit "A," which is incorporated herein by reference.

3. COMPENSATION AND PAYMENT

(a) **Maximum and Rate.** The total compensation payable to TPA by City for Claims Administration Services under this Agreement **SHALL NOT EXCEED** the sum of \$130,607 (herein "not to exceed amount"), and shall be earned as the work progresses on the following basis:

The rates and expenses set forth in that exhibit shall be binding upon TPA until June 30, 2019, after which any change in the rates and expenses must be approved in writing by City's Project Manager (City is to be given 60 days notice of any rate increase request), provided the not to exceed amount is the total compensation due TPA for all work described under this Agreement. Payments shall be made in lump sum amounts per the payment schedule set out in TPA's Schedule of Fees, attached as Exhibit "B" and incorporated herein. The not to exceed amount does not include monthly

replenishment requests for claims expenses, including amounts paid to claimants or otherwise in connection with claims, such as managed care charges.

(b) **Payment.** TPA shall provide City with written verification of the actual compensation earned, in a form satisfactory to City's Project Manager. Invoices shall be made no more frequently than on a monthly basis, and describe the work performed (including, if applicable, a list of hours worked by personnel classification). All payments shall be made within 30 days after City's approval of the invoice.

(c) **Extra Services.** Additional work not reasonably encompassed by the Scope of Services described in Section 2 may be agreed upon only by execution of a written Amendment to this Agreement. No liability or right to compensation for extra services shall exist without such Amendment. Unless otherwise stated in the Amendment, applicable rates for extra services shall be at the rates set forth in Exhibit "B."

4. CITY PROJECT MANAGER

The services to be performed by TPA shall be accomplished under the general direction of, and coordinate with, City's "Project Manager", as that staff person is designated by City from time to time, and who presently is Libby White, Deputy Human Resources Director.

5. TERM, PROGRESS AND COMPLETION

The term of this Agreement is from the date first written above to June 30, 2019, unless the term of this Agreement is extended or the Agreement is terminated as provided for herein. City Manager or his or her designee shall have the authority to extend the term of this Agreement in writing for a maximum of two additional one year terms.

TPA shall not commence work on the services to be performed under the Agreement until (i) TPA furnishes proof of insurance as required by paragraph 9 below, and (ii) City's Project Manager gives written authorization to proceed with the work. All services shall be completed within the term of this Agreement.

6. OWNERSHIP OF DOCUMENTS

All drawings, designs, data, photographs, reports and other documentation (other than TPA's drafts, notes and internal memorandum), including duplication of same prepared by TPA in the performance of these services, are the property of City. City shall be entitled to immediate possession of the same upon completion of the work under this Agreement, or at any earlier or later time when requested by City. City agrees to hold TPA harmless from all damages, claims, expenses, and losses arising out of any reuse of the plans, specifications, graphics, brochures, reports, and other documentation for purposes other than those described in this Agreement, unless

written authorization of TPA is first obtained.

7. PERSONAL SERVICES/NO ASSIGNMENT/SUBCONTRACTS

This Agreement is for professional services, which are personal to City.

This Agreement is not assignable by TPA without City's prior written consent.

No part of the work described in this Agreement may be subcontracted out to other parties.

8. HOLD HARMLESS AND INDEMNITY

(a) Hold Harmless for TPA's Damages. TPA holds City, its elected officials, officers, agents, employees and volunteers, harmless from all of TPA's claims, demands, lawsuits, judgments, damages, losses, injuries or liability to TPA, to TPA's employees, to TPA's contractors or subcontractors, or to the owners of TPA's firm, which damages, losses, injuries or liability occur during the work or services required under this Agreement, or performance of any activity or work required under this Agreement, except for those arising out of a breach hereof by the City.

(b) Defense and Indemnity of Third Party Claims/Liability. TPA shall indemnify, defend with legal counsel approved by City, and hold harmless City, its officers, officials, employees and volunteers from and against all liability including, but not limited to, loss, damage, expense, cost (including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with TPA's negligence, recklessness or willful misconduct in the performance of work hereunder or its failure to comply with any of its obligations contained in the Agreement, except such loss or damage which is caused by the sole or active negligence or willful misconduct of City. Should this section be applicable, and conflict of interest principles preclude a single legal counsel from representing both City and TPA, or should City otherwise find TPA's legal counsel unacceptable, then TPA shall reimburse City its costs of defense, including without limitation reasonable legal counsel fees, expert fees and all other costs and fees of litigation. The TPA shall promptly pay City any final judgment rendered against City (and its officers, officials, employees and volunteers) with respect to claims determined by a trier of fact to have been the result of TPA's negligent, reckless or wrongful performance (unless TPA appeals such ruling at its expense, in which case such payment shall not be required until the matter is ultimately resolved in such a determination. Interest shall accrue from the date of judgment on a monthly basis at months' end at the current five (5) year Treasury rate). It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

TPA's obligations under this section apply regardless of whether or not such claim, charge, damage, demand, action, proceeding, loss, stop notice, cost, expense,

judgment, civil fine or penalty, or liability was caused in part or contributed to by an Indemnatee. However, without affecting the rights of City under any provision of this Agreement, TPA shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of the TPA will be for that entire portion or percentage of liability not attributable to the active negligence of City.

(c) **Nonwaiver.** City does not waive, nor shall be deemed to have waived, any indemnity, defense or hold harmless rights under this section because of the acceptance by City, or the deposit with City, of any insurance certificates or policies described in Section 9.

(d) **Procedure.** City shall promptly notify TPA of any of the above circumstances for which indemnification is sought, following actual knowledge of such Claim, provided however that the failure to give such notice shall not relieve the indemnifying party of its obligations hereunder except to the extent that such indemnifying party is prejudiced by such failure. In the event that any third party claim is brought, the TPA shall have the right and option to undertake and control of the defense of such action. York will cooperate with the City in selecting counsel, and York will make all reasonable efforts to use law firms that the City selects.

9. MINIMUM SCOPE AND LIMIT OF INSURANCE

Without limiting TPA's indemnification of City, and prior to commencement of Work, TPA shall obtain, provide, and maintain at its own expense during the term of this Agreement, and any extension thereof, policies of insurance of the type and amounts described below and in a form that is satisfactory to the City.

Coverage shall be at least as broad as:

(a). **Commercial General Liability (CGL):** TPA shall, at TPA's sole cost and expense and throughout the term of this Agreement, and any extensions thereof, carry General Liability insurance coverage at least as broad as Insurance Services form CG 00 01 in an amount not less than \$2,000,000 per occurrence, \$4,000,000 general aggregate for bodily injury, personal and advertising injury and property damage, including without limitation, blanket contractual liability.

(b). **Automobile Liability:** TPA shall, at TPA's sole cost and expense and throughout the term of this Agreement, and any extensions thereof, carry Automobile Liability insurance coverage at least as broad as Insurance Services form CA 00 01 or the exact equivalent covering bodily injury and property damage for all activities of TPA arising out of or in connection with the work to be performed under this Agreement,

including coverage of any owned, hired, non-owned, or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

(c). **Worker's Compensation:** TPA shall, at TPA's sole cost and expense and throughout the term of this Agreement, and any extensions thereof, carry workers' compensation statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident for bodily injury or disease. TPA shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees and volunteers for all work performed by TPA, its employees, agents and subcontractors.

(d). **Professional Errors and Omissions Insurance:** TPA shall, at TPA's sole cost and expense throughout the term of this Agreement, and any extensions thereof, carry professional errors and omissions coverage of no less than \$1,000,000 per occurrence or claim, \$2,000,000 aggregate, with tail coverage for an extended reporting period of three (3) years.

If TPA maintains higher limits than the minimum shown above, City requires and shall be entitled to coverage for the higher limits maintained by TPA. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

City, its officers, officials, employees and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the TPA including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the TPA's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 10 01 and CG 20 37 10 01 if a later edition is used). The provision shall also apply to any excess liability policies. In addition, TPA shall ensure that the automobile liability policy contains a provision covering City as an additional insured, and shall obtain an endorsement to that effect if it does not.

Excess Insurance

The limits of insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess insurance. Umbrella or excess policies shall provide coverage at least as broad as specified for underlying coverages and covering those insured in the underlying policies. Coverage shall be "pay on behalf" with defense costs

payable in addition to policy limits. There shall be no cross liability exclusion of claims or suits by one insured against the other. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and no-contributory basis for the benefit of City as required in written contract or agreement before City's own insurance or self-insurance shall be called upon to protect it as a named insured.

City's Rights of Enforcement

In the event any policy of insurance required under this Agreement does not comply with these specifications or is cancelled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by TPA, or City will withhold amounts sufficient to pay premium from TPA's payments. In the alternative, City may cancel this Agreement.

City's Right to Revise Specifications

City reserves the right at any time during the term of the Agreement to change the amounts and types of insurance required by giving TPA ninety (90) days advance written notice of such change. If such change results in substantial additional cost to TPA, City and TPA may renegotiate TPA's compensation.

Primary and Non-Contributory Coverage

For any claims related to this Agreement, TPA's insurance coverage shall be primary insurance as respects City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, employees or volunteers shall be excess of TPA's insurance and shall not contribute with it and shall be at least as broad as CG 20 01 04 13.

Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to City.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by City. City may require TPA to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Acceptability of Insurers

All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California,

with a current A.M. Best's rating of no less than A:VII, (unless otherwise acceptable to the City).

Waiver of Subrogation

All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against City, its officers, officials, employees or volunteers or shall specifically allow TPA or others providing insurance evidence in compliance with these specifications - to waive their right of recovery prior to a loss. TPA hereby waives his own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subcontractors. Copies of these waivers shall be submitted to City prior to commencement of work.

Claims Made Policies

If any of the required policies provided coverage on a claims-made basis:

- (a). The Retroactive Date must be shown and must be before the date of the Agreement or the beginning of contract work.
- (b). Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the work required under this Agreement.
- (c). If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Agreement effective date, TPA must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work.

Verification of Coverage

TPA shall provide City with copies of certificates (on City certificate form or an Accord form as modified per City direction) for all policies, with the appropriate named additional insured coverage and an endorsement that they are not subject to cancellation without 30 days prior written notice to City. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive TPA's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

10. RELATION OF THE PARTIES

The relationship of the parties to this Agreement shall be that of independent

contractors and in no event shall TPA be considered an officer, agent, servant or employee of City. TPA shall be solely responsible for any workers compensation insurance, withholding taxes, unemployment insurance, and any other employer obligations associated with the described work.

11. CORRECTIONS

In addition to the above indemnification obligations, TPA shall correct, at its expense, all errors in the work that may be disclosed during City's review of TPA's report or plans. Should TPA fail to make such correction in a reasonably timely manner, such correction shall be made by City, and the cost thereof shall be charged to TPA or withheld from any funds due to TPA hereunder.

12. TERMINATION BY CITY

City may, upon 60 calendar days written notice, terminate without cause any portion or all of the services agreed to be performed under this Agreement. If termination is for cause, no advance notice need be given. In the event of termination, TPA shall have the right and obligation to immediately assemble work in progress for the purpose of closing out the job. All compensation for actual work performed and charges outstanding at the time of termination shall be payable by City to TPA within 30 days following submission of a final statement by TPA unless termination is for cause. In such event, TPA shall be compensated only to the extent required by law. If City terminates a portion but not all of the services provided for herein, then the TPA and City will negotiate in good faith any required price adjustments to the remainder of the services. If the parties cannot agree prior to the partial termination of services within 30 days of the City's notice to partially terminate services, then TPA shall have the right to terminate the remaining services by providing written notice to the City promptly following such 30-day period.

13. ACCEPTANCE OF FINAL PAYMENT CONSTITUTES RELEASE

After a termination by the City, the acceptance by TPA of the final payment for TPA's final invoice made under this Agreement shall operate as and be a release of City from all claims and liabilities for compensation to TPA for anything done, furnished, or relating to TPA's work or services. Acceptance of payment shall be any negotiation of City's check or the failure to make a written extra compensation claim within 10 calendar days of the receipt of that check. However, approval or payment by City shall not constitute, nor be deemed, a release of the responsibility and liability of TPA, its employees, subcontractors, agents and TPAs for the accuracy and competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by City for any defect or error in the work prepared by TPA, its employees, subcontractors, agents and TPAs.

14. AUDIT OF RECORDS

TPA shall maintain, in accordance with generally accepted accounting principles, complete and accurate records of all activities and operations relating to this Agreement. Records, including but not limited to, timecards, employment records, work progress reports, reimbursements, invoices, project records, proprietary data and information, as well as licensed software and any electronic records shall be kept for a period of four years beyond the termination of this Agreement. TPA agrees that City, or its authorized representative, shall have the right to examine, audit, excerpt, copy or transcribe any of the records pertaining to this Agreement at any time during normal business hours. TPA shall reimburse City for all reasonable costs of the audit, including travel time and auditor costs, should such audit reveal an overcharge of five (5) percent or more. Any overcharge will be considered a breach of this Agreement and could be cause for termination. The obligations of this section shall be explicitly included in any subcontracts or other agreements entered into by TPA with respect to this Agreement.

15. WAIVER; REMEDIES CUMULATIVE

Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand strict compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party, and no such waiver shall be implied from any omissions by a party to take any action with respect to such default or breach. No express written waiver of a specified default or breach shall affect any other default or breach, or cover any other period of time, other than any default or breach and/or period of time specified. All of the remedies permitted or available to a party under this Agreement, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right of remedy.

16. CONFLICT OF INTEREST

TPA is unaware of any City employee or official that has a financial interest in TPA's business. During the term of this Agreement and/or as a result of being awarded this Agreement, TPA shall not offer, encourage or accept any financial interest in TPA's business by any City employee or official.

17. CONSTRUCTION OF LANGUAGE OF AGREEMENT

The provisions of this Agreement shall be construed as a whole according to its common meaning of purpose of providing a public benefit and not strictly for or against any party. It shall be construed consistent with the provisions hereof, in order to achieve the objectives and purposes of the parties. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neutral genders or vice versa.

18. MITIGATION OF DAMAGES

In all situations arising out of this Agreement, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

19. GOVERNING LAW

This Agreement, and the rights and obligations of the parties, shall be governed and interpreted in accordance with the laws of the State of California. Should litigation occur, venue shall be in Superior Court of Ventura County.

20. TAXPAYER IDENTIFICATION NUMBER

TPA shall provide City with a complete Request for Taxpayer Identification Number and Certification, Form W-9 (Rev. 12-87), as issued by the Internal Revenue Service.

21. NON-APPROPRIATION OF FUNDS

Payments due and payable to TPA for current services are within the current budget and within an available, unexhausted and unencumbered appropriation of City funds. In the event City has not appropriated sufficient funds for payment of TPA services beyond the current fiscal year, this Agreement shall cover only those costs incurred up to the conclusion of the current fiscal year, provided City gives notice to TPA of such occurrence with sufficient time to timely cease work hereunder.

22. MODIFICATION/AMENDMENT OF AGREEMENT

Any amendment, modification, or variation of the terms or tasks of this Agreement shall be in writing and shall be effective only upon the mutual written approval by the City Manager, or his designee, and TPA.

23. USE OF THE TERM "CITY"

Reference to "City" in this Agreement includes City Manager or any authorized representative acting on behalf of City.

24. PERMITS AND LICENSES

TPA, at its sole expense, shall obtain and maintain during the term of this Agreement, all appropriate permits, licenses, and certificates that may be required in connection with the performance of services under this Agreement.

25. CAPTIONS

The captions or headings in this Agreement are for convenience only and in no other way define, limit or describe the scope or intent of any provision or section of the Agreement.

26. AUTHORIZATION

Each party has expressly authorized the execution of this Agreement on its behalf and bind said party and its respective administrators, officers, directors, shareholders, divisions, subsidiaries, agents, employees, successors, assigns, principals, partners, joint venturers, insurance carriers and any others who may claim through it to this Agreement.

27. ENTIRE AGREEMENT BETWEEN PARTIES

Except for TPA's proposals and submitted representations for obtaining this Agreement, this Agreement supersedes any other agreements, either oral or in writing, between the parties hereto with respect to the rendering of services, and contains all of the covenants and agreements between the parties with respect to said services.

28. PARTIAL INVALIDITY

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

29. NOTICES

Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

TO CITY: Attention: Libby White
 Deputy Human Resources Director
 Human Resources Department
 City of Thousand Oaks
 2100 Thousand Oaks Boulevard
 Thousand Oaks, CA 91362

TO TPA: Attention: Jody A. Moses
 President, Public Entity
 York Risk Services Group, Inc.
 333 City Blvd. West, Suite 1500
 Orange, CA 92868

With a copy to
York Risk Services Group, Inc.
One Upper Pond Rd.
Building F, 4th Floor
Parsippany, NJ 07054
Attention: General Counsel

In concurrence and witness whereof, this Agreement has been executed by the parties effective on the date and year first above written.

THIRD PARTY ADMINISTRATOR



By: Jody A. Moses
President, Public Entity
York Risk Services Group, Inc.

CITY OF THOUSAND OAKS

Joel R. Price, Mayor

ATTEST:

APPROVED AS TO ADMINISTRATION:

Cynthia M. Rodriguez, City Clerk

Scott Mitnick, City Manager

APPROVED BY DEPARTMENT HEAD:

Gary Rogers
Deputy City Manager/Human Resources Director

APPROVED AS TO FORM:

Office of the City Attorney



By: Felicia Liberman
Assistant City Attorney

EXHIBIT A

Scope of Work

1. Assume all open Workers' Compensation claims existing at the beginning of contract term and provide appropriate notification as required under Title 8, California Code of Regulations Section 15402(b).
2. Process all claims in accordance with applicable Labor Code regulations and City of Thousand Oaks policies and procedures.
3. Engage the services of physicians, therapists, pharmacists, vocational rehabilitation counselors, investigators, forensic experts, defense attorneys, hearing representatives, and other firms or individuals to perform specialized work in connection with claims administration.
4. Conduct the necessary investigation of each claim using competent and qualified personnel.
5. Assist the City to identify and aggressively defend against fraudulent Workers' Compensation claims.
6. Obtain medical reports or contact the TPA as frequently as needed for verification of continuing workers' compensation indemnity payments.
7. Obtain and review all medical reports related to each claim. Medical bill review services may be performed, subject to prior approval of Human Resources, in-house or by an independent firm, to establish whether the fees charged are in accordance with the Medical Fee Schedule.
8. Make timely payments to claimants and service providers on behalf of the City.
9. Pursue aggressively all subrogation recovery opportunities.
10. Upon mutual agreement, meet with City staff to perform a file review of outstanding claims on a quarterly basis.
11. Estimate and maintain reserves on the basis of most probable final claim cost.
12. When appropriate, direct status reports on applicable claims to the excess Worker's Compensation Insurance carrier as required by policy provisions.
13. Provide monthly loss runs and activity reports within 10 days of the end of each month.
14. Upon request from Human Resources, prepare an application on behalf of the City for filing with the Administrative Director to make available a Medical Provider Network (MPN) to which injured employees may be referred. Upon approval of the City's application for an MPN, Proposer shall provide the City with ongoing information regarding statutes, proposed changes to statutes, and

changes to the rules and regulations affecting the City and its responsibilities relating to the MPN.

15. Provide information to the City of Thousand Oaks in a timely fashion for submission of the Self-Insured Annual Report to the Department of Self-Insurance Plans prior to the October 1st deadline.

EXHIBIT B

Schedule of Fees

1. Claims Administration Services

The annual administration fee for workers' compensation claims for the first year of the Agreement (July 1, 2016 to June 30, 2017) shall be \$42,465. The annual administration fee for the second and third years of the Agreement (July 1, 2017 to June 30, 2018 and July 1, 2018 to June 30, 2019) shall be subject to the greater of 2.5% (\$43,527, and \$44,615 respectively) or the percentage increase as reported by the U.S. Department of Labor-Bureau of Labor Statistics.

2. Program Implementation Fee

TPA agrees not to charge any program implementation fee as part of the City's ongoing partnership with said TPA.

3. Data Conversion

City agrees to pay TPA a data conversion fee in the amount of \$3,000.

4. On-Site Training

TPA agrees to provide the City with regularly scheduled on-site training sessions upon City's request.

5. Adjuster Selection

City agrees with TPA's proposed adjuster selection of Eunice DeLaRocha, Claims Adjuster. TPA agrees that the City will be given the opportunity to provide input in the selection of a new adjuster upon City's request.

6. Computer Access

Computer access will be free of charge for the first two (2) users.

7. Medical Bill Review

Medical bill review fees shall be \$8.50 per medical bill reviewed less duplicates.

8. Utilization Review

Utilization review fees shall be as follows:

<u>Utilization Review:</u>	Fee amount \$35 per Examiner pass through
	Fee amount \$145 per Procedure review
	Fee amount \$250 per Physician review

<u>Telephonic Case Mgmt:</u>	Fee amount \$98 per hour
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<u>Field Case Management:</u>	Fee amount \$98 per hour, plus mileage
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9. Medical Provider Network

Upon the City's request, TPA shall prepare an application for a Medical Provider Network (MPN). Customizing a MPN for the City may result in additional, as yet undetermined costs that shall be negotiated between the City and TPA prior to implementation of an MPN.

10. Penalties

Penalties, either self-imposed or as ordered by the Office of Benefit Assessment and Enforcement (OBAE) or the Workers' Compensation Appeals Board (WCAB), resulting directly from the City's failure to provide timely notice of claims or other employer obligations, shall be the responsibility of the City. Penalties, either self-imposed or as ordered by OBAE or WCAB, resulting from TPA's acts or omissions as a workers' compensation claim administrator, shall be the responsibility of TPA.

11. General Fees, Services, Terms and Conditions

- ♦ RMIS Platform: Included

- ◆ In the event the outgoing TPA presents charges for the preparation and transmission of their data to York, those costs will be categorized as a pass through to the client.
- ◆ Outside Activity/Field Investigations will be billed at time and expense.
- ◆ York's proposed fees will remain in effect for 90 days from the date of this proposal.
- ◆ Pricing for each subsequent year of a multi-year contract will be subject to the greater of 2.5% or the percentage increase as reported by the U.S. Department of Labor – Bureau of Labor Statistics (<http://www.bls.gov/cpi/home.htm>) for the Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average, All Items, covering the prior twelve month period, valued as of the month ending two months prior (to allow time for reports to be published) to the anniversary date of the contract.
- ◆ Billing: York will issue an electronic invoice monthly, via e-mail. Payments shall be due and payable no later than thirty days from the invoice date.
- ◆ This proposal contemplates that York will be entering into a direct contract with the City. Should York be required to contract with any other party, different terms may apply.
- ◆ Pricing has been developed based on provided loss data. In the event that the loss data is erroneous or otherwise incorrect both parties agree to discuss an equitable adjustment of service fees.
- ◆ The City will have the right to direct that the services York performs be rendered in a particular or different way or additional services be provided. If such direction increases York's cost of providing the services, York shall be entitled to an equitable adjustment in its compensation.
- ◆ Subrogation: York's fee per feature pricing includes placing responsible parties on notice. Pursuit of subrogation beyond this point can be performed at 20% of recovery, plus costs, such as locate searches, skip traces, etc.
- ◆ Claims and Allocated Loss Adjustment Expenses (ALAE) may be handled in three ways:
 - The City may elect to fund an escrow account established and maintained by York. In this case, the City will need to maintain the appropriate amount of funds in the escrow account to pay all Claims and ALAE and to avoid penalties and late payments. York will electronically provide a monthly recap of all deposits as well as Claims and ALAE payments. The City will be responsible for bank fees with respect to the account.
 - With our draft option, the City may also elect to have York notify the City of check amounts and payees required to satisfy the City's Claims and ALAE obligations. The City will be required to send York the requested checks in a timely manner for recording in the York claims system and distribution.
 - The City may elect to maintain and fund a client-owned account from which York will issue all Claim and ALAE payments. In this case, the City will

provide York with the facsimile signature of an officer, director, partner or employee of the City to print digitally on the checks. The City will be responsible for bank fees with respect to the account.

12. Allocated Loss Adjustment Expenses

York will arrange for various services and other costs as agent for our client. These costs are referred to as Allocated Loss Adjustment Expenses (ALAE). A list of these expenses follows. Payment of ALAE is the responsibility of the City. York's fees do not cover ALAE, and York is under no obligation to pay ALAE with its own funds.

- ◆ Fees of outside counsel for claims in suit, coverage opinions and litigation and for representation at hearings or pretrial conferences
- ◆ Fees of court reporters
- ◆ All court costs, court fees and court expenses
- ◆ Fees for service of process
- ◆ Costs of undercover operatives and detectives
- ◆ Costs for employing experts for the preparation of maps, professional photographs, accounting, chemical or physical analysis, diagrams
- ◆ Costs for employing experts for the advice, opinions or testimony concerning claims under investigation or in litigation or for which a declaratory judgment is sought
- ◆ Costs for independent medical examination or evaluation for rehabilitation
- ◆ Costs of legal transcripts of testimony taken at coroner's inquests, criminal or civil proceeding
- ◆ Costs for copies of any public records or medical records
- ◆ Costs of depositions and court reported or recorded statements
- ◆ Costs and expenses of subrogation
- ◆ Costs of engineers, handwriting experts or any other type of expert used in the preparation of litigation or used on a one-time basis to resolve disputes
- ◆ Witness fees and travel expenses
- ◆ Costs of photographers and photocopy services
- ◆ Costs of appraisal fees and expenses (not included in flat fee or performed by others)
- ◆ Costs of indexing claimants
- ◆ Services performed outside York's normal geographical regions
- ◆ Costs of outside investigation, signed or recorded statements
- ◆ Out of the ordinary expenses incurred in connection with an individual claim or requiring meeting with the City

- ◆ Any other extraordinary services performed by York at the City's request
- ◆ Investigation of possible fraud including SIU services and related expenses
- ◆ Any other similar cost, fee or expense reasonably chargeable to the investigation, negotiation, settlement or defense of a claim or loss or to the protection or perfection of the subrogation rights of the City.

The City may elect to utilize its York's staff to perform these services. Associated fees and costs will be charged as ALAE.

13. Additional Managed Care Fees

DETAIL	FEE
MEDICAL BILL REVIEW – WORKERS COMPENSATION	
PPO Negotiated Network and Out of Network Savings	25%
Enhanced Savings	25%
UTILIZATION REVIEW / CERTIFICATION	
<i>Please note, for utilization review, Examiner pass through is \$35 per review. In partnership with our clients, York has developed a refined set of utilization review referral criteria to ensure that treatment that generally does not require review is quickly authorized and that treatments that do require a review result in arranging for the right service – at the right time – in the right setting, producing more cost-effective outcomes for the City. Any customization of the referral criteria could result in a fee adjustment.</i>	
PEER REVIEW	
Physician Intervention Review	\$275.00 per Hour
MEDICARE SECONDARY PAYER SERVICES (MSA)	
Mandatory CMS MMSEA Reporting	\$8.75 per claim
Standard MSA	\$2,950.00 per Referral
Complex/Catastrophic MSA	\$3,500.00 per Referral
Rush MSA Additional	\$500.00 per Referral
MSA CMS Submission	\$500.00 per Referral
Medical Cost Projections	\$1,750.00 per Referral
Conditional Payment Request	\$150.00 per Inquiry
Conditional Payment Dispute Resolution	\$125.00 per Hour
Final Settlement Document Submission	\$125.00 per Referral
Medicare / Medicaid Investigation	\$50.00 per Inquiry
Medical Cost Projection to MSA Conversion	\$1,200.00 per Referral

York's medical management services include a complete suite of all ancillary medical services, using multiple networks that address the City's needs – including, but not limited to, pharmacy benefit management, diagnostics, durable medical equipment, transportation and translation, home

health, physical therapy, and independent medical exams. These services are subject to the bill review rates as quoted above, plus the applicable percentage of network savings achieved below the fee schedule or usual & customary charges.



City Clerk Department
MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2151 • Fax 805/449.2150 • www.roaks.org

To: Scott Mitnick, City Manager
From: Cynthia M. Rodriguez, City Clerk
Date: June 28, 2016
Subject: Agenda Item 8A – Save Our Agricultural Resources/Parks Initiative Petition

At the request of a Councilmember, attached is a comprehensive list of the City's measures/initiatives which outlines if the City Attorney provided an impartial analysis.

2016 JUN 28 PM 2:04
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

CCD:631-10\lm\ H:\COMMON\Elections\Initiatives & Measures\SOAR\062816 Supplemental Historical Impartial Analysis Request.docx

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 8.A.
MEETING DATE 6-28-2016

City of Thousand Oaks Ballot Measures / Initiatives
City Attorney Impartial Analysis

Year of Election	Letter / Title of Measure/ Initiative	City Attorney Provided Impartial Analysis?
1964	Measure to Incorporate	Unknown; not specifically called for in resolution & no sample ballot as reference
1964	Measure for City Name	Unknown; not specifically called for in resolution & no sample ballot as reference
1966	Ordinance 59 (Zone Change 1325)	Unknown; not specifically called for in resolution & no sample ballot as reference
1966	Sewer Bonds (\$8.4 million)	Unknown; not specifically called for in resolution & no sample ballot as reference
1967	Sewer Bonds (District #1)	Unknown; not specifically called for in resolution & no sample ballot as reference
1970	Parks Acquisition Bond (\$3.285 million)	No; Councilmembers allowed to write arguments (2/1/72 minutes)
1972	Los Robles Open Space Bond	Unknown; not specifically called for in resolution & no sample ballot as reference
1972	Valley Oaks Union School Tax	Unknown; not specifically called for in resolution & no sample ballot as reference
1973	Los Robles Golf Course & Recreational Open Space Bond	Unknown; not specifically called for in resolution & no sample ballot as reference
1979	Measure A / Low Cost Housing	Unknown; not specifically called for in resolution & no sample ballot as reference
1980	Measure A / Residential Development Control System	No; Councilmembers allowed to write arguments (Res. 80-027)
1980	Measure E / Rent Control	Yes (8/12/80)
1982	Consolidate Elections	Yes (Res. 81-456)
1982	Measure C Recreational Open Space Acquisition	Yes (sample ballot)
1984	Cultural Center Measure A	Yes (Res. 84-197)
1984	Cultural Center Measure B	Yes (Res. 84-197)
1986	Cultural Center Measure C	Yes (2/10/86 minutes)
1987	Measure B Transient Occupancy Tax	Yes (Res. 87-164)
1996	Measure D / Update Bedroom Tax	Yes (sample ballot)
1996	Measure E / Growth Control	Yes (Res. 96-127)
1996	Parks Initiative	No; adopted by Council (no analysis)
1998	Measure P / Urban Restriction Boundary (SOAR)	Yes (Res. 98-121)
2008	Mobile Home / Erickson's Law	No; adopted by Council (no analysis)
2008	Measure B / Traffic Congestion	Yes (Res. 2008-011)
2012	Right to Vote	No; adopted by Council (no analysis)
2012	Measure L / Term Limits	Yes (Res. 2012-035)

CCD:631-10\m\ H:\COMMON\Elections\Initiatives & Measures\General Info\Historical Impartial Analysis Request.docx

TO: Scott Mitnick, City Manager
FROM: John F. Adams, Finance Director
DATE: June 28, 2016
SUBJECT: Item 9A, Exhibit A, Resolution Providing for Collection of Delinquent Wastewater Service Charges by Attachment to Real Property Tax Roll and correction to recovery percentage listed in staff report and attachment #2.

Following is revised Exhibit A setting forth amounts owing as of June 28, 2016, and subject to attachment to Real Property Tax Roll. List includes each billing name and service address, assessor's parcel number, and delinquent amounts.

Attachment #2 and the staff report lists the percentage of recovered funds at 90% and should instead be 99%. Following is revised Attachment #2 listing the corrected recovery percentage along with corresponding dollar amounts collected to date.

2016 JUN 28 PM 2:04
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 9. A.
MEETING DATE 6-28-2016

CITY OF THOUSAND OAKS
UTILITY BILLING SYSTEM
PUBLIC NOTICE FOR TAX ASSESSMENT

SUPPLEMENTAL PACKET Page 27 of 81

LOC ID	CUS ID	OWNER NAME	SERVICE ADDRESS	LIEN BALANCE AMOUNT	TAX ASSESSOR AMOUNT	PARCEL NUMBER
236	93870	ZIMMERMAN ALVINA TRUST	284 SAN VINCENTE CIR	373.66	374.58	235-0-080-255
280	58812	MURPHREE STEVEN C-CONNIE TR	3919 SAN NICOLAS CT	137.23	137.56	235-0-090-385
330	48449	CARTER CHRISTOPHER R-CAROL	3824 SAN MARCOS CT	248.66	249.28	235-0-090-885
398	61195	BALLEW COLLEEN TR	573 N LOS VIENTOS DR	351.28	352.14	235-0-110-315
413	64110	GOLDSWORTHY JANA	3875 LORETO CIR	373.66	374.58	235-0-110-465
443	50870	HIGBEE JAMES M-KIMBERLY K	3773 CALLE MAZATLAN	373.66	374.58	235-0-121-135
623	86454	RADUZINER JAMES	880 CAYO GRANDE CT	307.64	308.40	235-0-141-275
793	33115	MEEKS CAROLYN S	4043 CALLE MIRA MONTE	373.66	374.58	235-0-182-015
907	34027	BANASZKIEWICZ JOE L-K E TR	4023 SAN LUIS ST	373.66	374.58	235-0-210-135
912	105088	PRICKETT BRANDON S	1 SAN ANTONIO ST	373.66	374.58	235-0-210-185
1918	107952	SCHAAP ROBERT J TR	25 VERDE VISTA DR	369.09	370.00	518-0-022-025
1306	24235	HAMILTON BETTY TR	753 SAN DOVAL PL	374.35	375.28	520-0-204-315
1388	77836	FLIPPEN CHARLES R*	695 SAN ANDRES CIR	174.35	174.78	520-0-224-105
1680	90825	GAFFGA WILLIAM	2671 VELARDE DR	373.66	374.58	520-0-292-010
1686	74045	TERNETIEFF MARISSA A	2676 CASTILLO CIR	373.66	374.58	520-0-292-070
1866	93775	ESCOVEDO PETER M III-PATRICE	118 SANDBERG ST	326.13	326.94	521-0-142-035
1889	18049	PROFFER TRUST	196 SANDBERG ST	376.13	377.06	521-0-152-075
2076	110046	GOEBEL KELLY-MEGAN	2319 SIRIUS ST	119.00	119.28	521-0-242-025
3009	61294	JANCIC RUSSELL-KRISTINE S	2358 MARKHAM AVE	376.13	377.06	522-0-041-105
3054	18510	RUTH MAE FAMILY TR	170 PRENTISS ST	376.13	377.06	522-0-053-035
3066	18464	CORNWALL ROBERT JR* ET AL	11 TEASDALE ST	37.24	37.32	522-0-061-025
3135	102231	MC GEE RUTH	2224 DRAYTON AVE	181.04	181.48	522-0-073-075
3185	18647	CURRY ARLISS S-MARIE R	2422 GOLDSMITH AVE	376.13	377.06	522-0-093-015
3252	67108	LAFAYETTE AMY R	73 MARIMAR ST	62.04	62.18	522-0-131-075
3508	20223	TARIN RICHARD A SR-NOVHA S	2043 MARICIO CIR	374.63	375.56	522-0-202-175
3604	20304	FRANKLIN EDWARD M-JEANNE TR	111 W AVENIDA DE LAS FLORES	374.63	375.56	522-0-231-095
3753	52605	RANDALL ROBERT N-JACQUIE	105 E JANSS RD	56.96	57.10	523-0-021-115
3769	78040	COOPER EVANGELINE D L R	1554 WARWICK AVE	56.40	56.54	523-0-023-115
3812	101662	CONRAD SANDRA J	1448 NORWICH AVE	250.39	251.00	523-0-032-105
3845	67406	RUBIO ROBERT A	1458 NORMAN AVE	376.13	377.06	523-0-035-015
3998	19056	MULICK RONALD-LORRAINE	1476 DORSET AVE	118.44	118.72	523-0-083-125
4038	98768	PINEDA MIGUEL-SARA D	19 W GAINSBOROUGH RD	375.86	376.78	523-0-092-155
4115	116553	PECK KEVIN-BRIDGETTE	1469 HENDRIX AVE	119.47	119.76	523-0-104-055
4155	117981	GOOD JOHN J-ESTHER J	176 W GAINSBOROUGH RD	430.27	431.34	523-0-116-125
4164	20930	LEVINSON STANLEY TR	306 CAMINO MANZANAS	24.37	24.42	523-0-131-075
4165	72275	ASHCRAFT JAMES S-F BEVERLY	290 CAMINO MANZANAS	340.44	341.28	523-0-131-085
4165	72275	ASHCRAFT JAMES S-F BEVERLY	290 CAMINO MANZANAS	374.63	375.56	523-0-131-085
4255	113991	VARLEY DON F	1463 FORDHAM AVE	207.28	207.78	523-0-155-095
4261	2645	SHOTWELL ALBERT L JR-KATHY	1412 ELLSWORTH CIR	373.82	374.74	523-0-155-155
4354	89682	SARANJE BIJAN ET AL	497 BETHANY ST	374.63	375.56	523-0-173-135
4655	20655	LOVE COLIN W-BETTY J	42 WESTBURY CT	73.82	74.00	524-0-022-165
4761	109447	BRISLINGER JOHN P-AMELIE R	1243 HENDRIX AVE	118.72	119.00	524-0-041-035
4815	98314	KALLEN DANIEL	1143 HENDRIX AVE	374.63	375.56	524-0-047-015
5361	119668	FONSECA ROMY	427 ARBOR LANE CT 206	329.32	330.14	524-0-312-395
5670	85561	FOX LAUREL TR	639 HOLLYBURNE LN	374.35	375.28	525-0-140-025
5915	34675	POLLOCK JANET L	735 WARWICK AVE	373.66	374.58	525-0-280-055
5953	67649	VILLATORO MARITZA Y	672 AVENIDA DE LA PLATA	174.35	174.78	526-0-020-010
5998	70535	CASTRO OSCAR	683 PASEO LA PERLA	374.35	375.28	526-0-020-460
6029	87341	VEGA RAMIRO H	629 AVENIDA DE LA PLATA	374.35	375.28	526-0-030-210
6102	69474	SALAS BRUNO O-CARMEN	611 PASEO LA PERLA	374.35	375.28	526-0-040-420
6108	108580	LEVIN DAVID A	597 PASEO LA PERLA	314.32	315.10	526-0-040-480
6148	109484	ZHANG YEQING	1674 CALLE TURQUESA	374.35	375.28	526-0-050-400
6154	74146	BLANCO MARION GASTELUM	1679 CALLE DIAMONTE	374.35	375.28	526-0-050-460

Exhibit A

CITY OF THOUSAND OAKS
UTILITY BILLING SYSTEM
PUBLIC NOTICE FOR TAX ASSESSMENT

SUPPLEMENTAL PACKET Page 28 of 81

LOC ID	CUS ID	OWNER NAME	SERVICE ADDRESS	LIEN BALANCE AMOUNT	TAX ASSESSOR AMOUNT	PARCEL NUMBER
6159	27070	KELLEY CHRISTOPHER C	1691 CALLE DIAMONTE	374.35	375.28	526-0-050-510
6234	59012	PORRAS DOLORES R	1664 CALLE DIAMONTE	74.35	74.52	526-0-070-050
6399	107830	OSEGUERA GLORIA	610 AVENIDA DEL PLATINO	88.36	88.58	526-0-090-540
6432	70879	JIMENEZ JESUS H-RAQUEL A	670 PASEO ESMERALDA	374.35	375.28	526-0-100-070
6442	67899	MOTAMEDI M EDWARD	642 PASEO ESMERALDA	56.68	56.82	526-0-100-170
6472	82029	GARCIA ATANACIO	656 AVENIDA DEL PLATINO	374.35	375.28	526-0-100-470
6487	76366	AGUILAR AMELIA R	657 AVENIDA DEL PLATINO	374.35	375.28	526-0-100-620
6560	104695	LESSEOS MICHAEL-DEBORAH	1582 GLENBROCK LN	373.66	374.58	526-0-120-305
7060	61859	SUMERS NANCY I	3325 BIG SKY DR	374.35	375.28	551-0-052-020
7182	32106	DUFFIN LAZELL	504 SUNDANCE ST	373.66	374.58	551-0-072-130
7224	87813	STRONG BRIAN P-JULIA	3167 GOLD HILL CIR	244.45	245.06	551-0-081-180
7263	76740	BOWIE JENNIFER M	366 RAINDANCE ST	373.39	374.32	551-0-091-180
7336	34477	MORRISON ESTHER J	499 THUNDERHEAD ST	181.31	181.76	551-0-112-010
7384	34808	BIERMAN DENYSE B	2846 COLUMBINE CT	373.66	374.58	551-0-133-065
7385	34767	CONKLIN BARBARA JO TR	733 PRIMROSE ST	186.68	187.14	551-0-134-015
7571	103566	OSBORNE CURT	2872 CONEFLOWER ST	373.66	374.58	551-0-160-145
7745	25266	BARBER HUGH W	502 FARGO ST	181.60	182.04	552-0-013-115
7808	99787	KATES TODD	2460 DILLON CT	374.35	375.28	552-0-021-475
11261	86641	VILELA DOMINGO	178 NORTHAM AVE	174.14	174.56	658-0-072-010
11286	53570	WADE KEITH R-LEOMA Y	126 N MADRID AVE	118.44	118.72	658-0-073-060
11398	107617	BROCCOLO RICHARD J TRUST	70 SEABURY CT	374.35	375.28	658-0-091-085
11433	75522	MICHENER STEPHEN J-DEBRA A	2362 ADRIAN ST	374.35	375.28	658-0-121-065
11447	23525	EVRY ARTHUR	2267 ADRIAN ST	374.35	375.28	658-0-123-015
11453	82823	FREIBRUN RONALD M-JULIE L	2307 ADRIAN ST	243.92	244.52	658-0-123-075
11570	77201	SENZIG RANDAL B	2318 YEW DR	56.40	56.54	658-0-143-020
11613	92972	TILLMAN BRUCE-TAMARA	52 ILEX DR	373.66	374.58	658-0-144-090
11922	86277	CARHART JEANINE	1399 RAMONA DR BL 6	244.48	245.08	660-0-061-240
12553	77241	DE LA ROSA JULIE	1167 KNOLLWOOD DR	99.99	100.22	661-0-031-015
12619	93306	GLICK MATTHEW T	1259 KNOLLWOOD DR	244.19	244.80	661-0-042-035
12745	103175	BAHNER JON	869 LA GRANGE AVE	374.63	375.56	661-0-073-075
12771	96426	ROACH KEVIN S-KELLEY E TR	973 LA GRANGE AVE	374.63	375.56	661-0-081-065
12821	97902	CASTILLA CARLOS	906 KNOLLWOOD DR	374.63	375.56	661-0-081-565
12863	23989	RICHARDSON RONALD R-TERRI E	838 DANVERS CIR	132.20	132.52	661-0-091-335
13003	116812	ROBERTS JEFFREY C-RENA G TR	3357 CORNING ST	62.04	62.18	661-0-121-015
13117	56983	WILKINS KYLER	581 JUNIPER CT	373.12	374.04	661-0-141-215
13119	66388	BECKSTROM GARY A	589 JUNIPER CT	373.66	374.58	661-0-141-235
13120	93012	BECKSTROM GARY A	593 JUNIPER CT	373.66	374.58	661-0-141-245
13347	116085	TH4 PROPERTY WEST L P	3062 LODGEWOOD ST	373.68	374.60	661-0-190-305
13359	69194	MATTHES RICHARD W EST	867 CONESTOGA CIR	118.44	118.72	661-0-200-095
13651	36102	PETERSON SHERRY E	3093 DEER VALLEY AVE	156.52	156.90	661-0-270-035
13887	86565	GARCIA HORACIO*	2516 THERESA ST	254.78	255.40	662-0-056-155
13923	78884	DOUGHERTY THOMAS-CHRISTIAN	280 DEERWALK PL	373.66	374.58	662-0-062-215
14068	43199	LALIBERTE JEFFREY R	2773 RODNEY ST	373.66	374.58	662-0-091-095
14428	72928	HARPER MATTHEW C-NICOLA A	615 CAMINO VERDE	346.04	346.90	663-0-201-065
14490	85047	TRAUB DAVID TR	712 CALLE SEQUOIA	382.15	383.10	663-0-281-085
14530	19841	CLIFTON SUSAN L RENFREW	1228 CALLE YUCCA	381.87	382.82	663-0-321-095
14871	118411	PARIS JONATHAN M	1836 MARIAN AVE	56.68	56.82	663-0-463-035
15263	94389	CLAASSEN COLE B-SHAWN	166 KNOLLWOOD DR	249.80	250.42	665-0-092-055
15323	44535	RUVALCABA CATHY	395 DANVILLE AVE	376.13	377.06	665-0-100-485
15527	107398	DONATONI BUD	3866 GREENWOOD ST	374.35	375.28	665-0-161-175
15535	104415	VILLELA FREDERICK D	3954 BLACKWOOD ST	374.35	375.28	665-0-162-055
15546	81434	YOUNG STEPHANIE E	3851 ELKWOOD ST	374.35	375.28	665-0-162-165
15689	117369	SIPIN GEORGE-FLORENTINA	4087 ELKWOOD ST	312.63	313.40	665-0-192-155

CITY OF THOUSAND OAKS
UTILITY BILLING SYSTEM
PUBLIC NOTICE FOR TAX ASSESSMENT

LOC ID	CUS ID	OWNER NAME	SERVICE ADDRESS	LIEN BALANCE AMOUNT	TAX ASSESSOR AMOUNT	PARCEL NUMBER
15891	80657	HAWKESWOOD MICHAEL J	4236 DALEWOOD CIR	374.35	375.28	665-0-224-205
15895	26825	CAPPS ELAINE M	1015 FERNHILL AVE	374.35	375.28	665-0-224-245
16176	86703	POPA BRIAN J	93 N DEWEY AVE	374.63	375.56	666-0-040-375
16201	53154	EARLE JEFF J-TRACI L	297 WALTER AVE	36.08	36.16	666-0-052-115
16212	79327	LANZET BARBARA K	3449 FARRELL CIR	186.40	186.86	666-0-052-225
16305	22257	GRINNELL KENNETH A-MARGARET L	3577 KIMBER DR	315.28	316.06	666-0-072-225
16336	99106	OBERLE JEROLD E-CAROL A TRUST	3466 KIMBER DR	174.63	175.06	666-0-084-055
16337	80689	GUARDADO OSCAR-MARIA	3458 KIMBER DR	374.63	375.56	666-0-084-065
16381	22078	BLACKBURN DON L-SUSAN L	104 MONICA CIR	245.95	246.56	666-0-101-175
16434	25194	HACKETT JOSEPH A-SUZANNE R	11 DONALD AVE	374.35	375.28	666-0-121-125
16449	25219	PARKE AUDREY M	68 DONALD AVE	374.35	375.28	666-0-123-085
16603	76921	DETTLOFF KYLE	116 CINDY AVE	373.66	374.58	666-0-153-425
16750	88460	BRAMBILA LIONEL	3207 BEAR CREEK DR	373.66	374.58	666-0-201-035
16804	72887	ROSSI CHRISTIAN M-REBECCA F	330 FAIRHAVEN CT	250.09	250.70	666-0-212-175
17288	105540	GALLAGHER MICHAEL-SARAH	2037 SHOEMAKER LN BL 11	373.68	374.60	667-0-150-825
17358	86536	COOK JEFFERY T-KIMBERLY	887 JENNY DR	382.15	383.10	668-0-101-025
17406	71972	RODRIGUEZ-MARTINEZ ADALBERTA	3485 LILY CT	185.00	185.46	668-0-104-115
17506	16994	DICKEY BERTA V	631 JENNY DR	74.15	74.32	668-0-131-045
17609	17111	BIASON BESS J	545 DORENA DR	.51	.50	668-0-152-065
17671	59334	CLARK JAMES A-JENNIFER	566 LOUIS DR	382.15	383.10	668-0-162-105
17673	86107	VAZQUEZ LOUIS	542 LOUIS DR	382.15	383.10	668-0-162-125
17685	91300	PINEDA PATROCINIA A	537 LOUIS DR	120.33	120.62	668-0-163-095
17733	91952	HENRY CANDICE M	435 JENNY DR	81.34	81.54	668-0-181-035
17831	79179	WILLIAMSON JEREMY D-SARAH L	275 CAY CT	382.15	383.10	668-0-200-225
17909	73931	KELLY SHANE M-LESLIE A	243 HENRY DR	382.15	383.10	668-0-223-225
18111	93128	RUOTSALA DEBBIE L*	2996 MOLLY CT	382.15	383.10	668-0-272-365
18200	17743	BIERMA ESTHER M TR	3061 MICHAEL DR	732.15	733.98	668-0-284-025
18222	76060	VASQUEZ NORIS-AMERICA V	510 DEBBIE ST	382.15	383.10	668-0-294-025
18315	94803	TORRES AMILCAR E	3068 LISA CT	382.15	383.10	668-0-321-145
18417	46507	KASPER MICHAEL A	660 PASEO MONTECITO	373.66	374.58	668-0-341-285
18647	55994	SABZI MAHMOOD	918 PUESTA DEL SOL	379.72	380.66	663-0-151-125
21902	2683	FONSECA-GREBER BONNIE	3107 DARLINGTON DR	374.14	375.06	674-0-042-115
24133	665	ADAIR DAVID H	673 CALLE MARGARITA	180.64	181.08	675-0-252-045
27755	112614	YOON YOUNG SOOK TR ET AL	2983 SIERRA DR	24.62	24.68	680-0-113-015
27864	94974	HOUSEMAN REBECCA J	2970 BEAR RIVER CIR	374.35	375.28	680-0-132-275
27950	25766	SALVIEJO JOE D TR	3134 ADIRONDACK CT	62.04	62.18	680-0-147-125
27974	99495	GORDIN EYAL-WENDY TR	3176 SIERRA DR	250.11	250.72	680-0-151-055
28405	29569	CHUCK MATTHEW	298 GREEN MOOR PL BL 4	373.66	374.58	681-0-070-325
28438	68138	SILBERBERG DEANNA L	282 GREEN LEA PL BL 8	373.66	374.58	681-0-080-165
28444	80389	CASTANEDA JOSE L	263 GREEN MOOR PL BL 9	123.66	123.96	681-0-080-225
28493	69636	OSER MARIE	214 GREEN HEATH PL BL 20	373.66	374.58	681-0-090-315
28783	118673	FARRANT NORMA C TR	307 CHARRO AVE	208.06	208.58	682-0-013-035
28791	67277	VRANESH JEFFREY N	218 VENADO AVE	374.63	375.56	682-0-013-115
28901	85950	BRAVATTI EDWIN	913 BALLINA CT	106.30	106.56	682-0-043-125
29066	28537	MC CALLUM ROBERT T-DOROTHY	801 CHAPARRAL CT	124.64	124.94	682-0-092-325
29622	90015	O BRYAN TANYA E	252 PEBBLE BEACH DR	373.66	374.58	682-0-200-625
29734	97080	PERRY MAURICE A TR	338 CHERRY HILLS CT	373.39	374.32	682-0-231-305
29842	74127	NELSON KIMBERLEY I	572 SPYGLASS LN	306.52	307.28	682-0-260-395
30389	36371	BELL ELIZABETH	1681 PLUM HOLLOW CIR	373.68	374.60	690-0-180-745
36026	103058	SEGESVARY KRISTINA	49 MC AFEE CT BL 3	366.96	367.86	518-0-080-205
36029	95744	HUSTON DEBBIE	237 MC AFEE CT BL 8	373.68	374.60	518-0-080-235
37239	92188	WYMAN THERESE J TR	191 VIA COLINAS BL 24	120.98	121.28	689-0-170-345
37260	46335	CZLONKA JUDITH	204 VIA COLINAS BL 28	186.64	187.10	689-0-180-135

UTR009 6/28/16
EDIT 10:05:45

C I T Y O F T H O U S A N D O A K S
UTILITY BILLING SYSTEM
PUBLIC NOTICE FOR TAX ASSESSMENT

PAGE 4

LOC ID	CUS ID	OWNER NAME	SERVICE ADDRESS	LIEN BALANCE AMOUNT	TAX ASSESSOR AMOUNT	PARCEL NUMBER
37262	6623	MC CULLOH CARRIE	208 VIA COLINAS BL 29	373.68	374.60	689-0-180-155
37649	37981	GILLESPIE JAMES	474 VIA COLINAS BL 49	307.08	307.84	689-0-220-415
37701	82744	NUZBACK JENNA M	655 VIA COLINAS BL 72	347.84	348.70	689-0-230-475
39399	112460	MCMAHON JOHN M-AYLENE L	3011 E HILLCREST DR BL 8	373.68	374.60	680-0-350-455
40078	105342	BLANSCET KAREN E	105 GREENMEADOW DR UN-41	244.74	245.34	682-0-270-415
40291	99917	KATZ LARRY S-KAREN L ET AL	2262 WATERTOWN CT	373.68	374.60	552-0-090-305
40320	91576	AL-ASSAD ALI-SAMER	815 VIA COLINAS BL 85	57.34	57.48	689-0-290-345
42630	84282	RIVETTI CHAD	140 VIA COLINAS BL 14	373.68	374.60	689-0-160-135
43901	89612	KAVKANI NOUSHIN S	597 KALINDA PL	373.68	374.60	663-0-060-175
44495	72317	FIELD MATTHEW A	674 WARWICK AVE BL 4	244.74	245.34	525-0-320-205
45328	64483	PETERS CHRISTOPHER K-GINA	73 MARTY CT	167.26	167.66	666-0-032-185
46549	42423	FLEMING FRANCIS R JR-PATRICIA	4169 DAN WOOD DR	373.68	374.60	690-0-310-285
46739	73736	GREENBAUM LAWRENCE ADMIN	1721 BLOSSOM CT	373.68	374.60	667-0-181-355
46740	83436	MAHANTI SAURAV-BANERJEE A TR	1727 BLOSSOM CT	209.27	209.78	667-0-181-365
47853	103121	MEDASANI SWARUP-ANITA N	1848 ROCK SPRING ST	250.65	251.26	667-0-243-085
48712	65201	PARROTT FLORENCE J	1938 BRUSH OAK CT	187.50	187.96	667-0-261-585
48946	56591	DI FEBO MICHAEL-BARBARA TR	1643 AMARELLE ST	187.05	187.50	667-0-194-055
49636	89975	OROZCO ERNIE-VICTORIA	725 CAMINO DEL SOL	181.87	182.32	236-0-120-535
49980	91637	RARICK SANDRA	633 VIA LINDA	373.68	374.60	236-0-170-315
51022	73924	HOLT TIMOTHY-JENNIFER	4660 CALLE SAN JUAN	373.68	374.60	236-0-151-265
51144	104258	HANSON-BONNEY JOANNE E	1828 SEABREEZE ST	373.68	374.60	667-0-333-035
51208	89564	AMUZIE IFEANYICHUKWU	5332 VIA JACINTO	263.16	263.80	236-0-272-155
51292	91159	NESEN KJELL	5324 VIA JACINTO	245.01	245.62	236-0-265-055
51408	93215	MCCLOSKEY MICHAEL J TR	164 VIA SANDRA	57.68	57.82	236-0-230-265
51414	90232	MACIAS FRANK A JR-KATHY G	5315 VIA RINCON	373.68	374.60	236-0-222-025
53141	99918	GUNTHER RICHARD-SUZANNE	4228 VIA AZUL	373.68	374.60	236-0-280-185
54002	78163	THYKESON KEITH-STACY J	412 VIA CRESTA	366.96	367.86	236-0-340-085
54039	90258	STEIN LYNNE J	5081 VIA CAMINO	373.68	374.60	236-0-350-165
54485	117377	WALKER KENNETH J	145 VIA MAGNOLIA	370.16	371.08	237-0-031-095
55311	110318	LEE JANE K	214 VIA ANTONIO	181.87	182.32	237-0-090-255

\$ 54,646.46 \$ 54,781.24

NUMBER OF PARCELS.....: 189

Delinquent Wastewater Recovery Statistics for Accounts Attached to Tax Rolls from 7/2001 - 7/2015

Year Delinquent	Year Attached	Amount Attached (1)	Year Received	Amount Received (2)	% Paid	Net Impact (1) minus (2)	Cumulative Outstanding Balance
Prior to 2000							\$2,023.97
2000	07/2001	\$17,985.62	07/2001-06/2002	\$17,205.94	96%	\$779.68	\$2,803.65
2001	07/2002	\$17,356.60	07/2002-06/2003	\$20,052.52	116%	-\$2,695.92	\$107.73
2002	07/2003	\$17,026.23	07/2003-06/2004	\$14,588.54	86%	\$2,437.69	\$2,545.42
2003	07/2004	\$12,647.13	07/2004-06/2005	\$16,543.38	131%	-\$3,896.25	-\$1,350.83
2004	07/2005	\$15,796.76	07/2005-06/2006	\$13,636.50	86%	\$2,160.26	\$809.43
2005	07/2006	\$14,781.01	07/2006-06/2007	\$14,004.66	95%	\$776.35	\$1,585.78
2006	07/2007	\$22,590.76	07/2007-06/2008	\$20,929.08	93%	\$1,661.68	\$3,247.46
2007	07/2008	\$45,258.24	07/2008-06/2009	\$40,549.21	90%	\$4,709.03	\$7,956.49
2008	07/2009	\$55,396.73	07/2009-06/2010	\$55,256.99	100%	\$139.74	\$8,096.23
2009	07/2010	\$58,827.16	07/2010-06/2011	\$63,990.02	109%	-\$5,162.86	\$2,933.37
2010	07/2011	\$56,248.97	07/2011-06/2012	\$55,554.23	99%	\$694.74	\$3,628.11
2011	07/2012	\$54,864.44	07/2012-06/2013	\$54,007.96	98%	\$856.48	\$4,484.59
2012	07/2013	\$50,846.77	07/2013-06/2014	\$50,205.67	99%	\$641.10	\$5,125.69
2013	07/2014	\$44,528.10	07/2014-06/2015	\$41,257.81	93%	\$3,270.29	\$8,395.98
2014	07/2015	\$51,529.44	07/2015-06/2016	\$51,117.63	99%	\$411.81	\$8,807.79
TOTALS		\$535,683.96		\$528,900.14	99%		

From: Iqbal Quidwai <i.quidwai@gmail.com>
To: CityClerk <cityclerk@toaks.org>, Rob McCoy <rmccoy@toaks.org>
CC: <crodriguez@toaks.org>
Date: 6/28/2016 1:08 PM
Subject: Council mtg today June 28. 16 lighting & landscape district 1 pm

I hate the whining by staff that you get so little in taxes This is also another tax source
I know I will be ignored, but Cal Trans has changed many bulbs & Edison too going to LEDs which are so much more efficient.
@ least when broken standards are replaced they should be with LEDs What would it take to change All?
Any grant for the cash flow issues?
Concerned citizens T Oaks

Sent from my iPad Iqbal Nick QUIDWAI Newbury Park CA USA

2016 JUN 28 PM 1:46
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 9.B.
MEETING DATE 6-28-2016

TO: Scott Mitnick, City Manager

FROM: Jay T. Spurgin, Public Works Director

DATE: June 28, 2016

SUBJECT: Agenda Item No. 9.D. – Z2016-70001/SUP 2016-70124 Manna, Conejo Valley Food Distribution Center, Inc.

The existing fence on Chiquita Lane located between the applicant's driveway and Oakview Drive is in the City's right-of-way and should be relocated onto their property to facilitate pedestrian travel. The following condition is proposed:

Prior to issuance of occupancy, the existing chainlink fence located on Chiquita Lane shall be relocated out of the City's right-of-way in a manner acceptable to the City Engineer.

DPW: 420-82\etm\Council\062816\Supplemental Item 9D

2016 JUN 28 PM 2:22
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 9.D.
MEETING DATE 6-28-2016

Community Development Department STAFF REPORT

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

TO: Scott Mitnick, City Manager

FROM: John C. Prescott, Community Development Director

DATE: June 28, 2016

SUBJECT: Agenda Item 9E – Land Use Entitlement Processing Ordinance (MCA 2014-70035) - Supplemental Information

Attached for City Council reference is a copy of the strikethrough version of the ordinance (Attachment #2 to the Staff Report, which begins at packet page 211), with margin notes that explain the changes being made by each part of the Ordinance.

Attachments:

Attachment #1 – Strikethrough version of ordinance with margin notes

cdd:660-21/Staff Report-City Council#31/pz (FILE ID: MCA 2014-70035)

2016 JUN 28 AM 11:38
CITY CLERK DEPARTMENT
CITY OF THOUSAND OAKS

TO COUNCIL 6-28-2016
AGENDA ITEM NO. 9.E.
MEETING DATE 6-28-2016

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS AMENDING VARIOUS SECTIONS OF CHAPTER 4 (ZONING) AND SECTION 9-10.502 OF TITLE 9 (PLANNING AND ZONING) OF THE MUNICIPAL CODE OF THE CITY OF THOUSAND OAKS REGARDING PROCESSING OF APPLICATIONS FOR CERTAIN LAND USE ENTITLEMENTS, RE-FORMATTING OF REGULATIONS PERTAINING TO PERMITTED USES, AND MISCELLANEOUS NON-SUBSTANTIVE REVISIONS (MCA 2014-70035)

The City Council of the City of Thousand Oaks does hereby ordain as follows:

Part 1

Section 9-4.401 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.401. Permitted uses (R-A).

~~The following uses only shall be~~ Only the uses identified in Article 21 of this chapter as being permitted in the Rural Agricultural Zone (R-A) ~~shall be established or maintained on property located therein,~~ subject to the permitting requirements and limitations set forth in said Article 21 and the general provisions and exceptions set forth in Articles 23 through 30 of this chapter

Commented [JP1]: List of permitted uses moved to Article 21 matrix.

Part 2

Section 9-4.402 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP2]: List of special uses moved to Article 21 matrix

Part 3

Section 9-4.404 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP3]: Obsolete section deleted.

~~"Sec. 9-4.404. Previously designated Residential Agricultural Zone Properties (R-A).~~

~~The Rural Agricultural Zones (R-A) were previously designated as Residential Agricultural Zones (R-A). Whenever such previous designation appears on any land use plans or maps, or in any matter, the property affected by such designation shall be governed by the provisions of this article and the provisions of this chapter applicable to Rural Agricultural Zones (R-A).~~

Part 4

Section 9-4.501 of the City of Thousand Oaks Municipal Code is amended to read as follows:

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

~~The following uses only shall be~~ Only the uses identified in Article 21 of this chapter as being permitted in Rural Exclusive Zones (R-E) shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21 and the general provisions and exceptions set forth in Articles 23 through 30 of this chapter:

Commented [JP4]: List of permitted uses moved to Article 21 matrix.

Part 5

Section 9-4.502 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP5]: List of special uses moved to Article 21 matrix.

Part 6

Section 9-4.601 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.601. Permitted uses (R-O).

~~The following uses only shall be~~ Only the uses identified in Article 21 of this chapter as being permitted in Single Family Estate Zones (R-O) shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21 and the general provisions and exceptions set forth in Articles 23 through 30 of this chapter:

Commented [JP6]: List of permitted uses moved to Article 21 matrix.

Part 7

Section 9-4.602 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP7]: List of special uses moved to Article 21 matrix.

Part 8

Section 9-4.701 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.701. Permitted uses (R-1).

~~The following uses only shall be~~ Only the uses identified in Article 21 of this chapter as being permitted in Single Family Residential Zones (R-1) shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21 and the general provisions and exceptions set forth in Articles 23 through 30 of this chapter:

Commented [JP8]: List of permitted uses moved to Article 21 matrix.

Part 9

Section 9-4.702 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP9]: List of special uses moved to Article 21 matrix

Part 10

Section 9-4.801 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.801. Permitted uses (R-2).

~~The following uses only shall be~~ Only the uses identified in Article 21 of this chapter as being permitted in Two-Family Residential Zone (R-2) shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21 and the general provisions and exceptions set forth in Articles 23 through 30 of this chapter

Commented [JP10]: List of permitted uses moved to Article 21 matrix

Part 11

Section 9-4.802 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP11]: List of special uses moved to Article 21 matrix

Part 12

Section 9-4.902 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.902. Permitted uses (R-P-D).

~~The following uses only shall be~~ Only the uses identified in Article 21 of this chapter as being permitted in the Residential Planned Development Zone (R-P-D) pursuant to an R-P-D permit obtained from the Commission pursuant to the provisions of Article 28 of this chapter shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21

Commented [JP12]: List of permitted uses moved to Article 21 matrix

Part 13

Section 9-4.903 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP13]: List of special uses moved to Article 21 matrix

Part 14

Section 9-4.904(b) of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.904. Development standards (R-P-D)

(b) Parking spaces. The number of parking spaces required shall be based on the requirements by type of residential development as set forth in Sec. 9-2402 of this chapter. The following parking spaces, based on the residential types, shall be required:

~~----- (1) For dwellings, single family, two (2) spaces (enclosed) per unit and three (3) spaces (enclosed) per unit with five (5) or more bedrooms;~~

~~----- (2) For rooming houses or boarding homes, one for each sleeping room; in the case of dormitories, one hundred (100) square feet of floor area shall be considered a sleeping room;~~

~~----- (3) For dwellings, all apartments, and multiple family units with a density of over seven (7) units per net acre: bachelor and one bedroom units, one and one-half (1-1/2) (one covered) for each unit; two (2) bedroom units, two (2) (one covered) for each unit; and three (3) or more bedroom units, two and one-half (2-1/2) (one covered) per unit; and~~

~~----- (4) For dwellings, attached (townhouses with a density of under seven (7) units per net acre), two (2) spaces (enclosed or covered) per unit and one-half (1/2) additional space per unit for guest parking.~~

The Commission may require additional uncovered parking spaces when it is found that such parking is unnecessary for the development, taking into consideration the availability of on-street parking facilities in and adjacent to the development. All covered parking shall be obscured from the public view where visible from perimeter streets by means of a wall enclosure or landscape screening consisting of dense vegetation and earth mounding."

Part 15

Section 9-4.906 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.906. Residential Planned Development Single-Family Detached sub-zone (R-P-D-SFD).

~~In the sub-zone designated Residential Planned Development Single-Family Detached (R-P-D-SFD), only one family detached dwelling units shall be permitted. Only the uses identified in Article 21 of this chapter as being permitted in the Residential Planned Development Single-Family Detached (R-P-D-SFD) sub-zone shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21. All other provisions of this article shall apply in the R-P-D-SFD sub-zone."~~

Part 16

Section 9-4.1001 of the City of Thousand Oaks Municipal Code is amended to read as follows:

Commented [JP14]: Resolves conflict with parking ordinance, which was adopted later. Deletes specific standards in RPD ordinance and refers to parking ordinance. Parking ordinance slightly more restrictive – requires an extra space for SFD of 7 or more bedrooms; requires more spaces for condos.

Commented [JP15]: List of permitted uses moved to Article 21 matrix.

"Sec. 9-4.1001. Permitted uses (R-3).

~~The following uses shall be Only the uses identified in Article 21 of this chapter as being permitted in the Multiple-Family Residential Zone (R-3) only pursuant to a residential planned development permit granted in accordance with the provisions of Section 9-4.1004 of this article and Article 28 of this chapter shall be established or maintained on property located therein, subject to the limitations, general provisions, and exceptions set forth in said Article 21.~~

Commented [JP16]: List of permitted uses moved to Article 21 matrix.

Part 17

Sections 9-4.1002 and 9-4.1003 of the City of Thousand Oaks Municipal Code are repealed.

Commented [JP17]: Lists of additional permitted uses and special uses replaced by Article 21 matrix.

Part 18

Section 9-4.1102 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.1102. Permitted uses (C-O).

~~The following uses only shall be Only the uses identified in Article 21 of this chapter as being permitted in the Commercial Office Zones (C-O) subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chaptershall be established or maintained on property located therein, subject to the limitations, general provisions, and exceptions set forth in said Article 21.~~

Commented [JP18]: List of permitted uses moved to Article 21 matrix.

Part 19

Section 9-4.1103 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP19]: List of special uses moved to Article 21 matrix.

Part 20

Section 9-4.1201 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.1201. Uses Requiring Development Permits Permitted uses (C-1).

~~The following uses only shall be Only the uses identified in Article 21 of this chapter as being permitted in the Neighborhood Shopping Center (C-1) Zones subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chaptershall be established or maintained on property located therein, subject to the limitations, general provisions, and exceptions set forth in said Article 21.~~

Commented [JP20]: List of permitted uses moved to Article 21 matrix.

Part 21

Sections 9-4.1202 and 9-4.1205 of the City of Thousand Oaks Municipal Code are repealed.

~~"Sec. 9-4.1205. Nonresidential building is redevelopment areas.~~

~~----- The conditions and limitations set forth in this article and in Article 28 may be waived or modified for nonresidential buildings or structures in approved redevelopment project areas as set forth in Section 9-4.2702.5."~~

Commented [JP21]: List of special uses moved to Article 21 matrix.

Commented [JP22]: Delete obsolete section due to redevelopment dissolution.

Part 22

Section 9-4.1301 of the City of Thousand Oaks Municipal Code is amended to read as follows:

~~"Sec. 9-4.1301. Uses Requiring Development Permits Permitted uses (C-2).~~

~~The following uses only shall be permitted in the Highway and Arterial Business (C-2) Zones subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chapter, and such use conforms to all applicable provisions of this chapter, including the development standards set forth in Articles 24, 25, and 26 of this chapter shall be established or maintained on property located therein, subject to the limitations, general provisions, and exceptions set forth in said Article 21.~~

Commented [JP23]: List of permitted uses moved to Article 21 matrix.

Part 23

Sections 9-4.1302 and 9-4.1305 and 9-4.1406 of the City of Thousand Oaks Municipal Code are repealed.

~~"Sec. 9-4.1305. Nonresidential building is redevelopment areas.~~

~~----- The conditions and limitations set forth in this article and in Article 28 may be waived or modified for nonresidential buildings or structures in approved redevelopment project areas as set forth in Section 9-4.2702.5."~~

Commented [JP24]: List of special uses moved to Article 21 matrix.

Commented [JP25]: Delete obsolete section due to redevelopment dissolution.

Part 24

Section 9-4.1401 of the City of Thousand Oaks Municipal Code is amended to read as follows:

~~"Sec. 9-4.1401. Permitted uses (C-3).~~

~~The following uses only shall be permitted in the Community Shopping Center (C-3) Zones without~~

any permit, subject to the general provisions and exceptions set forth in Articles 23 through 30 of this chapter shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21."

Part 25

Sections 9-4.1402, 9-4.1403, and 9-4.1406 of the City of Thousand Oaks Municipal Code are repealed.

"Sec. 9-4.1406. Nonresidential building is redevelopment areas.

~~The conditions and limitations set forth in this article and in Article 28 may be waived or modified for nonresidential buildings or structures in approved redevelopment project areas as set forth in Section 9-4.2702."~~

Part 26

Section 9-4.1501 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.1501. Permitted uses (C-4).

~~The following uses only shall be~~Only the uses identified in Article 21 of this chapter as being permitted in the Regional Shopping Center Zones (C-4) ~~without any permit, subject to the general provisions and exceptions set forth in Articles 23 through 30 of this chapter shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21."~~

Part 27

Sections 9-4.1502 and 9-4.1503 of the City of Thousand Oaks Municipal Code are repealed.

Part 28

Section 9-4.1602 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.1602. Permitted uses (M-1).

~~The following uses only shall be~~Only the uses identified in Article 21 of this chapter as being permitted in Industrial Park Zones (M-1) ~~without any permit, subject to the general provisions and exceptions set forth in Articles 23 through 30 of this chapter shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21."~~

Part 29

Sections 9-4.1603 and 9-4.1604 of the City of Thousand Oaks Municipal Code are repealed.

Commented [JP26]: List of permitted uses moved to Article 21 matrix.

Commented [JP27]: List of development permit uses moved to Article 21 matrix.

Commented [JP28]: List of special uses moved to Article 21 matrix.

Commented [JP29]: Delete obsolete section due to redevelopment dissolution.

Commented [JP30]: List of permitted uses moved to Article 21 matrix.

Commented [JP31]: List of development permit uses moved to Article 21 matrix.

Commented [JP32]: List of special uses moved to Article 21 matrix.

Commented [JP33]: List of permitted uses moved to Article 21 matrix.

Commented [JP34]: List of special uses moved to Article 21 matrix.

Commented [JP35]: List of development permit uses moved to Article 21 matrix.

Part 30

Section 9-4.1701 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.1701. Permitted uses (M-2).

~~The following uses only shall be~~Only the uses identified in Article 21 of this chapter as being permitted in the Light Manufacturing Zones (M-2) subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chapter, and such use conforms to all applicable provisions of this chapter, and to every term and condition of the permit. The development standards set forth in Articles 24, 25, and 26 of this chapter shall apply to the M-2 Zone; shall be established or maintained on property located therein, subject to the limitations, general provisions, and exceptions set forth in said Article 21.

Commented [JP36]: List of permitted uses moved to Article 21 matrix.

Part 31

Section 9-4.1702 of the City of Thousand Oaks Municipal Code is repealed.

Commented [JP37]: List of special uses moved to Article 21 matrix.

Part 32

Sections 9-4.1802(b) and 9-4.1802(c) of the City of Thousand Oaks Municipal Code are amended to read as follows:

"Sec. 9-4.1802. Precise plan of design required.

When none of the discretionary approvals set forth in Sections 9-4.904(h) and 9-4.1801(b) are required, a precise plan of design (PPD) approval shall be required prior to issuance of a residential building permit, for each of the following:

.....
(b) Any second-story room addition of ~~two thousand (2,000) square feet or less~~, a balcony, a second-story deck, or an exterior stairway to the second story, except that no precise plan of design permit shall be required where the addition is confined within the existing volume of the house with no change to the exterior dimensions of the house at the second story, and the addition does not add windows on the second story that could affect privacy of adjacent residential property.

Commented [JP38]: Creates exception for additions to the second level totally within the structure (e.g., loft, elevator) that do not have the potential to create a privacy issue. Also deletes reference to 2,000 s.f. criterion.

(c) First floor room addition of ~~five hundred (500) square feet~~, including any square footage used as a secondary dwelling unit, to the footprint of the principal structure to an existing single-family detached dwelling unit where the added floor area is more than 1,000 square feet provided, however that any proposed room addition of ~~more than two thousand (2,000) square feet~~ shall not be processed pursuant to this article, but instead shall require the filing of an administrative action request pursuant to Section 9-4.2805 of this chapter;"

Commented [JP39]: Change from 500 square feet; also deletes reference to AA's for 2,000 s.f. or greater

Part 33

Sections 9-4.1803(a)(2), 9-4.1803(a)(7), 9-4.1803(a)(10) and 9-4.1803(a)(13) of the City of Thousand Oaks Municipal Code are amended to read as follows:

"Sec. 9-4.1803. Single-family detached residential and individual townhouse and condominium exceptions.

(a) Notwithstanding Section 9-4.1802, no precise plan of design application shall be required for the following types of construction to single family detached dwellings or individual townhouse or condominium units:

...

- (2) Adding or altering attached patio covers (attached or detached)

...

(7) First floor room addition of ~~less than five hundred (500) square feet~~, including any square footage used as a secondary dwelling unit to the footprint of the principal structure to an existing single family detached dwelling unit ~~without a change of roof elevation~~ of less than the applicable threshold defined by Section 9-4.1802(c) of this article.

...

(10) Addition of prefabricated ~~metal~~ tool and storage sheds not to exceed one hundred ~~twenty (100)~~ (120) square feet in floor area individually and not exceeding three hundred (300) square feet cumulatively on a lot, and provided that the shed is architecturally compatible with the residence if visible to the public;

...

(13) Addition of a ~~gazebo or a pool house cabana not to exceed two hundred (200) square feet in area~~ certain accessory structures that are architecturally compatible with the residence, limited to gazebos, detached patio covers, pool cabanas, storage buildings, and similar structures not to exceed four hundred (400) square feet in area"

Part 34

Section 9-4.1804 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.1804. ~~Commercial, industrial, institutional~~ Multi-family residential and non-residential exceptions.

Commented [JP40]: Deletes reference to detached patio covers; covered in revised subsection (13)

Commented [JP41]: States exception created in Sec. 9-4.1802(c) for certain first floor room additions.

Commented [JP42]: Change from 100 square feet to 120 square feet to align with recent Building Code change - no building permit required for 120 square feet or less. Deleted reference to "metal" to be more general. Added cumulative limit and design consideration.

Commented [JP43]: Broadens exception to most accessory structures (not just gazebos and pool houses) and increases size threshold from 200 to 400 square feet. All structures with detached garages will require PPD.

Commented [CT044]: Change title and text to add multi-family residential (not addressed in PPD section)

Notwithstanding any of the provisions of this Code, the Community Development Director or designee may approve the following ~~commercial, industrial and institutional projects~~ modifications to existing multi-family residential and non-residential projects through a Design Review application or zone clearance without hearing or notice and without the need for modification to any underlying permit:

(a) Repainting of structure(s) using the same color(s), or colors allowed within the Architectural Design Guidelines Resolution;

(b) Replacement of windows and doors with those of the same general type and design, or the addition of new windows and doors in compliance with the Architectural Design Guidelines Resolution;

(c) Reroofing without a change in roof elevation;

(d) Reroofing or minor roof changes with roof materials consistent with the project entitlement conditions, or as allowed by the Architectural Design Guidelines Resolution;

(e) Addition, modification or repair of trash enclosures, freestanding walls, lighting standards, flag poles and/or other miscellaneous improvements on the site;

(f) Modifications to parking areas within the scope authorized by Section 9-4.2404(f)(2) of this chapter;

(g) Any other minor exterior building and site improvements consistent with the overall building and site design and the ~~adopted guidelines within the architectural design resolution provisions of the City's Architectural Design Guidelines Resolutions.~~"

Commented [JP45]: Amended to identify processes by which this occurs

Commented [JP46]: Allows review of certain major repair and maintenance projects in parking lots through Design Review rather than minor modification

Commented [JP47]: Clarifies scope and reference to resolutions

Part 35

Section 9-4.1808(a) of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.1808. Design review procedure.

(a) Architectural design review in conjunction with another entitlement. When the architectural design of ~~construction or modification of buildings or structures, or modifications thereto~~, is reviewed and considered as part of another permit or entitlement application pursuant to Section 9-4.1801(b) of this article, the hearing body or officer reviewing the underlying application shall ~~approve, conditionally approve or deny the permit associated with the architectural design review concurrent with the decision on the underlying permit or entitlement application~~ include architectural design review in the review and decision on said application. In rendering a decision, said hearing body or officer shall consider:

Commented [JP48]: Minor change in nomenclature for clarity.

(1) The Architectural Design Review Guidelines and standards adopted pursuant to Section 9-4.1806 of this article; and

(2) The design review criteria set forth in Section 9-4.1807 of this article.

Hearing, notice, and appeal requirements for said underlying permit or entitlement application shall be as set forth in Article 28 of this chapter and Chapter 12 of this title."

Commented [JP49]: Changes text to reflect fact that no separate permit is needed for design review – it's just a component of application review.

Part 36

Section 9-4.2002 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.2002. Permitted uses (T-P-D).

The following uses only shall be Only the uses identified in Article 21 of this chapter as being permitted in Trailer Park Development Zones (T-P-D) subject to the general provisions and exceptions set forth in Articles 23 through 30 of this chapter shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21."

Part 37

Section 9-4.2003 of the City of Thousand Oaks Municipal Code is repealed.

Part 38

Article 21 of Title 9 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Article 21. Uses Allowed by Zone

Sec. 9-4.2101. Purpose.

This article lists in matrix form the various land uses permitted within the City, the specific zones in which they are permitted, the entitlement permit type and approval authority required, and any specific limitations on individual permitted uses not specified elsewhere in this chapter. All permit applications associated with the listed uses shall be processed in accordance Article 28 of this chapter and with the provisions of the applicable article within this chapter for the zone in which the use is located.

Sec. 9-4.2102. Permitted uses in specific plan areas.

(a) General. For property located within an adopted specific plan area, the specific plan will govern permitted uses. In its regulation of permitted uses, a specific plan may regulate permitted land uses as follows:

(1) Specific Plan as Zoning. Where the City's zoning maps established pursuant to Sec. 9-4.304 of this chapter only show the applicable specific plan label and do not show the property as being within one or more zoning districts established by this chapter, or where the land is zoned R-P-D with the SP (Specific Plan) subzone, then the specific plan shall define the permitted uses within that specific plan area. This listing may also reference the permitted uses within one or more zoning districts established pursuant to this chapter as the permitted use regulations within the specific plan or a portion thereof.

(2) Specific Plan Overlaying Zoning Districts. Where the land within the specific plan is also designated on the City's zoning maps established pursuant to Sec. 9-4.304 of this chapter as being within one or more underlying zoning districts (e.g., M-

Commented [JP50]: List of permitted uses moved to Article 21 matrix.

Commented [JP51]: List of special uses moved to Article 21 matrix.

Commented [JP52]: New

Commented [JP53]: Introductory to matrices

Commented [JP54]: Communicates how zoning is related to specific plan land use regulations.

1 or C-3), then the permitted use regulations of the applicable zoning district set forth in this article shall apply unless provided otherwise by the specific plan.

(3) Specific Plan No. 15. Appendix A of this Title sets forth regulations for Specific Plan 15, including permitted uses in addition to those shown in this article for the applicable City zoning district.

Sec. 9-4.2103. Matrix key.

Commented [JP55]: Describes the codes used in the matrix indicating required processing for various land uses

The following designations within the cells of the matrices presented in Sections 9-4.2103 and 9-4.2104 denote whether a listed use is permitted in a given zone and if so, what type of entitlement application is required and the level of authority that is required in order to render a decision on the application.

Symbol	Type of Entitlement Required	Discretionary authority
P	N/A - use is permitted without a discretionary entitlement, subject to applicable Municipal Code provisions	N/A
DP	Development Permit	Planning Commission, or CD Director per Sec. 9-4.2804(a)(1)
FAP	Farm Animal Permit	CD Director ¹
HOP	Home Occupation Permit	CD Director ¹
HPD	Hillside Planned Development Permit	Planning Commission
PPD	Precise Plan of Design Permit	CD Director ¹
RPD	Residential Planned Development Permit	Planning Commission, or CD Director ¹ per Sec. 9-4.2804(a)(2)
SUP	Special Use Permit (Planning Commission)	Planning Commission
SUPA	Special Use Permit (Administrative)	CD Director ¹
TPD	Trailer Park Development Permit	Planning Commission
Blank cell	Use is not permitted in that zone	N/A

1 "CD Director" = Community Development Director or designee

Sec. 9-4.2104. Permitted use matrix – residential zones.

Commented [JP56]: Consolidates listed uses for residential zones

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD -SFD	HPD	HPD -SFD	TPD

Land Use Category	Residential Zoning Classifications											
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD-SFD	HPD	HPD-SFD	TPD	
Agricultural and Extractive Uses												
Agriculture - crop production	P	P	P	P					P	P		
Apiculture and honey extraction, per limitations in Sec. 9-4.2106(a)	P											
Commercial farms with up to 500 chickens and rabbits	P	SUP										
Commercial farms with 500 or more chickens and rabbits	SUP	SUP										
Commercial farms with up to 12 small animals other than rabbits	P	SUP										
Commercial farms with up to 24 fowl other than chickens (turkeys, pea fowl or guineas fowl)	P	SUP										
Commercial farms for turkey, pea fowl or guinea fowl	SUP	SUP										
Commercial farms for horses, bovines, sheep or goats	P	SUP										
Horticulture and floriculture	P	P										
Animal Care Uses												
Commercial stables and riding	SUP	SUP					SUP	SUP	SUP	SUP		

Commented [JP57]: Change in R-A zone from "permitted" to be consistent with other zones

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD -SFD	HPD	HPD -SFD	TPD
academies											
Dog kennels	P										
Horse stables, per limitations in Sec. 9-4.2106(b)	P	P					RPD	RPD	HPD	HPD	
Veterinary hospitals and clinics, small animals (includes boarding), subject to limitations of Sec. 9-4.2106(o)	SUP										
Commercial Uses											
Limited commercial uses of existing buildings, per limitations in Sec. 9-4.2106(c)						SUP					
Commercial uses pursuant to approved specific plan in RPD-SP sub-zone only							SUP				
Community Care Uses											
Day nurseries (child care centers)	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA			SUPA
Assisted living facilities	Not permitted in residential zones. See Non-Residential Zoning Classifications matrix in Sec. 9-4.2104.										
Residential Care Facilities (Large) per limitations in Sec. 9-4.2106(d)		SUP							SUP	SUP	

Commented [JP58]: Change from "permitted"

Commented [JP59]: Change from "permitted" in R-A zone, to be consistent with other zones

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD-SFD	HPD	HPD-SFD	TPD
Residential Care Facilities (Small)	P	P	P	P	P	P	P	P	P	P	P
Substance abuse treatment facilities per limitations in Sec. 9-4.2106(e)		SUP							SUP	SUP	
Continuing care communities (includes both independent and assisted living facilities and may also include convalescent hospitals)	Not permitted in residential zones. See Non-Residential Zoning Classifications matrix in Sec. 9-4.2104.										
Institutional and Civic Uses											
Places of worship (religious facilities)	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Fraternal lodges and clubs						SUP	SUP				
Park and recreational facilities									HPD	HPD	
Protected Ridgeline Overlay (PR) Zone Standards											
Waiver or modification of PR overlay zone standards, per limitations of Sec. 9-4.2106(f)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Residential Uses											
Farm cottages, per limitations of Sec. 9-	PPD	PPD									

Commented [JP60]: Added as listed use based on practice

Commented [JP61]: Change in R-A zone from "Permitted," for consistency with other zones

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD -SFD	HPD	HPD -SFD	TPD
4.2106(g)											
Mobile homes											TPD
One-family dwelling per Sec. 9-4.2106(h)	PPD	PPD	PPD	PPD	PPD	PPD	RPD ¹	RPD ¹	HPD	HPD	
Two-family dwellings per Sec. 9-4.2106(h)					PPD	RPD	RPD		HPD		
Multiple family dwellings (apartments including single room occupancy units, condos, townhouses) per Sec 9-4.2106(h)						RPD	RPD		HPD		
Fraternity and sorority houses						RPD	SUP				
Processing Note 1 Per Sec. 9-4.2804(a)(2), applications for residential planned development permits for the approval of four (4) or fewer single family detached dwellings within the RPD zone are processed administratively.											
Residential Zone Accessory Uses											
Dish antennas over 18 inches in diameter	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	
Food cooperatives, per Sec. 9-4.2520	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA			
Guest houses, per limitations of Sec. 9-4.2106(i)	PPD	PPD									
Ham radio towers	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	
Home occupations, per Sec. 9-4.2518	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP	HOP
Incidental and accessory uses and structures, per	P	P	P	P	P	P	P	P	P	P	P

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD-SFD	HPD	HPD-SFD	TPD
limitations of Sec. 9-4.2106(j)											
Keeping of bovines, sheep and/or goats etc. per limitations of Sec. 9-4.2106(k)	P	P		P							
Keeping of horses per limitations of Sec. 9-4.2106(k)	P	P	P	P			P	P	P	P	
Keeping of racing homing pigeons, not to exceed 48 birds per lot or parcel at one time		P		P							
Keeping of small animals for family use per limitations of Sec. 9-4-2106(l)	P	P	P	FAP							
Large family day care	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	SUPA	
Residential sports facilities, per Sec.9-4.2524	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	PPD	
Secondary dwelling units, per Sec. 9-4.2521	P	P	P	P	P	P	P	P	P	P	
Stands for sale of agricultural products grown on premises, per Sec. 9-4.2106(m)	P										
Temporary model home and real estate sales complexes, per limitations of Sec. 9-4.2106(n)	P	P	P	P	P	P	P	P	P	P	

Commented [JP62]: Changed from RPD and HPD permits in RPD zone and HPD zones, respectively; permitted as a matter of right per 9-4 2521

Land Use Category	Residential Zoning Classifications										
	R-A	R-E	R-O	R-1	R-2	R-3	RPD	RPD -SFD	HPD	HPD -SFD	TPD
Water supply, per limitations of Sec. 9-4.2106(o)	P	P	P	P	P	P	P	P	P	P	P
Utility & Communication Uses											
Wireless communications facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	

Sec. 9-4.2105. Permitted use matrix – non-residential zones.

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/ AM	M-1	M-2	P-L	O-S
Agricultural and Extractive Uses										
Agriculture - crop production only; no animals				P	P		P			
Horticulture and floriculture of all types		DP	DP	P	P	DP	P	SUP		
Horticulture and floriculture structures				DP	DP		DP/ SUP ¹			
Animal Care Uses										

Land Use Category	Non-Residential Zoning Classifications									
	C-0	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Dog kennels							SUP	SUP		
Horse stables and riding academies							SUP			
Veterinary offices in enclosed building with no boarding		DP	DP	DP	DP					
Veterinary hospitals and clinics, small animals (includes boarding), subject to limitations of Sec. 9-4.2106(p)			SUP	SUP	SUP		DP/SUP ¹	DP/SUP ¹		
Veterinary hospitals and clinics, large animals (includes boarding) subject to limitations of Sec. 9-4.2106(q)							SUP	SUP		
Blacksmith shops							DP/SUP ¹	DP/SUP ¹		
Community Care Uses										
Assisted living facilities	SUP								SUP	
Continuing care communities (includes both independent and assisted living facilities and may also include convalescent hospitals)									SUP	
Day nurseries (child care centers)	SUPA	SUPA	SUPA	SUPA	SUPA		SUPA	SUPA	SUPA	
Emergency shelters, subject to limitations of Sec. 9-4.2106(r)			SUP				SUP	SUP	SUP	

Commented [JP63]: Change from SUP in C-1 and C-2

Commented [CT064]: Change from SUP in M-1 and M-2 zones

Commented [JP65]: Use added based on practice

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/ AM	M-1	M-2	P-L	O-S
	For meaning of DP/SUP ¹ entries, see footnote at end of matrix									
Residential Care Facilities (Large) per limitations in Sec. 9-4.2106(d)	SUP								SUP	
Substance Abuse Treatment Facilities per limitations in Sec. 9-4.2106(e)	SUP								SUP	
Eating & Drinking Establishments¹										
Coffee shops accessory to an office building, per limitation of Sec. 9-4.2106(s)	SUPA									
Nightclubs		SUP	SUP	SUP	SUP		SUP	SUP		
Restaurants, cafes, coffee shops, and other specialized food and beverage service establishments (e.g., beverages, pastry, desserts, fast food) without alcoholic beverage consumption (up to 0.5% alcohol by volume)		DP	DP	DP	DP	DP	SUP	SUP		
Restaurants, cafes, and other specialized food service establishments with alcoholic beverage consumption (greater than 0.5% alcohol by volume)		SUPA/ SUP ²	SUPA/ SUP ²	SUPA/ SUP ²	SUPA/ SUP ²	SUPA/ SUP ²	SUP	SUP		
Restaurants, cafes, and other specialized food service establishments,		SUP	SUP	SUP	SUP	SUP	SUP	SUP		

Commented [JP66]: Change from SUP

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
with dancing or live entertainment										
Notwithstanding any other provision to the contrary, any business otherwise permitted in the zone that is wholly or incidentally engaged in the on-premises sale and consumption of alcoholic beverages		SUPA/ SUP ²	SUPA/ SUP ²	SUPA/ SUP ²	SUPA/ SUP ²		SUPA/ SUP ²	SUPA/ SUP ²	SUPA/ SUP ²	
Footnote: ² SUPA If no live entertainment is to be conducted on the premises; if live entertainment is to be conducted, then the SUP requires Planning Commission review (SUP).										
Educational Uses										
College and university extension classrooms and offices, per limitations of Sec. 9-4.2106(t)	DP		DP	DP	DP					
Colleges and universities									SUP	
Dancing schools and studios										
Less than 10,000 sq. ft.		DP	DP	DP	DP	DP	SUPA			
10,000 sq. ft. or more		DP	DP	DP	DP	DP	SUP			
Martial arts studios (karate, judo, self defense)										
Less than 10,000 sq. ft.		DP	DP	DP	DP	DP	SUPA			
10,000 sq. ft. or more		DP	DP	DP	DP	DP	SUP			

Commented [JP67]: "and consumption" added

Commented [JP68]: Removes the "within 400 feet of residential" trigger for Planning Commission review

Commented [JP69]: Added in C-O, C-2, and C-3 zones

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Music schools		DP	DP	DP	DP	DP				
Public and private schools serving grades K-12									SUP	
Trade and training schools, per limitations of Sec. 9-4.2106(t) if in C-4 zone		SUPA	DP	DP	DP	DP	DP/SUPA ¹	DP/SUPA ¹		
Industrial Uses										
Alcoholic beverage production and storage – no tasting or retail sales							DP/SUP ¹			
Alcoholic beverage production and storage – with incidental tasting, food service and retail sales							SUPA/SUP ³			
Bakery plants							DP/SUP ¹	DP/SUP ¹		
Bottling plants							DP/SUP ¹	DP/SUP ¹		
Boatbuilding, except ships							DP/SUP ¹	DP/SUP ¹		
Cabinet and carpenter shops							DP/SUP ¹	DP/SUP ¹		
Carpet cleaning							DP/SUP ¹	DP/SUP ¹		
Concrete mix and transport plants							SUP			
Concrete products manufacturing							SUP			

Commented [JP70]: Change from SUP to DP in C-3 (like C-2 and C-4); change from SUP to SUPA in C-1, M-1, and M-2

Commented [JP71]: Added to explicitly state an allowed use; currently accommodated under general manufacturing

Commented [JP72]: Requires SUPA rather than DP because of tasting.

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Creameries, dairy product manufacturing and distribution							DP/ SUP ¹	DP/ SUP ¹		
Dry cleaning and laundry plants							DP/ SUP ¹	DP/ SUP ¹		
Electric and neon sign manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Flour mills							SUP			
Garment manufacture							DP/ SUP ¹	DP/ SUP ¹		
Industrial uses not otherwise listed								DP/ SUP ¹		
Laboratories, experimental							DP/ SUP ¹	DP/ SUP ¹		
Manufacturing not otherwise listed, which is not offensive or obnoxious by reason of the emission of odor, dust, smoke, gas, noise, or other causes							DP/ SUP ¹	DP/ SUP ¹		
Machine shops							DP/ SUP ¹	DP/ SUP ¹		
Motion picture studios							DP/ SUP ¹	DP/ SUP ¹		
Newspaper and publishing plants							DP/ SUP ¹	DP/ SUP ¹		
Paint mixing plants, but not including the manufacture of paint ingredients or the use of any boiling process							DP/ SUP ¹	DP/ SUP ¹		

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Paper and paper products manufacturing, but not including pulp manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Planing mills							DP/ SUP ¹	DP/ SUP ¹		
Plastic manufacturing							SUP			
Research and development (design, development and testing of products)							DP/ SUP ¹	DP/ SUP ¹		
Resource collection centers (recycling)							SUP	SUP		
Sheet metal shops							DP/ SUP ¹	DP/ SUP ¹		
Shoe manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Textile manufacturing							DP/ SUP ¹	DP/ SUP ¹		
Tire rebuilding, recapping and retreading							DP/ SUP ¹	DP/ SUP ¹		
Footnote: 3	The entry SUPA/SUP means that if the use is located more than 400 feet from any existing residentially zoned property, then the use requires an administrative special use permit. Otherwise, a special use permit with Planning Commission review is required.									
Institutional and Civic Uses										
Cemeteries, mausoleums, and columbariums								SUP		
Civic centers									DP	
Clubs and lodges,		DP	DP	DP	DP	DP				

Commented [JP73]: Added listed use - (implicit now)

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
private										
Convents, monasteries	SUP									
Crematoriums			SUP	SUP	SUP		SUP	SUP		
Historical landmarks, sites, memorials, and monuments									DP	DP
Libraries, branch, operated by a public agency	DP	DP	DP	DP	DP	DP				
Libraries, main									DP	
Mortuaries	SUP		DP			DP				
Places of worship (religious facilities)	SUP	DP	DP	DP	DP	DP	SUPA			
Police and fire stations and training facilities									DP	
Public administration buildings									DP	
Medical Care Uses										
Ambulance services			DP			DP				
Hospitals, convalescent hospitals (skilled nursing facilities), mental hygiene facilities and other medical facilities									SUP	
Medical and dental offices, including urgent care	DP	DP	DP	DP	DP	DP	SUP	SUP		

Commented [JP74]: Change from SUP to SUPA in M-1 zone.

Commented [JP75]: Text in parentheses added.

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/ AM	M-1	M-2	P-L	O-S
	For meaning of DP/SUP ¹ entries, see footnote at end of matrix									
Medical and dental laboratories	DP	DP	DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹		
Miscellaneous Uses										
Any other use determined by Planning Commission to be within general purpose and intent of the applicable zone	SUP								SUP	SUP
Non-Residential Accessory Uses	Accessory uses are those activities clearly secondary to the main use of the land. They are directly related to and support the main use. These uses typically involve only a small portion of the site or floor area of structures, and do not impose any additional impacts or materially affect site planning or building design.									
Alcoholic beverages - limited incidental tasting in conjunction with retail sales for off-premises consumption		SUPA	SUPA	SUPA	SUPA	SUPA				
Barber shops and beauty shops in an office building, per limitations of Sec. 9-4.2106(u)	DP ³									
Caretaker or proprietor living quarters	DP	DP	DP	P	P	DP	P	DP/ SUP ¹		
Coffee shops in office buildings, per limitations of Sec. 9-4.2106(s)	SUPA ³									
Dwellings for agricultural workers on a farm				P	P		P			
Fire roads, helipads and other facilities necessary to provide emergency access to										SUP

Commented [JP76]: Change from SUP to SUPA

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
open space										
Incidental and accessory uses and structures, per limitations of Sec. 9-4.2106(j)		DP	DP	DP	DP	DP	DP/SUP ¹	DP/SUP ¹	DP	DP
Manufacturing, processing, or treating of products sold on the premises of a retail commercial use, and clearly incidental to the retail sales use, per limitations in Sec. 9-4.2106(v)		DP	DP	DP	DP	DP				
Newsstands in an office building, per limitations of Sec. 9-4.2106(w)	DP ³									
Outdoor barbeques in conjunction with a permitted and related commercial operation (e.g., restaurants, meat markets)		DP	DP	DP	DP	DP				
Pharmacy in office building, per limitation of Sec. 9-4.2106(x)	DP ³									
Resource collection receptacles (recyclables)		DP	DP	DP	DP	DP	DP/SUP ¹	DP/SUP ¹	DP	
Vehicle repair and reconditioning accessory to a vehicle sales and/or leasing establishment, per limitations of Sec. 9-			DP			DP				

Commented [JP77]: Listed mfg, etc. as accessory use - permitted in commercial zones as limited. Reflects existing Code language in the C zones.

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/ AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
4.2106(y)										
Water supply – development of wells for on-site use of water only		DP	DP	P	P	DP	P			
Footnote	³ These uses are allowed within office buildings in the C-O zone as accessory uses, per the limitations cited. They are also allowed in other zones as primary or accessory uses. See applicable land use category for other zones in which the uses are permitted.									
Office Uses (Non-Medical)										
Administrative, business and professional offices	DP	DP	DP	DP	DP	DP	SUP	SUP		
Banks and similar financial services	DP	DP	DP	DP	DP	DP	SUP			
Telephone exchanges without outdoor storage		DP	DP			DP				
Newspaper offices and plants			DP	DP		DP				
Personal and General Services										
Appliance and electronics repair		DP	DP	DP	DP	DP				
Baths, Turkish and similar types			DP	DP	DP	DP				
Copying and reproduction services, including print shops			DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹		
Health clubs, fitness studios, gymnasiums										
Less than 10,000 sq. ft. gross floor area (GFA)		SUPA	DP	DP	DP		SUPA			
10,000 sq. ft. GFA or										

Commented [JP78]: Updated classification (blueprinting, photostating, photofinishing) and combined with print shops

Commented [JP79]: Change from SUP to SUPA in C-1 zone for 10K or less

Commented [JP80]: Change from SUP to DP in C-2 zone for 10K or less

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
	For meaning of DP/SUP ¹ entries, see footnote at end of matrix									
more		SUP	SUP	DP	DP		SUP			
Household maintenance and repair services (e.g., shoe repair, tailor shop, locksmith, framing, watch repair)		DP	DP	DP	DP	DP				
Laundry (including laundromats) and dry cleaning establishments, per limitation of Sec. 9-4.2106(z)		DP	DP	DP	DP	DP				
Personal care establishments (e.g., barbershops, beauty shops, nail salons, tanning salons, day spa), per limitation of Sec. 9-4.2106(u)	DP ⁴	DP	DP	DP	DP	DP				
Postal box and mailing services		DP	DP	DP	DP	DP				
Taxidermists			DP	DP	DP	DP				
Wedding chapels			DP	DP	DP	DP				
Footnote ⁴ In the C-O zone, only barbershops and beauty shops are allowed and then as accessory uses, per limitation of Sec. 9-4.2106(t).										
Protected Ridgeline Overlay (PR) Zone Standards										
Waiver or modification of PR overlay zone standards, per limitations of Sec. 9-4.2106(f)	SUP	SUP	SUP	SUP	SUP		SUP	SUP		
Recreational and Open Space Uses										

Commented [JPB1]: Consolidate and expand "shoe repair" and "tailor shops" etc.

Commented [JPB2]: Use added based on practice

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Arcades			SUP	SUPA	SUPA					
Auditoriums, excluding tents and temporary structures			DP	DP	DP	DP				
Billiard and pool halls			DP	DP	DP	DP				
Bowling alleys			SUP	DP	DP					
Dancing establishments		SUP	SUP	SUP	SUP		SUP	SUP		
Golf courses									SUP	
Live entertainment venues		SUP	SUP	SUP	SUP		SUP	SUP		
Natural open space, with only limited compatible improvements, per limitations of Sec. 9-4.2106(aa)										DP
Nature preserves and wildlife refuges										DP
Parks and playgrounds									DP	
Recreation areas and facilities									DP	
Recreational facilities, commercial, per limitations in Sec. 9-4.2106(bb)		SUP	SUP	SUP						
Skating rinks, indoor			SUP	SUP	SUP		SUP	SUP		
Theaters, indoor			DP	DP	DP	DP				
Theaters, outdoor and drive-in			SUP	SUP	SUP		SUP	SUP		

Commented [JP83]: Change from SUP to SUPA in C-3 and C-4 zones

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Retail Commercial Uses										
Antique stores		DP	DP	DP	DP	DP				
Apparel stores		DP	DP	DP	DP	DP				
Art and crafts studios and galleries		DP	DP	DP	DP	DP				
Auction businesses conducted within a building, excluding livestock sales			DP	DP	DP	DP	DP/ SUP ¹	DP/ SUP ¹		
Bakeries, per limitation of Sec. 9-4.2106(z)		DP	DP	DP	DP	DP				
Bookstores		DP	DP	DP	DP	DP				
Building materials storage and sales yards							DP/ SUP ¹	DP/ SUP ¹		
Confectionary stores		DP	DP	DP	DP	DP				
Consumer electronics and appliances sales and service		DP	DP	DP	DP	DP				
Department stores					DP					
Dress-making shops, per limitation of Sec. 9-4.2106(z)		DP	DP	DP	DP	DP				
Drugstores, pharmacies	DP	DP	DP	DP	DP	DP				
Food markets (e.g., grocery store, supermarket, meat markets and other specialty types)		DP	DP	DP	DP	DP				

Commented [JP84]: Renamed from "radio and television sales and repair"

Commented [JP85]: Added, not listed now; previous oversight

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Florist shops		DP	DP	DP	DP	DP				
Furniture stores		DP	DP	DP	DP	DP				
Garden centers		DP	DP	DP	DP	DP				
Hardware stores		DP	DP	DP	DP	DP				
Home décor shops and studios		DP	DP	DP	DP	DP				
Home improvement centers				SUP						
Jewelry stores		DP	DP	DP	DP	DP				
Junior department stores		SUP		DP	DP					
Liquor stores		DP	DP	DP	DP	DP				
Newsstands, per limitation of Sec. 9-4.2106(w)	DP	DP	DP	DP	DP	DP				
Pet shops, including grooming services		DP	DP	DP	DP	DP				
Plumbing supply stores			DP	DP	DP	DP	DP/SUP ¹	DP/SUP ¹		
Retail stores with large showrooms for display of bulk goods (e.g., furniture, carpet, major appliance and similar products)		DP	DP	DP	DP	DP	DP/SUP ¹			
Retail stores not otherwise listed, per limitations of Sec. 9-4.2106(v)		DP	DP	DP	DP	DP				

Commented [JP86]: Renamed "interior decorating establishments"

Commented [JP87]: Change from SUP, listed in "Purpose" section of C-3 zone as anchor.

Commented [JP88]: Add to C-4 for consistency

Commented [JP89]: Listing added to clarify that use is allowed in other zones, but without restriction that applies in C-O zone.

Commented [JP90]: Change from SUP

Commented [JP91]: Modified – moved incidental manufacturing, processing to accessory use; added "not otherwise listed."

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Stationery stores		DP	DP	DP	DP	DP				
Variety stores		DP	DP	DP	DP	DP				
Transient Lodging Uses										
Hotels and motels			DP	DP	DP	DP				
Utility & Communication Uses										
Flood control facilities									DP	SUP
Public utility facilities (e.g., electric power substations, water reservoirs, sewage treatment plants, easements for electric transmission lines in excess of 16 kv)									DP	SUP
Radio or television transmitters or stations								SUP		
Steam-electric generation stations							DP/SUP ¹			
Wireless communications facilities	DP	DP	DP	DP	DP	DP	DP/SUP ¹	DP/SUP ¹	SUP	SUP
Vehicle Related Uses										
Automobile washing facilities			SUP	SUP			SUP	SUP		
Automobile service stations (gas & other fuels)		SUP	SUP	SUP	SUP		SUP			

Commented [JP92]: Slight change in terminology (deleted "automatic")

Land Use Category	Non-Residential Zoning Classifications									
	C-O	C-1	C-2	C-3	C-4	C-2/ AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix			
Vehicle repair and maintenance, excluding auto body repair and painting			DP			DP				
Vehicle sales and leasing, new and used, including automobile, light truck, boat, trailer sales, per limitations of Sec. 9-4.2106(y)			DP			DP	SUP			
Vehicle body repair and painting not associated with an auto dealership, per limitations of Sec. 9-4.2106(cc)						SUP		SUP		
Transportation facilities									SUP	
Drayage, freight and trucking terminals							DP/ SUP ¹	DP/ SUP ¹		
Warehousing, storage and distribution										
Contractor storage yards							DP/ SUP ¹	DP/ SUP ¹		
Equipment rental, repair and storage businesses, per limitation in Sec. 9-4.2106(dd)			SUP				DP/ SUP ¹	DP/ SUP ¹		
Ice and cold storage plants								DP/ SUP ¹		
Public maintenance and storage yards									SUP	
Self-storage (mini-storage) warehouses, per limitation of Sec. 9-4.2106(ee)			SUP				DP/ SUP ¹	DP/ SUP ¹		

Commented [JP93]: Exclusion added; separate definition previously added

Land Use Category	Non-Residential Zoning Classifications									
	C-0	C-1	C-2	C-3	C-4	C-2/AM	M-1	M-2	P-L	O-S
							For meaning of DP/SUP ¹ entries, see footnote at end of matrix.			
Storage garages							DP/ SUP ¹	DP/ SUP ¹		
Storage yards for transit and transportation equipment							DP/ SUP ¹	DP/ SUP ¹		
Wholesale businesses, storage buildings and warehouses							DP/ SUP ¹	DP/ SUP ¹		

General Note:

- 1 In the M-1 and M-2 zones, the entry "DP/SUP¹" means that a development permit is required if the use is located more than 400 feet from any existing residentially zoned property. Otherwise, a special use permit with Planning Commission review is required.

Sec. 9-4.2106. Limitations on specific uses.

Where indicated in the matrix, a specific use is limited in size, scope or nature pursuant to the following provisions:

(a) Apiculture and honey extraction. Apiaries are subject to the following limitations:

- (1) No occupied hive shall be located or maintained within one hundred fifty (150') feet of any public road, street or highway.
- (2) No occupied hive shall be located or maintained within four hundred (400') feet of any dwelling, unless the owner of said dwelling(s) has consented.
- (3) No occupied hive shall be located or maintained within fifty (50') feet of any property line common to other property, except when such other property also contains an apiary.
- (4) Adequate water supply shall be available and maintained on the property to serve the bees.

(b) Boarding and care of horses. Boarding and care of horses is allowed subject to the following:

- (1) A minimum lot size of ten (10) acres is required
- (2) Accommodations for grooms and caretakers are permitted within the same building

(3) In the R-P-D and R-P-D-SFD zones, no more than four (4) horses per acre may be stabled within such a boarding facility, unless otherwise waived by the Planning Commission.

(c) Commercial uses in R-3 zone. Commercial uses are allowed only as follows:

(1) The property is located along a major roadway and within two (200) hundred feet of existing commercially zoned property.

(2) The property is already improved with a non-conforming building, and no expansion of the building shall be permitted.

(3) A special use permit may be approved by the Community Development Director upon a finding that residents within 300 feet of the subject property do not object. Otherwise, the Planning Commission shall be the decision-making body.

(4) Permits shall be granted for a maximum of three (3) years.

(d) Residential care facilities, large.

(1) In the R-E zone, a minimum subzone of 5 acres is required, or a minimum parcel size of 5 acres is required.

(2) In the H-P-D zone, a minimum parcel size of 5 acres is required.

(3) No large residential care facility shall be located within 500 feet of another existing or entitled large residential care facility based on the rebuttable presumption that the location of such a facility within 500 feet of another residential care facility will result in an overconcentration of residential care facilities in the neighborhood.

(e) Substance abuse treatment facilities.

(1) In the R-E zone, a minimum subzone of 5 acres is required, or a minimum lot size of 5 acres is required.

(2) In the H-P-D zone, a minimum parcel size of 5 acres is required.

(3) No substance abuse treatment facility shall be located within 500 feet of another existing or entitled substance abuse treatment facility based on the rebuttable presumption that the location of such a facility within 500 feet of another residential care facility will result in an overconcentration of substance abuse treatment facilities in the neighborhood.

(f) Protected Ridgeline Overlay (PR) zone standards. For any property within the PR Overlay zone, a request to waive or modify one or more development standards set forth in Sections 9-4.3502(a) and (b) of this chapter requires filing and consideration of a special use permit application by the Planning Commission. The criteria and findings for approving said special use permit are as set forth in Sections 9-4.3502(c) and (d) of this chapter.

(g) Farm cottages. Where permitted, farm cottages are limited as follows:

(1) They shall be single-family one-story dwellings, leased to and occupied only by persons employed and working exclusively on the farm premises or premises under the same ownership, and their dependents.

(2) The parcel of land on which the farm cottage is located is at least ten (10) acres in size.

(3) There shall be not more than one farm cottage per ten (10) acres of land of said parcel.

(4) There shall be no more than two (2) farm cottages on any parcel of land.

Commented [JP94]: Code clean-up. The current zone-by-zone listing for this type of SUP requires both Planning Commission and City Council review; however, the PR Zone regulations themselves in Sec. 9-4.3502(c), which was adopted later, gives authority to Planning Commission, with appeal to Council.

(5) A farm cottage may not be located closer than fifty (50) feet to a public street, nor less than twenty-five (25) feet from another farm cottage, main dwelling or guest house.

(6) No additional parking space is required for a farm cottage.

(h) Residential development limitations. Residential development is limited as follows:

(1) In the R-A, R-E, R-O, and R-1 zones, one single-family dwelling is permitted per lot.

(2) In the R-2 zone, either two single-family dwellings or a duplex is permitted per lot.

(3) In the R-3 zone, any housing type is permitted, and the density of development on a lot is limited to a maximum of thirty (30) dwelling units per net acre.

(4) In the R-P-D Zone, any housing type is permitted and the maximum density is as designated by the density subzone (e.g., RPD-7U is limited to seven (7) dwellings per net acre).

(5) In the R-P-D-SFD Zone, only single-family dwellings are permitted.

(6) Pursuant to Sec. 9-4.2527, transitional and supportive housing, as defined in Sec. 9-4.202, are permitted in the respective zones as residential uses based on their type and density of dwelling units.

(i) Guest houses. Where permitted, guest houses are limited as follows:

(1) A guest house shall be a one-story single-family structure for the exclusive use of bona fide guests.

(2) A guest house is limited to a maximum of 600 square feet floor area.

(3) The parcel of land on which a guest house is located shall be at least one (1) acre in size and contain a main residence.

(4) There shall not be more than one (1) guest house per acre of parcel size.

(5) There shall be no more than two (2) guest houses on any parcel of land.

(6) A guest house may not be located closer than fifty (50) feet to a public street, nor less than twenty-five (25) feet from another guest house, main dwelling or farm cottage.

(7) No additional parking space is required for a guest house.

(j) Incidental uses and structures. Uses clearly incidental or accessory to the main permitted use and compatible with the area; construction of structures may require a discretionary permit per Article 18 of this chapter.

(k) Keeping of Horses, Bovines, Goats, and/or Sheep. Horses, bovines, goats, and sheep may be maintained as an accessory use to a single family dwelling where permitted in a zone subject to the following limitations:

(1) The lot size must be at least 20,000 square feet.

(2) Two horses, bovines, goats, or sheep, or a combination of animals equaling two (2) total animals may be kept.

(3) For each additional 20,000 square feet of lot size above the 20,000 square foot minimum, an additional one animal may be kept. In the R-O zone, a maximum of three (3) animals may be permitted, no matter how large the lot is.

(4) No horse may be housed, kept, pastured, stabled, or confined within forty (40) feet of any habitable dwelling, religious facility, school, or other place of human habitation, except the dwelling of the owner thereof.

(l) Small animals for family use. Permitted as follows:

(1) No more than twenty-four (24) birds and twelve (12) rabbits if the lot area is more than 10,000 square feet. No more than twelve (12) birds and six (6) rabbits where the lot area is 7,000 to 10,000 square feet and the property is located in the R-1 zone.

(2) In the R-E and R-1 zones, one calf, pig, sheep or goat raised as a 4-H or school project, provided that the lot area is not less than 10,000 square feet.

(3) In the R-O zone, up to two (2) calves, pigs, sheep, or goats, or combination thereof, raised as a 4-H or school project when the lot area is not less than 10,000 square feet, plus an additional calf, pig, sheep, or goat for each additional 10,000 square feet of lot size.

(4) In the R-1 zone, a Farm Animal Permit is required per Sec. 9-4.703.

(m) Stands for sale of products. Stands for the sale of agricultural products grown or produced on the premises as permitted by this chapter are allowed, subject to the following limitations:

(1) The floor area of such stands may not exceed four hundred (400') square feet.

(2) Such stands shall not be located or maintained within twenty (20') feet of any public road, street, or highway.

(n) Temporary model home and real estate sales complexes. Allowed for the limited purpose of conducting sales only of lots in the subdivision as follows:

(1) May be permitted in advance of the filing of the final map after road plans have been submitted to the Public Works Department for approval.

(2) May be maintained for a period of eighteen (18) months or until all the lots in the subdivision have been sold, whichever is earlier.

(o) Water supply. Water wells are permitted only for purposes of providing water to the lot or parcel upon which the well is located.

(p) Veterinary hospitals and clinics, small animals. Treatment rooms, cages, pens, and kennels shall be maintained within a completely enclosed soundproof building. The hospital or clinic shall be operated in such a way as to produce no objectionable odors outside the building.

(q) Veterinary hospitals and clinics, large animals. No treatment rooms, open kennels, or pens shall be maintained nearer than two hundred (200') feet from any other property.

(r) Emergency shelters. Subject to the special standards in Sec. 9-4.2525 of this chapter. Except for such special standards, emergency shelters shall be subject to the same development and management standards that apply to commercial development in the underlying zone where permitted.

(s) Coffee shops in C-O zone. There shall be no entrance directly from the street to such businesses, no signs or other evidence indicating the existence of such business visible from the outside of the building, and the office building shall be of sufficient size and character so that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building.

(t) Trade and training schools and college and university extension classrooms and associated offices in the C-4 zone. Said uses are permitted only as an accessory use within an existing office or commercial building.

(u) Personal care uses in C-O zone. In the C-O zone, only barber shops and beauty shops are permitted, provided they are located within an office building and have no entrances directly from the street. There shall be no signs or other evidence indicating the existence of such businesses visible from the outside of the building, and the office building shall be of sufficient size and character such that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building.

(v) Incidental manufacturing and processing accessory to retail use. Limited manufacture, treatment, and treatment of products integral to a retail business and conducted on the same premises is permitted subject to the following limitations:

(1) Not more than five (5) persons shall be employed in the permitted manufacturing, processing, or treating of products; and,

(2) The operations and products shall not unreasonably emit noise, odor, dust, smoke, vibration, or other objectionable effects.

(w) Newsstands in C-O zone. In the C-O zone, newsstands are permitted, provided they are located within an office building and have no entrances directly from the street. There shall be no signs or other evidence indicating the existence of such businesses visible from the outside of the building, and the office building shall be of sufficient size and character such that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building.

(x) Pharmacies in C-O zone. In the C-O zone, pharmacies are permitted provided they are located within an office building and have no entrances directly from the street. There shall be no signs or other evidence indicating the existence of such businesses visible from the outside of the building, and the office building shall be of sufficient size and character such that the patronage of such businesses may be expected to be furnished substantially or wholly by the occupants of the building. Provided further that they are limited to the preparation, dispensing, and retailing of drugs and the dispensing and retailing of orthopedic and medical appliances clearly incidental to, and as an accessory use to, the permitted uses of this article, and specifically excluding the retailing or dispensing of non-related pharmaceutical commodities, products, or articles.

(y) Vehicle sales and leasing. Vehicles sales and leasing businesses where permitted shall be subject to the following limitations:

(1) No repair or reconditioning of automobiles, trailers, or boats shall be permitted unless such work is done entirely within an enclosed building; and,

(2) The entire area of the premises is improved with paved surfaces, landscaping and structures.

(z) Limitations on manufacturing, processing, and treating of products for certain uses in C-1 zone. No more than (5) persons shall be employed in the manufacturing, processing and treating of products involved with the retail use, if located in the C-1 zone.

(aa) Natural Open Space in OS zone. In the OS zone, improvements associated with natural open space are limited to (1) pathways for recreational travel (trails); (2) parking facilities at ingress and egress points for pathways for recreational travel; (3) natural minimally landscaped park areas; (3) minimal regulatory and directional signs along pathways for recreational travel and at ingress and egress sites

Commented [JP95]: Changed from "... surfaced with concrete or asphaltic concrete."

to open space; (4) structures and fencing which prevent access to open space, sensitive habitats, or endangered archaeological sites; (5) drinking stations or permanent impoundments for wildlife habitat enhancement purposes; and (6) limited recreational structures, such as bridges, campsites, fire pits, hitching racks, information kiosks, and structures designed for the education of the public.

(bb) Limitations on commercial recreation facilities in C-1 zone. Commercial recreation facilities allowable within the C-1 zone are limited to tennis and handball/racquetball courts.

(cc) Independent auto body repair in C-2/AM zone. Any special use permit issued for an independent auto body repair use in the C-2/AM zone shall be reviewed administratively through a minor modification one year from the first day of occupancy to ensure that the operation does not create any adverse effects to surrounding properties.

(dd) Equipment rental in C-2 zone. In the C-2 zone, the following limitations regarding the rental and storage of equipment apply:

- (1) Concrete mixers limited to one-half (1/2) sack size;
- (2) Small tractors limited to the operation of a five-eighths (5/8) cubic yard skip loader of a five (5') foot blade attachment;
- (3) Rototillers;
- (4) Home improvement or maintenance equipment;
- (5) Trailers limited to one ton capacity;
- (6) Hand tools and garden equipment;
- (7) Trucks not exceeding one and one half (1-1/2) tons capacity;
- (8) Any outdoor storage area shall have an improved surface (e.g., concrete or asphalt).

(ee) Self storage facilities in C-2 zone. In the C-2 zone, self-storage buildings limited to public use and rental are subject to the following conditions and limitations:

- (1) Office and/or retail development shall be a component of the same development and shall be located on the street frontage;
- (2) Self-storage buildings shall be located behind the office and/or retail building(s) with a minimum setback of one hundred (100') feet from the property line along the street frontage;
- (3) The maximum size of the self storage facility shall not exceed five (5) acres, and no individual rental storage space shall exceed five hundred (500) square feet;
- (4) Self-storage buildings shall be permissible only on parcels legally created prior to July 1, 2011, which as of that date have a lot depth that is more than four (4) times the lot width.

Sec. 9-4.2106. Findings for approval of entitlements for permitted uses.

It is presumed that a use allowable by development permit, hillside planned development permit, residential planned development permit, or trailer park development permit is appropriate at any location within a zone in which it is permitted, subject to the limitations of the applicable sub-zone (e.g., density subzone in the RPD

Commented [JP96]: Added. States distinction between DP uses and SUP uses. Cross-references to findings required in Article 28.

zone) and overlay zone (e.g. Protected Ridgeline), and if the applicable findings set forth in Section 9-4.2803(c) of this chapter are made.

Such a presumption is not applicable to special use permits. It is recognized that uses listed as special uses may not be appropriate at every location within a given zone because of the nature of the use. A special use permit may only be approved if the decision-making body makes all of the applicable findings in Section 9-4.2803(c) of this chapter."

Part 39

Section 9-4.2404 (f)(2) of the City of Thousand Oaks Municipal Code is hereby amended to read as follows:

"Sec. 9-4.2404. General installation requirements of parking areas.

(f) Maintenance. While encouraging upgrades of parking lots through a maintenance program, public safety and security shall be taken into consideration in upgrading the facilities, regarding lighting, traffic circulation and landscaping.

(2) The following improvements to parking lots shall be considered "major" repair and maintenance:

- (i) Restriping of parking areas in which the number of parking spaces or their configuration is changed;
- (ii) Altering the number, shape, or size of parking area planters;
- (iii) Overlaying and restriping any part of the parking area which includes any required disabled parking spaces or disabled path of travel.

If the site area affected by the work is 2.0 acres or less, then a Design Review application is required in accordance with Section 9-4.1804(f) of this chapter; otherwise, a Minor Modification application to the project's underlying entitlement (e.g., development permit, special use permit) in accordance with Section 9-4.2804 is required.

Such major repair and maintenance improvements shall require concurrent compliance with the disabled access and parking requirements set forth in Section 9-4.2404(g) of this chapter, subject to review and approval of the Community Development Department through the applicable process set forth above."

Part 40

Section 9-4.2506 of the City of Thousand Oaks Municipal Code is hereby repealed.

Part 41

Commented [JP97]: Allows Design Review, rather than minor mod for smaller areas; deletes reference to Sec 9-4.2805, which is not applicable.

Commented [JP98]: Old County Code language apparently to regulate a certain style of multi-family project. RPD zone standards are used for all multi-family dwellings regardless of zone, so this can be deleted.

Section 9-4.2804(a)(4) of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.2804. Authority of the Community Development Director to approve permit applications.

(a) The Community Development Director, or the Director's designee, shall have decision-making authority over the following permit applications:

(4) Special use permits for the uses indicated in the Permitted Use Matrices in Sec. 9-4.2103 and Sec. 9-4.2104 of this chapter, as allowed by the applicable regulations of the underlying zone for the following types of uses, where allowed by the applicable regulations of the underlying zone.

- ~~(i) Freestanding ham radio towers;~~
- ~~(ii) Any business wholly or incidentally engaged in the on-premises sale of alcoholic beverages provided that no live entertainment is to be conducted on the premises and the subject site is more than four hundred (400') feet from any dwelling unit within a residential zone;~~
- ~~(iii) As authorized by Section 9-4.2310 of this chapter, on-building signs not meeting the requirements of Article 23 of this chapter, and freestanding way-finder signs within the C-2/AM Zone;~~
- ~~(iv) Dish antenna installations;~~
- ~~(v) Repealed;~~
- ~~(vi) Day nurseries;~~
- ~~(vii) Rental dwellings for occupancy of four (4) or more adults;~~
- ~~(viii) Food cooperatives;~~
- ~~(ix) Large family day care homes;~~
- ~~(x) Wireless communications facility, provided the Director or his or her designee finds such facility is consistent with the City's standards and guidelines for the installation of wireless communications facilities, as adopted by resolution of the City Council;~~
- ~~(xi) Martial arts and dance studios under 10,000 square feet.~~

Part 42

Section 9-4.2804(b) of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.2804. Authority of the Community Development Director to approve permit applications.

~~(b) At least ten (10) days prior to the Director rendering a decision on any application for a permit listed in subsection (a) of this section, a notice of application of the pending request shall be provided as required by Section 9-12.202 of this title. Prior to rendering a decision on any application for a permit listed in subsection (a) of this section, a notice of application shall be provided as required by Sec. 9-12.202 of this title."~~

Commented [JP99]: Deletes reference to 10-day notice, which is inconsistent with 14 days required by Sec. 9-12.202.

Part 43

Section 9-4.2805(c) of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.2805. Administrative actions.

~~(c) At least ten (10) days prior to the Director rendering a decision on an administrative action request, a notice of application of the pending request shall be provided as required by Section 9-12.202 of this title. Prior to rendering a decision on an administrative action application, a notice of application shall be provided as required by Sec. 9-12.202 of this title."~~

Commented [JP100]: Deletes reference to 10-day notice, which is inconsistent with 14 days required by Sec. 9-12.202.

Part 44

Section 9-4.3102 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.3102. Permitted uses (H-P-D).

~~Only the uses identified in Article 21 of this chapter as being permitted in the Hillside Planned Development (H-P-D) Zone shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21. The following uses may be permitted as part of the H-P-D (hillside planned development) permit processed in accordance with the provisions of this article:~~

Commented [CTO101]: List of permitted uses moved to Article 21.

Part 45

Section 9-4.3103 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.3103. Hillside Planned Development Single-Family Detached sub-zone (H-P-D - S-F-D).

~~In the Only the uses identified in Article 21 of this chapter as being permitted in the Hillside Planned Development Single-Family Detached (H-P-D - S-F-D) sub-zone~~

~~only one family detached dwelling units shall be permitted shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21. All other provisions of this article shall apply in the H-P-D - S-F-D sub-zone."~~

Commented [CTO102]: Cross-reference to Article 21 matrix

Part 46

Section 9-4.3104 of the City of Thousand Oaks Municipal Code is repealed.

Commented [CTO103]: List of special uses in HPD zone moved to Article 21 matrix

Part 47

Section 9-4.3201 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.3201. ~~Uses requiring development permits~~ Permitted uses (P-L).

Only the uses identified in Article 21 of this chapter as being permitted in the Public, Quasi-Public, and Institutional Lands and Facilities (P-L) Zone shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21. ~~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:~~

Commented [CTO104]: List of permitted uses moved to Article 21 matrix

..."

Part 48

Section 9-4.3202 of the City of Thousand Oaks Municipal Code is repealed.

Commented [CTO105]: List of special uses in P-L zone moved to Article 21 matrix

Part 49

Section 9-4.3203(g) of the City of Thousand Oaks Municipal Code is added to read:

"Sec. 9-4.3203. Development Permits: Conditions and limitations (P-L).

Commented [JP106]: Signs were treated as a listed use in the P-L zone, which is not appropriate. This Part adds a subsection to the list of development standards in the P-L zone comprising the same language regarding signs in the P-L zone. It is a more appropriate location for that regulation.

~~(g) Signs only as set forth in Article 23 of this chapter and as follows:~~

~~(1) Attached: One and one half (1 ½) square foot of sign area for each lineal foot of building frontage; and~~

~~(2) Freestanding. One monument sign with an area of one square foot for each foot of property frontage on the principal street (maximum six (6') feet in height and fifty (50) square feet in area."~~

Part 50

Section 9-4.3601 of the City of Thousand Oaks Municipal Code is amended to read:

"Sec. 9-4.3601. Uses Requiring Development Permits Permitted uses (OS).

~~Only the uses identified in Article 21 of this chapter as being permitted in the Open Space (OS) Zone shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21. The following uses only shall be permitted in the Open Space (OS) Zone, subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of the chapter:~~

Commented [CTO107]: List of development permit uses moved to Article 21 matrix

Part 51

Section 9-4.3602 of the City of Thousand Oaks Municipal Code is repealed.

Part 52

Article 37, Highway and Arterial Business/Civic Center Zone (C-2/CC), of Chapter 4 of Title 9 of the City of Thousand Oaks Municipal Code is repealed., and the Table of Contents of Title 9 is amended accordingly.

Commented [CTO108]: List of special uses in OS zone moved to Article 21 matrix

Part 53

Section 9-4.3901 of the City of Thousand Oaks Municipal Code is amended to read as follows:

"Sec. 9-4.3901. Permitted uses (C-2/AM).

~~Only the uses identified in Article 21 of this chapter as being permitted in the Highway and Arterial Business/Auto Mall (C-2/AM) Zone shall be established or maintained on property located therein, subject to the permitting requirements and limitations set forth in said Article 21. The following uses only shall be permitted in Highway and Arterial Business/Auto Mall Zone (C-2/AM) subject to the requirements and conditions of a development permit granted in the manner provided in Article 28 of this chapter and Section 9-4.3903, and such use conforms to all applicable provisions of this chapter:~~

Commented [CTO110]: List of development permit uses moved to Article 21 matrix

Part 54

Section 9-4.3902 of the City of Thousand Oaks Municipal Code is repealed.

Part 55

Section 9-10-502(g) of the City of Thousand Oaks Municipal Code is repealed.

Commented [CTO111]: List of special uses in C-2/AM zone moved to Article 21 matrix

Commented [JP112]: Per case law, deletes provision of density bonus law that restricts counting of required inclusionary units as affordable units for density bonus purposes

"Sec. 9-10.502. Eligibility for density bonus.

...
(g) ~~Affordable Units provided to satisfy the requirements of Article 3, Inclusionary Housing Program, shall not be counted toward the number of affordable units to qualify a residential development for a density bonus."~~

Part 56

Severability

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this title; it being hereby expressly declared that this title, and each section, subsection, sentence, clause and phrase hereof, would have been prepared, proposed, adopted, approved and ratified irrespective of the fact that anyone or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Part 57

(Uncodified)
Effective Date

This Ordinance shall take effect on the thirty-first (31st) day following its final passage and adoption.

PASSED AND ADOPTED THIS

Joel Price, Mayor
City of Thousand Oaks, California

ATTEST:

Cynthia M. Rodriguez, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

By: Patrick Hehir, Assistant City Attorney

APPROVED AS TO ADMINISTRATION:

Scott Mitnick, City Manager