

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

*CM Rodriguez*

**Agenda Related Items - Meeting of May 24, 2016**  
**Supplemental Packet Date: May 19, 2016**

### Supplemental Information:

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

### 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.

2016 MAY 13 P 3: 57

2016 MAY 19 PM 3: 12

CITY MANAGER'S OFFICE

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

May 12, 2016

City of Thousand Oaks  
2100 E. Thousand Oaks Blvd  
Thousand Oaks, CA 91362

RECEIVED BY ALL  
COUNCILMEMBERS

**CASE:** MND 2014-70482/TTM 2014-70479/Z 2014-70114/RPD 2014-70478/LTP 2014-70480  
**Applicant:** Hillcrest Signature Homes LLC

Dear Honorable Mayor Joel Price

Hello, I recently spoke at the Planning Commission meeting on 4.25.16. The community and I are supportive of the Hillcrest Signature Homes project, but again I want to stress that the community is concerned regarding the way the Glenwood Place track of homes were built.

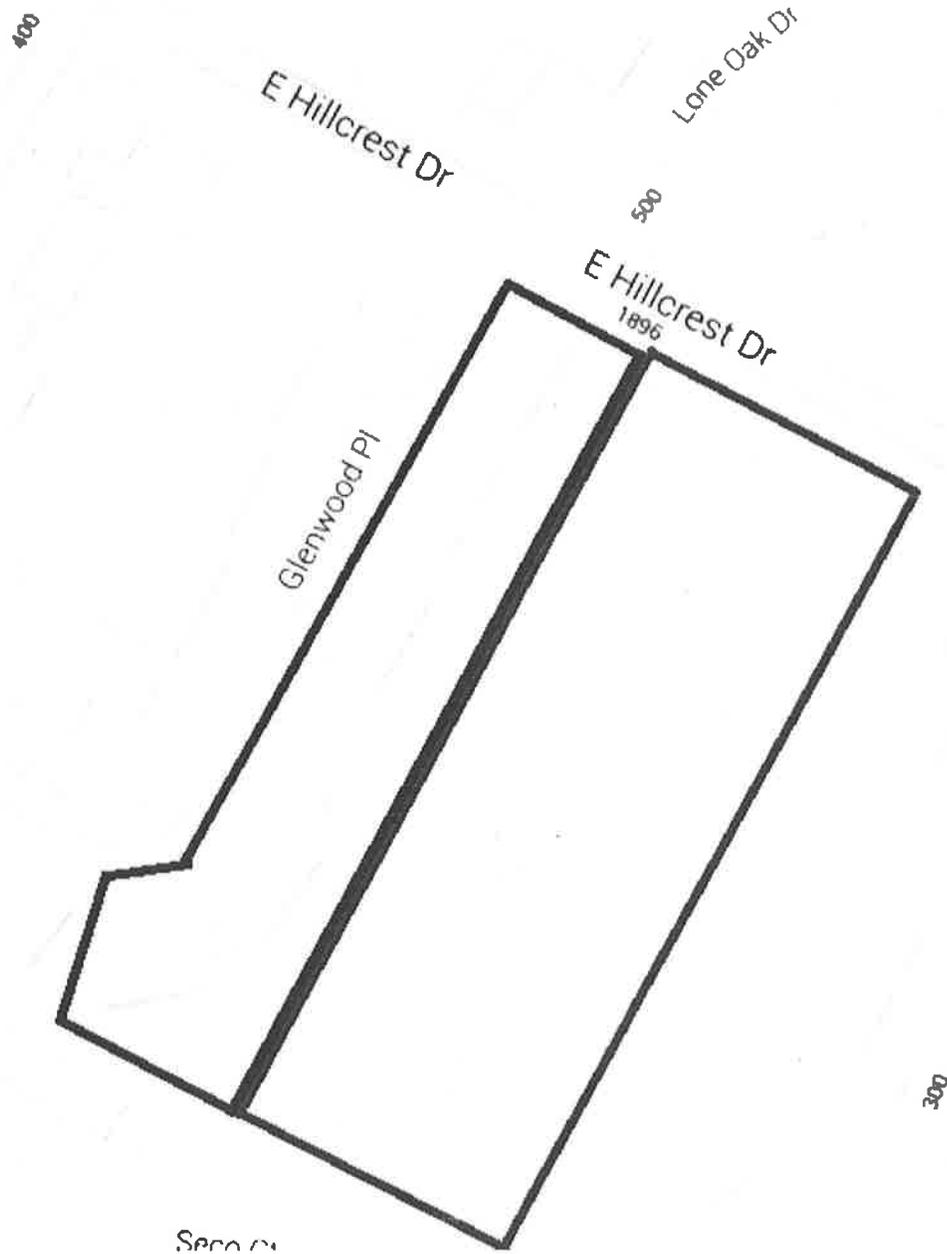
The Glenwood Place tract of homes near the proposed development were built in 1959 and have structural problems. The Glenwood Place homes do not have any rebar in the foundations or slabs. Our neighborhood survey has revealed that 23 out of the 25 homes on the street have foundation and slab issues. Some of the homes have extensive issues with cracked foundation, slabs, sinking walls, crooked door frames, and askew windows. In 2013 the community had an engineering company examine one of the Glenwood Place homes to inspect the structure to determine its stability and if it could be repaired. The findings and estimate were returned and the cost to stabilize the house is staggering. We are now concerned that because of the foundation and slab issues that several of the homes could be at a condemnable state. That if the proposed development does not take precautions while construction occurs, that our homes would be in danger and their occupants.

I have made Hillcrest Signature Homes aware of the concerns that the neighborhood has, in regards to the structural issues. The previous owner of the land was also made aware of the issues and stated that they will take precautions by utilizing seismic reader equipment during construction. As a community we ask that the Hillcrest Signature Homes developer be asked to take similar precautions, to prevent any mitigating damage from adjacent construction. The new developer should determine what tolerances would be acceptable by using seismic reading equipment. It would be beneficial to know the ground vibration threshold the homes on Glenwood Place can take.

It appears the homes on Glenwood Place are a victim of older design methods, inferior materials, and expansive soils in the area. That, coupled with the lack of rebar and the age of the homes, puts them in a dangerous state. We don't want the proposed construction to speed up and expedite the Glenwood Place homes' deterioration.

We have documented the current conditions of the homes by measuring the crack lengths and widths. We have documented the floor slopes by using bubble levels. Pictures and video have also been used to assist with documenting the current conditions. Documented items are being date and time stamped. This is being done to protect our homes and lifestyle if damage does result from the development.

TO COUNCIL 5-19-2016  
AGENDA ITEM NO. 8.A.  
MEETING DATE 5-24-2016



The above area to the right represents the proposed development area. The left area represents the homes on Glenwood Place homes in the immediate path of risk.

Sincerely,

*Bill Ochs Debbie Ochs*

Bill and Debbie Ochs  
480 Glenwood Pl, Thousand Oaks, CA 91362