

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

*CM Rodriguez*

**Agenda Related Items - Meeting of February 28, 2017**  
**Supplemental Packet Date: February 28, 2017**  
**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.



# Finance Department MEMORANDUM

2017 FEB 28 AM 9:06  
2400 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Phone 805/449.2200 • Fax 805/449.2250 • www.toaks.org

CITY CLERK DEPARTMENT  
CITY OF THOUSAND OAKS

**To:** City Council  
**From:** John F. Adams, Finance Director  
**Date:** February 28, 2017  
**Subject:** **Item 8A - Draft 2017 Citywide User Fees, Fines, Penalties, Rates, and Assessments (User Fees), and Developmental Impact Fees**

Refer to the attached User Fee Detail Sheets that have been revised since the submittal of the "Draft" User Fee manual and Report:

## Community Development – Planning Fee

Oak/Landmark Tree Fee (P-11A, P-11B, P-11C, & P-11D)

Minor revisions to Definition/Comments section (P-11A & P-11B)  
Minor verbiage revisions to Fee sections, and P-11D Deposit revised from  
\$400 to \$200 to be consistent with other Oak/Landmark Tree Fees

Permit – Time Extension (P-26A) – Fee increased by 2.55% CPI from \$2,571 to  
\$2,635

## Library User Fees

Overdue Materials (LI-01) & Processing for Lost/Damaged Materials (LI-07)

Modified the note on waiving fees for the DVD collection. Note now reads:

Waiving a portion or all of the above mentioned Library fine is based on the Library's policy/procedure and at the discretion of the Library Director (or their Designee).

For the DVD collection, waiving a portion or all of the above mentioned Library fine is up to the Library Foundation's policy/procedure and if applicable, waived by the Library Director (or their Designee).

If you have any questions, please contact John Adams at 805-449-2235 or jadams@toaks.org.

TO COUNCIL 2-28-2017  
AGENDA ITEM NO. 8.A.  
MEETING DATE 2-28-2017

# City of Thousand Oaks User Fees Detail

## Community Development - Planning Division - 2017 (Draft A)

Fee Type	Fee Title				Fee #
User Fee	Oak/Landmark Tree Permit Administrative Processing				P-11A
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
CDD - Planning	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	n/a	
<b>Definition/Comments</b>					
Request for removal/transplant/exemption of/or pruning/encroachment into protected zone of oak or landmark tree. Administrative processing is permitted if three (3) or fewer oak or landmark trees are proposed for removal as defined by TOMC Sec. 9-4.42 et seq and Sec. 9-4.43 et seq, no 24" diameter oak or landmark tree, and no historic trees as defined by TOMC Sec. 9-4.4302 are proposed for removal. Administrative processing is also permitted for the pruning/encroachment into the protected zone of any number of oak and/or landmark trees. All other applications - see P-11B. (Homeowner Exception - Per City Council, not at full-cost recovery.)					
<b>Accounts Credited With Fee Receipts</b>					
001-4210-447-40-00 Construction/Bldg Fees - Development Services					
831-0000-241-20-00 Oak/Landmark Tree & Landscape Deposits					
Fee Structure			Prop. 26 Exception	Fee or Tax	
<input type="checkbox"/> Fixed Fee <input checked="" type="checkbox"/> Variable Fee <input checked="" type="checkbox"/> Deposit Required			1. Specific benefit conferred or privilege granted	Fee	
<b>Fee</b>					
1)	No Fee	Type A - Dead or hazardous trees			
2)	\$ 100.00	Type B - Simple encroachments involving no grading or pruning			
3)	\$ 100.00	Type C - Permits for existing single family dwelling, townhomes & condominium projects, & HOA's			
4)	\$ 925.00	For other administrative permits OR			
5)	\$ 575.00	If processed concurrently with another entitlement			
PLUS, actual costs of consulting landscape architect to review the request					
6)	\$ 200.00	Deposit when landscape architect review is required			

**City of Thousand Oaks User Fees Detail**  
**Community Development - Planning Division - 2017 (Draft A)**

Fee Type	Fee Title				Fee #
User Fee	Oak/Landmark Tree Permit Planning Commission Processing				P-11B
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
CDD - Planning	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	Resolution No. 2015-019	
<b>Definition/Comments</b>					
Request for removal/transplant of oak or landmark tree. Planning Commission processing is required if four (4) or more oak trees are proposed for removal/transplant or four (4) or more landmark trees, as defined by TOMC Sec. 9-4.42 et seq and Sec. 9-4.43 et seq, any 24" diameter oak or landmark tree, or any historic trees as defined by TOMC Sec 9-4.4302 are proposed for removal. All other applications - see (P-11A). (Homeowner Exception - Per City Council, not at full-cost recovery.)					
<b>Accounts Credited With Fee Receipts</b>					
001-4210-447-40-00 Construction/Bldg Fees - Development Services					
831-0000-241-20-00 Oak/Landmark Tree & Landscape Deposits					
Fee Structure			Prop. 26 Exception	Fee or Tax	
<input type="checkbox"/> Fixed Fee <input checked="" type="checkbox"/> Variable Fee <input checked="" type="checkbox"/> Deposit Required			1. Specific benefit conferred or privilege granted	Fee	
<b>Fee</b>					
1)        No Fee    Dead or hazardous tree 2) \$     262.00    Type D - Permits for existing single family dwellings, townhomes & condominium projects, & HOA's 3) \$    2,878.00    Type D - For other Planning Commission review permits OR 4) \$     537.00    If processed concurrently with another entitlement  PLUS, actual cost of consulting landscape architect to review the request 5) \$     200.00    Deposit when landscape architect review is required					

# City of Thousand Oaks User Fees Detail

## Community Development - Planning Division - 2017 (Draft A)

Fee Type	Fee Title				Fee #
User Fee	Oak/Landmark Tree Permit Minor Modification				P-11C
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
CDD - Planning	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	Resolution No. 2015-019	
<b>Definition/Comments</b>					
Request for minor modification to an already approved permit for removal/transplant of/or pruning/encroachment into protected zone of oak or landmark tree. (Homeowner Exception - Per City Council, not at full-cost recovery.)					
<b>Accounts Credited With Fee Receipts</b>					
001-4210-447-40-00 Construction/Bldg Fees - Development Services					
831-0000-241-20-00 Oak/Landmark Tree & Landscape Deposits					
Fee Structure			Prop. 26 Exception	Fee or Tax	
<input type="checkbox"/> Fixed Fee <input checked="" type="checkbox"/> Variable Fee <input checked="" type="checkbox"/> Deposit Required			1. Specific benefit conferred or privilege granted	Fee	
<b>Fee</b>					
1)	No Fee	Dead or hazardous tree			
2)	\$ 225.00	Minor modifications at existing single family dwellings, townhomes & condominium projects, & HOA's			
3)	\$ 777.00	Commercial and other minor modification applications OR			
4)	\$ 463.00	If processed concurrently with another entitlement			
PLUS, actual costs of consulting landscape architect to review the request					
5)	\$ 200.00	Deposit when landscape architect review is required			

**City of Thousand Oaks User Fees Detail**  
**Community Development - Planning Division - 2017 (Draft A)**

Fee Type	Fee Title				Fee #
User Fee	Oak/Landmark Tree Permit Major Modification				P-11D
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
CDD - Planning	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	Resolution No. 2015-019	
<b>Definition/Comments</b>					
Request for major modification to an already approved permit for removal/transplant of/or pruning/encroachment into protected zone of oak or landmark tree. (Homeowner Exception - Per City Council, not at full-cost recovery.)					
<b>Accounts Credited With Fee Receipts</b>					
001-4210-447-40-00 Construction/Bldg Fees - Development Services					
831-0000-241-20-00 Oak/Landmark Tree & Landscape Deposits					
Fee Structure			Prop. 26 Exception	Fee or Tax	
<input type="checkbox"/> Fixed Fee <input checked="" type="checkbox"/> Variable Fee <input checked="" type="checkbox"/> Deposit Required			1. Specific benefit conferred or privilege granted	Fee	
<b>Fee</b>					
1)        No Fee    Dead or hazardous trees 2) \$     262.00   Major modifications at existing single family dwellings, townhomes & condominium projects, & HOA's 3) \$    2,827.00   Commercial and other major modification applications OR 4) \$    1,880.00   If processed concurrently with another entitlement  PLUS, Actual costs of consulting landscape architect to review the request 5) \$     200.00   Deposit when landscape architect review is required					

**City of Thousand Oaks User Fees Detail**  
**Community Development - Planning Division - 2017 (Draft A)**

Fee Type	Fee Title				Fee #
User Fee	Permit - Time Extension				P-26A
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
CDD - Planning	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	Resolution No. 2015-019	
Definition/Comments					
Review and process requests for time extensions to approved Development Permits, Special Use Permits (Types A and B only), Trailer Park Planned Developments, Residential Planned Developments, or Hillside Planned Developments.					
Accounts Credited With Fee Receipts					
001-4210-447-40-00 Construction/Bldg Fees - Development Services					
Fee Structure			Prop. 26 Exception		Fee or Tax
<input checked="" type="checkbox"/> Fixed Fee <input type="checkbox"/> Variable Fee <input type="checkbox"/> Deposit Required			6. Condition of property development		Fee
Fee					
1) \$ 2,635.00    OR \$ 1,585.00    If processed concurrently with another entitlement application					

# City of Thousand Oaks User Fees Detail

## Library - 2017 (Draft A)

Fee Type	Fee Title				Fee #
Fine	Overdue Materials				LI-01
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
Library	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	Resolution No. 2015-019	
Definition/Comments					
Charge for materials not returned by due date. \$ .25 cents per day is in the midrange of fines charged by all libraries (\$.15-\$.35) in the Southern California Library Cooperative.					
Accounts Credited With Fee Receipts					
110-7010-451-00-00 Fines and Penalties - TO Library fines					
110-7410-451-00-00 Fines and Penalties - NP Library fines					
Fee Structure			Prop. 26 Exception		Fee or Tax
<input checked="" type="checkbox"/> Fixed Fee <input type="checkbox"/> Variable Fee <input type="checkbox"/> Deposit Required			5. Fine, penalty, or other charge imposed		Fee
Fee					
1) \$      0.25      Per item/per day					
<p><b>Notes:</b>    Waiving a portion or all of the above mentioned Library fine is based on the Library's policy/procedure and at the discretion of the Library Director (or their Designee).</p> <p>For the DVD collection, waiving a portion or all of the above mentioned Library fine is up to the Library Foundation's policy/procedure and if applicable, waived by the Library Director (or their Designee).</p>					



# **City of Thousand Oaks User Fees Detail** **Library - 2017 (Draft A)**

Fee Type		Fee Title			Fee #
Fine		Processing for lost/damage materials			LI-07
Operating Department	Effective Date	Legislative Reference	Prior Action Date	Prior Legislative Reference	
Library	Jul 01, 2017	Resolution No. 2017-	Jul 01, 2015	Resolution No. 2015-019	
Definition/Comments					
Charge for lost/damage materials					
Accounts Credited With Fee Receipts					
110-7010-451-00-00 Fines and Penalties - TO Library fines					
110-7410-451-00-00 Fines and Penalties - NP Library fines					
Fee Structure			Prop. 26 Exception		Fee or Tax
<input checked="" type="checkbox"/> Fixed Fee <input type="checkbox"/> Variable Fee <input type="checkbox"/> Deposit Required			5. Fine, penalty, or other charge imposed		Fee
Fee					
1) \$      10.00      Per copy - PLUS actual repair or replacement cost.  <b>Notes:</b> Waiving a portion or all of the above mentioned Library fine is based on the Library's policy/procedure and at the discretion of the Library Director (or their Designee).  For the DVD collection, waiving a portion or all of the above mentioned Library fine is up to the Library Foundation's policy/procedure and if applicable, waived by the Library Director (or their Designee).					

<i.quidwai@gmail.com> wrote:

**Times they are a changin' Nick Q**

# Trump administration signals a possible crackdown on states over marijuana

LA Times

2017 FEB 27 AM 8:41  
CITY CLERK DEPARTMENT  
CITY OF LOS ANGELES

Legal marijuana grown in Los Angeles County. (Los Angeles Times)

**Evan Halper and Patrick McGreevy** Contact Reporters

The White House on Thursday put states that have legalized recreational-use marijuana on notice that federal law enforcement agents could be targeting them soon.

It was the clearest warning yet that the Trump administration may move to disrupt the marijuana trade in the eight states, including California, that have legalized the recreational use of pot.

TO COUNCIL 2-28-17  
AGENDA ITEM NO. 9.A.  
MEETING DATE 2-28-17

FROM  
OUR  
PARTNE  
RS:

These States Just Legalized Marijuana

White House Press Secretary Sean Spicer told reporters that the administration had no plans to continue the permissive approach of the Obama administration and that it viewed recreational marijuana use as a flagrant violation of federal law.

Spicer's statement that the Department of Justice could initiate enforcement actions in states that have legalized recreational pot alarmed the multibillion-dollar marijuana industry and set up the administration for yet another confrontation with liberal states.

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Spicer said recreational marijuana was a scourge, likening its widespread use to the opioid addiction epidemic — an incendiary charge that many medical experts would dispute. But the comments intensified concerns that the robust recreational marijuana trade that has been brought out into the open in recent years — generating hundreds of millions of dollars of tax revenue — could soon be disrupted by federal agents.

Cities and counties tell legislators they're struggling to keep up with the legalized marijuana industry

“When you see something like the opioid addiction crisis blossoming around so many states ... the last thing we should be doing is encouraging people,” Spicer told reporters. “There is still a federal law we need to abide by in terms of when it comes to recreational marijuana and other drugs of that nature.”

Asked whether states that have legalized recreational use could be targeted by federal actions, Spicer said, “I do believe that you'll see greater enforcement.” He said that while federal law prohibits raids of medical marijuana operations, “that's very different than the recreational use, which is something the Department of Justice, I think, will be further looking into.”

It has been years since the Drug Enforcement Administration sent agents on busts of pot businesses operating legally under state laws. The Obama administration issued an administrative policy putting a stop to such federal raids, even as it continued to classify the drug as more dangerous than cocaine. Congress further reassured marijuana users in 2014 by banning the DEA from using federal funds to go after medical marijuana operations operating legally under state laws.

To many, the legal recreational pot trade in America has grown so large, routine and socially acceptable that it has become too big to jail.

But the marijuana industry has been on edge since Trump's election. While the president's position on the drug has been murky, his appointment of former Sen. Jeff Sessions as U.S. attorney general rattled dispensary owners and growers. Sessions is a longtime crusader in the war on drugs, as is Vice President Mike Pence.

"It looks like the first shoe is dropping as expected," said Ethan Nadelmann, executive director of the Drug Policy Alliance. "Trump was never all that reassuring on the issue of marijuana legalization."

How far the administration would go in provoking states that have legalized pot is unclear. The options range from largely symbolic gestures such as cracking down on the illegal transportation of marijuana between states or initiating a few seizures from dispensaries, to filing injunctions seeking to nullify state legalization laws.

Any such enforcement brings political risk, and could undermine Trump's positioning as a champion of states' rights. Spicer's announcement comes only days after the formation in the House of the first Cannabis Caucus. The founding members are two Democrats and two Republicans, a reminder of the bipartisan appeal of the issue.

"The federal government should stay out of this. Period," Rep. Don Young (R-Alaska), one of the caucus founders, said as it was launched last week. "I am happy to say that we will butt heads with the attorney general when we have to. We will do our job." Alaska, a deeply Republican state, is among those that have recently legalized recreational use.

Here's what's driving lawmakers working to	The Trump administration positioned itself to go after recreational pot on the same day a new Quinnipiac poll showed 71% of Americans surveyed are opposed to the kind of enforcement action Spicer suggested is coming. The same poll found 59% of Americans support full legalization of marijuana.
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legalize recreational pot in  
17 more states

“We have hoped and still hope that the federal government will respect states' rights in the same manner they have on several other issues,” said Derek Peterson, chief executive of the Irvine-based marijuana firm Terra Tech. “The economic impact, job creation and tax collection associated with both medical and recreational legalization have been tremendous throughout the country.”

But he said states should start preparing to fight the administration in court.

“We hope that the states make a point of defending their independence in regards to this and protect their constituents,” he said.

“I took an oath to enforce the laws that California has passed,” California Atty. Gen. Xavier Becerra said in a statement Thursday. “If there is action from the federal government on this subject, I will respond in an appropriate way to protect the interests of California.”

Some, however, take a different view.

“The current situation is unsustainable,” said Kevin Sabet, the president of Smart Approaches to Marijuana, a group opposed to legalization. “This isn't an issue about states' rights. It's an issue of public health and safety for communities.”

*Halper reported from Washington and McGreevy reported from Sacramento.*

*Iqbal Quidwai*

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

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

<https://www.cctoaks.com>

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

**Janis Daly - Fwd: 15C TOCC agenda closed session item 02/28/17 another fireside sale @ tax payer expense**

**From:** CityClerk  
**To:** Daly, Janis; Rodriguez, Cyndi  
**Date:** 2/28/2017 7:25 AM  
**Subject:** Fwd: 15C TOCC agenda closed session item 02/28/17 another fireside sale @ tax payer expense

For the supplemental

<concernedcitztoaks@gmail.com> wrote:



Rating Hours

### DeLiese Cellars

5.0 (2) · Winery

3.8 mi · 1850 Thousand Oaks Blvd ·

[\(805\) 500-2225](tel:(805)500-2225)

Closed today

[WEBSITE](#)

[DIRECTIONS](#)

### Coscarelli Kenneth P DVM

No reviews · Veterinarian

3.8 mi · 1850 Thousand Oaks Blvd ·

[\(805\) 495-4671](tel:(805)495-4671)

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[WEBSITE](#)

[DIRECTIONS](#)

More places

1948 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362 ...

[www.propertyshark.com](http://www.propertyshark.com) > ... > Thousand Oaks > T > E Thousand Oaks Blvd

View Property & Ownership Information, property sales history, liens, taxes, zoning...for ... 1850

EThousand Oaks Blvd, Thousand Oaks, CA, Medical Dental ...

TO COUNCIL 2-28-2017  
AGENDA ITEM NO. 15.C.  
MEETING DATE 2-28-2017

1850 Thousand Oaks Boulevard, Thousand Oaks, CA, 91360 - Free ...

[www.loopnet.com/Listing/.../1850-Thousand-Oaks-Boulevard-Thousand-Oaks-CA/](http://www.loopnet.com/Listing/.../1850-Thousand-Oaks-Boulevard-Thousand-Oaks-CA/) ▼

Jan 15, 2014 - Unique Thousand Oaks Boulevard Property. ... 1850 Thousand Oaks Boulevard, Thousand Oaks, CA 91360 ... Thousand Oaks, CA 91362.

1850 E Thousand Oaks Blvd - Thousand Oaks CA - MapQuest

<https://www.mapquest.com/.../thousand-oaks/91362.../1850-e-thousand-oaks-blvd-34...> ▼

View detailed information and reviews for 1850 E Thousand Oaks Blvd in Thousand Oaks, California and get driving ... Thousand Oaks | CA 91362-2911.

1850 E Thousand Oaks Blvd, Thousand Oaks, CA 91362

[www.commercialsearch.com/.../1850-E-Thousand-Oaks-Blvd-Thousand-Oaks-CA-9...](http://www.commercialsearch.com/.../1850-E-Thousand-Oaks-Blvd-Thousand-Oaks-CA-9...) ▼

1850 E Thousand Oaks Blvd in Thousand Oaks, CA has up to 5000 sf of office space for lease on CommercialSearch. Contact Westcord Commercial R.E..

CRPD vote clears way for mixed use on TO Blvd. - Thousand Oaks ...

[www.toacorn.com/.../CRPD-vote-clears-way-for-mixed-use-on-TO-Blvd.html](http://www.toacorn.com/.../CRPD-vote-clears-way-for-mixed-use-on-TO-Blvd.html) ▼

Feb 19, 2015 - CRPD vote clears way for mixed use on T.O. Blvd. ... 1850 E. Thousand Oaks Blvd. shows one mixed-use proposal that is ... the median sale price of homes in the 91362 ZIP code for the last 15 years. ... the boulevard was the Quimby fee," boulevard property owner Dave Gulbranson told the Acorn last year.

DeLiese Cellars - 23 Photos & 10 Reviews - Wine Tasting Room ...

<https://www.yelp.com> > Arts & Entertainment > Wineries > Wine Tasting Room ▼

Rating: 5 - 10 reviews - Price range: \$\$

1850 E Thousand Oaks Blvd Thousand Oaks, CA 91362 ... Photo of DeLiese Cellars - Thousand Oaks, CA, United States. DeLiese Cellars. DeLiese Cellars.

Coscarelli P Kenneth, DVM - Veterinarians - 1850 E Thousand Oaks ...

<https://www.yelp.com> > Pets > Veterinarians ▼

Coscarelli P Kenneth, DVM in Thousand Oaks, reviews by real people. Yelp is a fun ... 1850 E Thousand Oaks Blvd Thousand Oaks, CA 91362. Get Directions.

Conejo Valley Vet Hospital - 1850 E Thousand Oaks Blvd, Thousand ...

<https://www.aspcapetinsurance.com/vet-locator/vet-clinic-details/?vetId=1941> ▼

Contact information for Conejo Valley Vet Hospital - 1850 E Thousand Oaks Blvd, Thousand Oaks CA, 91362.

Veterinarian Thousand Oaks, CA Directory on VetWeb.net - Find ...

[www.vetweb.net/us/ca\\_thousandoaks.html](http://www.vetweb.net/us/ca_thousandoaks.html) ▼

1850 E. Thousand Oaks Blvd. Thousand Oaks, CA 91362 805-262-6009. Conejo Valley Veterinary Hospital Conejo Valley Veterinary Hospital - Thousand Oaks, ...

[PDF] Page 1 1/06/2017 OLR005 BUS LIC ACCT ST ST 18732 A AC 1853.7 ...



[www.toaks.org/home/showdocument?id=87178](http://www.toaks.org/home/showdocument?id=87178) 1772 E AVENIDA DE ... 1610 E THOUSAND OAKS  
BLVD#H. 91320. 91362. 91360. 91.361. 91362. 91320. 91360. 91362. 91.361. 91360. 91.361. 91362.  
BUSINESS PHONE. 3.05. 818. 805.

closed session tocc FEB 27 17 cITY TO PURCHASE more COMMERCIAL PROPERTIES ALONG to  
bLVD??

WHO IS 226 MONTGOMERY LLC It is Rick & Tony Princepi

<https://www.corporationwiki.com/California/Westlake-Village/226-montgomery-llc/47483907.aspx>

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015-02-19 / Front Page [Print](#)

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## tocc AGENDA FEB 28 17

<http://www.toaks.org/home/showdocument?id=8576> SEE CLOSED SESSION

## CRPD vote clears way for mixed use on T.O. Blvd.

### Park board agrees to reduce fees charged to developers

By Becca Whitnall

[becca@theacorn.com](mailto:becca@theacorn.com)



**DUAL PURPOSE**—The above rendering from Rick Principe's plans for 1850 E. Thousand Oaks Blvd. shows one mixed-use proposal that is in the hands of the city's planning department. More are sure to follow. **FILE PHOTO**

Developers seeking to build multifamily housing along Thousand Oaks Boulevard cleared a major hurdle this month when the Conejo Recreation and Park District's board of directors voted in favor of reducing its Quimby fees for that section of the city.

Quimby fees, authorized by the state more than 50 years ago, are paid by developers in exchange for permission to build residential units and are intended to maintain a balance between population size and park amenities.

In Thousand Oaks, Quimby fees have traditionally been calculated using the fair market value of the property under development to approximate what it would cost CRPD to

build a park nearby. The goal is to have 4½ acres of additional parkland for every 1,000 people that come into the community.

But at its Feb. 5 meeting, the CRPD board voted to allow developers seeking to build within the Thousand Oaks Boulevard Specific Plan area—which stretches from Duesenberg Drive in the east to Moorpark Road in the west—to pay a set fee of \$9,533 per unit beginning this year.

The fee is to increase 3 percent annually, which roughly mirrors the increase in property value in the city. The board report written by district staff cites a 3.17 percent annual increase in the median sale price of homes in the 91362 ZIP code for the last 15 years.

CRPD director George Lange praised the Thousand Oaks Boulevard Association and park district staff for coming up with a solution to the issue, which the parties have been tackling since early 2014.

"It's definitely different than what we've seen in the past," he said. "This collaborative agreement, I think, is great. As a resident since 1965, I'm really pleased to see T.O. Boulevard come up in standard."

According to a study prepared for and presented to the board by Blair Aas of SCI Consulting Group, the current fee to build multifamily residential housing within the specific plan area—where land is currently worth around \$1 million an acre—is about \$11,600 per unit.



That amount, developers said, was cost-prohibitive for constructing mixed use with residential in back and retail in front along the boulevard, a goal of the Thousand Oaks City Council as part of improving the downtown area.

"One of the walls we hit that made it almost impossible to build housing on the boulevard was the Quimby fee," boulevard property owner Dave Gulbranson told the *Acorn* last year. "We all support Quimby fees. It's essential that we have parks and recreational facilities throughout the Conejo. (But) we need either a credit for the commercial aspect of (mixed-use housing) or we

need to base the fee on the average price of real estate throughout the Conejo Valley."

The set fee established Feb. 5 would create some certainty for both developers, in knowing what they can expect to pay in fees, and the district, in terms of planning for incoming funds, said park district administrator Tom Hare, who presented the law change to the board.

Hare said the amount of money the district receives varies greatly from year to year but has dwindled recently as less development occurs due to less space being available.

"We don't even count on the money because the city is pretty much built out," he said.

In 2013-14—what Hare called an exceptionally good year for Quimby fees—CRPD brought in \$600,000 in revenue from the fees. Still, that's only a very small part of the district's \$20-million annual budget.

In the last 10 years, the district has averaged about \$500,000 in Quimby fee revenue a year, according to Hare.

At the Feb. 5 meeting, board member Joe Gibson voiced concerns about what he called a "sweetheart deal" for developers that would be "leaving money on the table" for the park district.

Given there are no parks in the immediate vicinity where developers have already expressed desire to build homes, the district would have to purchase land if it decided to create a park nearby, where land is more expensive than in other areas of the city, Gibson said.

"I just want to be sure we all understand what we're doing," he said. "We're cutting a deal for the Boulevard Association."

Gulbranson, representing the association, said it would only be a sweetheart deal if builders could start projects immediately, before the annual increases begin.

"(Gibson) wasn't wrong. It would be a sweetheart deal if we could put shovels in the ground today, but we can't," he said.

Housing likely wouldn't get built along the stretch of the boulevard without the change, Gulbranson said.

"Quimby works and it's done a good job," he said. "It just doesn't work in that stretch of land."

The district's General Plan does not call for anymore parks to be built in the city, CRPD general manager Jim Friedl pointed out at the meeting. Quimby fees collected from T.O. Boulevard housing developers would therefore be used for improvements at existing parks, he said.

In spite of his concerns, Gibson joined the rest of the board in voting 4-0 in favor of the change. Park board member Ed Jones was absent from the meeting.

**To enture city council:**

**Pray tell us why the WHOLE enchilada is hiiden from the tax payers; I agree that terms of the sale cannot be conducted in the public square, but when was the decision made to buy up another block @ fireside prices?? to keep loosing for the tax payers like the dry Lakes!! Rob may call CAP the ugliest building ON THE PLANET but you can be sure he will roll over again!**

**Is this a gift of public fands yet again? TPayers may have partially forgiven when it was FREE money AKA as redevelopment scam, but we**

need the general fund \$\$ to plug the \$10 million street maintenance pot hole! Greek tragedy we have a 5-0 council for tax waste now!! Stabbed by Al & Claudia team!!

*Nick T. Quidwai*



"Do not take life too seriously. You will never get out of it alive."

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