

**City Council**  
**REGULAR MEETING**  
**Tuesday, August 28, 2018, 6:00 P.M.**  
**Council Chambers**



**Andrew P. Fox, Mayor**  
**Rob McCoy, Mayor Pro Tem**  
**Claudia Bill-de la Peña, Councilmember**  
**Joel R. Price, Councilmember**  
**Al Adam, Councilmember**

Executive Team

Andrew P. Powers, City Manager	Tracy M. Noonan, City Attorney
Ingrid Hardy, Assistant City Manager	Gary Rogers, Deputy City Manager/HR Director
Mark A. Towne, Community Development Director	John F. Adams, Finance Director/City Treasurer
Cynthia M. Rodriguez, City Clerk	Jay T. Spurgin, Public Works Director
Barry McComb, Cultural Affairs Director	Heather Cousin, Library Director
Jim Friedl, General Manager, CRPD	Tim Hagel, Police Chief
John Spykerman, Fire Chief	

**MISSION STATEMENT:**  
**Extraordinary Service to the Citizens We Serve is Our Purpose**

Americans with Disabilities Act (ADA): In compliance with 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, (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.

The following is provided to assist with public participation:

**Agenda Availability:** The City Council Agenda is posted at the entry to the Civic Arts Plaza/City Hall, 2100 E. Thousand Oaks Boulevard, Thousand Oaks [main posting location pursuant to the Brown Act, G.C. 54954.2(a)]. City Council Agenda Packets are available for review at the City Clerk Department, 2100 E. Thousand Oaks Boulevard, Thousand Oaks. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at [www.toaks.org](http://www.toaks.org). Televised City Council Meetings are re-broadcast Thursday and Sunday (following meeting) at 10:00 a.m. and 6:00 p.m. on TOTV, Channel 10.

**Supplemental Information:** Any agenda related information received and distributed to the City Council after the Agenda Packet is printed is 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 review in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours [main posting location pursuant to the Brown Act, G.C. 54957.5(b)(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 and on the City’s website.

Please be advised that communications directed to the City Council are public records, and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions; will be printed/posted as submitted.

**Public Input:** Any person who wishes to speak regarding an item on the regular agenda or on a subject within the City’s jurisdiction during “Public Comments” is requested to file a “Public Speaker” card with City Clerk staff before that portion of the Agenda is called. Any person who wishes to speak on a specific agenda item is requested to file a “Public Speaker” card before the specific item is called. Any person who wishes to speak on a Public Hearing is requested to file a “Public Speaker” card before the Hearing is called. Persons addressing the City Council are requested to state their name and community of residence for the record. Any supporting materials should be submitted to the City Clerk before addressing the Council. These materials are also considered a public record pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.

**Special Meeting Public Input:** Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act/Special Meetings.

**Consent Calendar:** Matters listed on Consent Calendar that do not require significant reporting and/or discussion for decision or considered to be routine, will be approved by one motion as recommended. There will be no separate discussion unless Councilmember or staff member requests separate discussion prior to approval.

**Judicial Review:** Any legal action by an applicant seeking to obtain a judicial review of the City Council’s decision on a Hearing or issue listed on this Agenda may be subject to the 90-day filing period, of and governed by, Code of Civil Procedure Section 1094.6. Also refer to TOMC Section 1-4.05.

CITY OF THOUSAND OAKS CITY COUNCIL AGENDA

Thousand Oaks, California

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August 28, 2018

RES. NO. 2018-053  
ORD. NO. 1649-NS

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Bill-de la Peña, Price, Adam, McCoy, and Mayor Fox
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
  - A. Recognition – Youth Governor Scott Nagatoshi
  - B. Recognition – Life Saving Act by Leslie Powell
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A pages 7 thru 9 for Consent Calendar listing)
8. PUBLIC HEARINGS:
  - A. [Mixed-Use Project at 299 East Thousand Oaks Blvd. \(LU 2017-70214; SUP 2018-70185; SUP 2018-70215; OTP 2018-70208; LTP 2018-70210; DAGR 2018-70228\)](#) Applicant: The Latigo Group, LLC  
  
RESOLUTION APPROVING AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN FOR LAND LOCATED AT 299 EAST THOUSAND OAKS BOULEVARD (LU 2017-70214; THE LATIGO GROUP, LLC) RES. NO. 2018-\_\_\_\_\_  
  
RESOLUTION APPROVING SPECIAL USE PERMIT FOR LAND LOCATED AT 299 EAST THOUSAND OAKS BOULEVARD (SUP 2018-70185; THE LATIGO GROUP, LLC) RES. NO. 2018-\_\_\_\_\_  
  
RESOLUTION APPROVING SPECIAL USE PERMIT FOR USE OF CERTAIN PROPERTY WITHIN SAID CITY (SUP 2018-70215; THE LATIGO GROUP, LLC) RES. NO. 2018-\_\_\_\_\_

8. PUBLIC HEARINGS: (Continued)

- A. Mixed-Use Project at 299 East Thousand Oaks Blvd. (LU 2017-70214; SUP 2018-70185; SUP 2018-70215; DAGR 2018-70228; OTP 2018-70208; LTP 2018-70210) – The Latigo Group, LLC (Continued)

RESOLUTION APPROVING OAK TREE PERMIT, FOR USE OF CERTAIN PROPERTY WITHIN SAID CITY (OTP 2018-70208; THE LATIGO GROUP, LLC) RES. NO. 2018-

RESOLUTION APPROVING LANDMARK TREE PERMIT, FOR USE OF CERTAIN PROPERTY WITHIN SAID CITY (LTP 2018-70210; THE LATIGO GROUP, LLC) RES. NO. 2018-

ORDINANCE APPROVING A DEVELOPMENT AGREEMENT WITH LATIGO GROUP, LLC RELATING TO THE DEVELOPMENT OF PROPERTY LOCATED AT 299 EAST THOUSAND OAKS BOULEVARD (DAGR 2018-70228; THE LATIGO GROUP, LLC)

ORD. NO. 1<sup>ST</sup> Reading

RECOMMENDATION:

1. Adopt resolution approving General Plan Amendment (LU 2017-70214) to allocate 72 dwelling units of citywide Measure E capacity to project within western district of Thousand Oaks Boulevard Specific Plan (SP 20)
2. Adopt resolution approving Special Use Permit (SUP 2018-70185) to allow construction of two buildings with 142 apartments, approximately 10,108 square feet of commercial space, parking areas, public exterior spaces, outdoor dining areas, recreation amenities, and associated site improvements
3. Adopt resolution approving Special Use Permit (SUP 2018-70215) to allow on-site sale and consumption of alcoholic beverages in commercial areas
4. Adopt resolution approving Oak Tree Permit (OTP 2018-70208) to allow removal of nine oak trees, encroachment into protected zone of 33 oak trees, and pruning of 21 oak trees
5. Adopt resolution approving Landmark Tree Permit (LTP 2018-70210) to allow removal of ten landmark trees, encroachment within protected zones of nine landmark trees, and pruning of four landmark trees

8. PUBLIC HEARINGS: (Continued)

A. Mixed-Use Project at 299 East Thousand Oaks Blvd. (LU 2017-70214; SUP 2018-70185; SUP 2018-70215; DAGR 2018-70228; OTP 2018-70208; LTP 2018-70210) – The Latigo Group, LLC (Continued)

6. Approve Development Agreement (DAGR 2018-70228) to specify public and private benefits and responsibilities related to project

7. Read in title only, further reading be waived, and if no objection, introduce ordinance approving Development Agreement (DAGR 2018-70228) between the City of Thousand Oaks and both The Latigo Group, LLC and GML Enterprises, LLC relative to the development of the property located at 299 E. Thousand Oaks Boulevard

9. DEPARTMENT REPORTS: None

10. COMMITTEE/COMMISSION/BOARD REPORTS: None

11. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None

12. COUNCIL ISSUES/RECOMMENDATIONS:

A. Follow-up reports on meetings/conferences attended by Councilmembers

1. [Update on League of California Cities \(LCC\) Channel Counties Division Meeting, July 13, 2018 \(Price\)](#)

RECOMMENDATION: Receive Report

13. CITY MANAGER:

A. Follow-up items

B. Announcements and upcoming issues

CITY OF THOUSAND OAKS CITY COUNCIL AGENDA

Thousand Oaks, California

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August 28, 2018

14. CLOSED SESSION: City Council Conference Room 2<sup>nd</sup> floor
- A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: City Attorney; Pursuant to Government Code Section 54957(b)(1)
  - B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: City Manager; Pursuant to Government Code Section 54957(b)(1)
  - C. CONFERENCE WITH LABOR NEGOTIATORS – City designated representatives: Mayor Andy Fox and Deputy City Manager/Human Resources Director Gary Rogers; unrepresented employee: City Attorney; Pursuant to Government Code Section 54957.6
  - D. CONFERENCE WITH LABOR NEGOTIATORS – City designated representatives: Mayor Andy Fox and Deputy City Manager/Human Resources Director Gary Rogers; unrepresented employee: City Manager; Pursuant to Government Code Section 54957.6
15. PUBLIC NOTICES: None
16. ADJOURNMENT:
- Adjourn in memory of:
- o Donna Johnson, retired City employee
- to Regular Meeting September 11, 2018

Agenda Post Date/Time: August 23, 2018, 5:00 p.m.

## EXHIBIT A

### 7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH N. ARE TO APPROVE  
RECOMMENDATIONS FOR ITEMS O. THROUGH P. ARE TO ADOPT*

- A. General, Utilities, Golf Course, and Theatres Demands – ratify July 18, 2018, July 25, 2018, August 1, 2018, August 8, 2018, August 15, 2018 and August 22, 2018; approve August 29, 2018; approve September 5, 2018, subject to review and ratification
- B. [Minutes of City Council meeting of July 10, 2018](#)
- C. Additional Appropriation: [Community Events Endowment Fund \(CEEF\)](#) Grant Request – Conejo Valley Unified School District (CVUSD) Candidate Forum; grant funding not-to-exceed \$2,500; budget appropriation \$2,500 A/C 001-1120-611-5920 (CF2019, Grants and Donations) to A/C 681-7810-471-7120 (CF2019, Performance Rental)
- D. Approved Expenditure: [Lang Ranch Reservoir Improvements \(CI 5291\)](#); authorize staff to advertise for construction bids
- E. Additional Appropriation: [Hill Canyon Treatment Plant \(HCTP\) Chlorine Contact Chamber Cover Replacement Project \(CI 5438\)](#); project design, specifications, Addendum No. 1; award of contract with GSE Construction Company, Inc., in amount of \$641,300 plus \$64,700 contingency; budget appropriation \$265,000 A/C 624-0000-341-9900 (Wastewater - Net Position) to A/C 624-8250-685-8300 (CI 5438, HCTP Chlorine Contact Chamber Cover Replacement); \$733,000 expenditure (\$641,300 contract, \$64,700 contingency, \$10,000 City furnished supplies and services, \$17,000 engineering/inspection services) A/C 624-8250-685-8300 (CI 5438, HCTP Chlorine Contact Chamber Cover Replacement); delegate authority to City Engineer to approve changes in design, plans, specifications, and working details of project on work directives, change orders, up to approved contingency amount

## 7. CONSENT CALENDAR: (Continued)

- F. Approved Expenditure: [Thousand Oaks Transportation Center \(TOTC\)](#) Bus and Pedestrian Improvements (CI 5269); professional services agreement for design and engineering services with Kimley-Horn and Associates, Inc., in amount of \$191,909 plus \$20,091 contingency; term: 8/28/18 – 8/28/20; \$217,000 expenditure (\$191,909 contract, \$20,091 contingency, \$5,000 City furnished materials and services) A/C 651-5540-682-5699 (CI 5269, TOTC Bus Passenger Loading Area and Pedestrian Walkway Improvements Project)
- G. Additional Appropriation: [Reservoir Mixing Improvements \(CI 5335\)](#); purchase six reservoir mixing systems from Doane & Hartwig Systems, Inc.; expenditure not-to-exceed \$230,000; budget appropriation \$30,000 A/C 612-0000-341-9900 (Water/Capital - Net Position) to A/C 612-8050-685-8400 (Reservoir Mixing Equipment);
- H. Approved Expenditure: [La Granada Pump Station Improvements](#) (CI 8082); sixth amendment to professional services agreement with Perliter & Ingalsbe (Cont. No. 10519-2014); in amount of \$99,600; term extension to 3/30/20; revised not-to-exceed amount \$692,350; \$109,600 expenditure (\$99,600 sixth amendment, \$10,000 contingency) A/C 613-5310-682-8300 (CI 8082, La Granada Pump Station)
- I. No Appropriation/Expenditure Required: [South Skyline Water Main](#) Extension Reimbursement Agreement with Bret and Sandra Davis
- J. No Appropriation/Expenditure Required: [Termination of Public Emergency Declaration for Water Main Repair](#)
- K. Appropriation/Expenditure Required: [Parking Lot Lighting LED](#) Conversions at Various City-owned Facilities (CI 5093, 5085, 5079); authorize staff to advertise for bids
- L. Additional Appropriation: [Building Automation Software Upgrade; \\$45,000](#) budget appropriation and expenditure A/C 001-0000-311-1000 (General Fund - Fund Balance): \$30,000 to A/C 001-3576-673-5621, \$15,000 to A/C 001-3575-673-5621
- M. No Appropriation/Expenditure Required: [Goebel Adult Community Center](#) Flooring and Painting Project (CI 5485); authorize staff to advertise for bids



7. CONSENT CALENDAR: (Continued)

- N. No Appropriation/Expenditure Required: [Extension of Franchise Agreement and Declaration of Intention to Grant Public Franchise to California Water Service](#); adopt resolution extending termination date of Ordinance 205 Public Franchise with California Water Service from 10/24/18 to 11/24/18, rescinding Resolution 84-075, declaring intention to grant Public Franchise to California Water Service Company, and setting September 25, 2018 as public hearing date

RESOLUTION EXTENDING PUBLIC FRANCHISE AND DECLARING INTENTION TO GRANT PUBLIC FRANCHISE TO CALIFORNIA WATER SERVICE COMPANY AND RESCINDING RESOLUTION NO. 84-075  
RES. NO. 2018-\_\_\_\_\_

ORDINANCES FOR SECOND READING:

- O. [ORDINANCE AMENDING SECTIONS 7-2.902\(b\), 7-2.910, AND ADDING SECTION 7-2.913 OF THE THOUSAND OAKS MUNICIPAL CODE REGARDING LANDSCAPE AND ENCROACHMENTS WITHIN THE PUBLIC RIGHT-OF-WAY](#) (Introduced 7/10/2018, 5-0) ORD. NO. 1649-NS
- P. [ORDINANCE AMENDING TITLE 4, CHAPTER 7, ARTICLE 3\(b\) OF THE THOUSAND OAKS MUNICIPAL CODE, CITY WATER DIVISION](#) (Introduced 7/10/2018, 5-0) ORD. NO. 1650-NS