

Planning Commission
REGULAR MEETING
Monday, June 24, 2019 6:00 P.M.
Andrew P. Fox City Council Chambers



Sharon McMahon, Chair
Don Lanson, Vice-Chair
Nelson Buss, Commissioner
Kevin Kohan, Commissioner
David Newman, Commissioner

Staff

Kelvin Parker, Deputy Community Development Director
Patrick Hehir, Assistant City Attorney

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 Planning Division, (805) 449-2500. Assisted listening devices are available at this meeting. Ask the Recording Secretary 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 that reasonable arrangements can be made to provide accessibility to the meeting or service.

PLANNING COMMISSION AGENDA

June 24, 2019

Page 2

The following is provided to assist with public participation:

Agenda Availability: The Planning Commission 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)]. Planning Commission Agenda Packets are available for review at the Community Development 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. Televised Planning Commission Meetings are re-broadcast Thursday and Saturday (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 Planning Commission 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 Planning Commission meeting and the second on Monday at the meeting. The Thursday Supplemental Packet is available for public review in the Community Development 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 Monday Supplemental Packets are available for public review at the Planning Commission meeting in the Andrew P. Fox City Council Chambers, 2100 E. Thousand Oaks Boulevard and on the City’s website.

Please be advised that communications directed to the Planning Commission 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 Community Development 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 Planning Commission are requested to state their name and community of residence for the record. Any supporting materials should be submitted to the Recording Secretary before addressing the Commission. 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.

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



1. **CALL TO ORDER:** 6:00 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL: Commissioners** Buss, Kohan, Lanson, Newman, and Chair McMahon.
4. **WRITTEN COMMENTS / ANNOUNCEMENTS / SUPPLEMENTAL PACKET / CONTINUANCES**
5. **PUBLIC COMMENTS**
6. **CONSENT CALENDAR:**
 - A. [Minutes of Planning Commission Meeting on June 10, 2019](#)
7. **PUBLIC HEARINGS:**
 - A. [Subject: Z 2019-70298; DP 2019-70291; OTP 2019-70292; PMW 2019-70293; MND 2019-70309](#)

Applicant: Conejo Recreation & Park District

Locations: 901 Paige Lane and 835 Combes Avenue including APNs 677-0-110-325, -295, -335, -275, and -365

Request: To allow a zone change from Single-Family Residential (R-1) and Single-Family Estate (R-O) to Public, Quasi-Public and Institutional Lands and Facilities (P-L), a Parcel Map Waiver to merge 5 parcels into 2 lots of record, and encroachment and minor pruning of 13 protected trees (no removals) for the development of a park on an undeveloped park site.

Recommendation: Adopt a resolution recommending to City Council approval of Z 2019-70298; DP 2019-70291; OTP 2019-70292; PMW 2019-70293; and MND 2019-70309 based on the findings and subject to the conditions contained in the resolution.

Planner: Krystin Rice



B. **Subject:** [VTTM 2016-70458](#)

Applicant: Summit Design & Construction, Inc.

Location: 3236 Royal Oaks Drive

Request: To allow approval of a Vesting Tentative Tract Map (VTTM) to subdivide a 0.38-acre lot for the conversion of a vacant six-unit apartment building to townhome units associated with VTTM 2016-70458.

Recommendation: To approve the Vesting Tentative Tract Map VTTM 2016-70458, based on the findings and subject to the conditions included in the resolution.

Planner: Krystin Rice

C. **Subject:** [HPD 2018-70726](#)

Applicant: Jonathan Friedman

Location: 612 Lone Oak Drive

Request: To allow grading within natural sloping terrain greater than 25% gradient in conjunction with the construction of a two-story single-family dwelling, including 3 development waivers: 1) a proposed driveway in excess of 7% gradient; 2) reduced top-of-slope building setback; and 3) retaining wall height.

Recommendation: To approve Hillside Planned Development (HPD) 18-70726, based on the findings and subject to the conditions contained in the resolution.

Planner: Carlos Contreras

8. **DEPARTMENT REPORTS:**

A. None

9. **COMMISSION COMMENTS AND AB 1234 REPORTS**

10. **STAFF UPDATE:**

A. Follow-up items, announcements and upcoming issues.

B. [Upcoming Planning Commission Meetings.](#)

11. **ADJOURNMENT:** to 6:00 P.M. on July 8, 2019

