

City Council

REGULAR MEETING

Tuesday, October 22, 2019, 6:00 P.M.
Andrew P. Fox City Council Chambers



Rob McCoy, Mayor
Al Adam, Mayor Pro Tem
Claudia Bill-de la Peña, Councilmember
Bob Engler, Councilmember
Ed Jones, Councilmember

Executive Team

Andrew P. Powers, City Manager	Tracy M. Noonan, City Attorney
Ingrid Hardy, Assistant City Manager	Gary Rogers, Deputy City Manager
Mark A. Towne, Community Development Director	Jaime Boscarino, Finance Dir./City Treasurer
Cynthia M. Rodriguez, City Clerk	Jay T. Spurgin, Public Works Director
Barry McComb, Cultural Affairs Director	Tim Giles, Interim Human Resources Director
Jim Friedl, General Manager, CRPD	Heather Cousin, Library Director
John Spykerman, Fire Chief	Tim Hagel, Police 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. 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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October 22, 2019

RES. NO. 2019-051
ORD. NO. 1666-NS

1. CALL TO ORDER: 6:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers Bill-de la Peña, Engler, Jones, Adam, and Mayor McCoy
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
6. PUBLIC COMMENTS:
7. CONSENT CALENDAR:

(See Exhibit A pages 6 thru 7 for Consent Calendar listing)
8. PUBLIC HEARINGS:

A. [Thousand Oaks Transit Program Modifications](#)

RESOLUTION APPROVING FARE MODIFICATION FOR THOUSAND OAKS TRANSIT BUS, DIAL-A-RIDE, AND ADA PARA-TRANSIT SERVICES
RES. NO. 2019-_____

RECOMMENDATION:

1. Approve modifications to fares, service hours, bus routes, and transit policies and adopt resolution adjusting fares
2. Accept \$100,000 Federal Transit Administration grant with 20 percent local match requirement to fund free bus pass program (Route to Success) for income qualifying individuals

9. DEPARTMENT REPORTS:

- A. [Allocation Approval \("Pre-screening"\); Initiation of General Plan Amendment and Request for Concurrent Processing for a 37-Unit Residential Project at 3801 Maurice Drive \(RCA 2018-70458; LU 2018-70457\) Applicant: Cohan Family Partnership \(Continued from May 21, 2019\)](#)

RESOLUTION DECLARING INTENTION TO CONSIDER AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ALLOWING CONCURRENT PROCESSING OF ENTITLEMENT APPLICATIONS FOR LAND LOCATED AT 3801 MAURICE DRIVE (LU 2018-70457: COHAN FAMILY PARTNERSHIP) RES. NO. 2019-_____

RECOMMENDATION: Approve a residential project not to exceed 37 units including a density bonus and allocation of 25 units of citywide Measure E residential capacity to the project at 3801 Maurice Drive, subject to inclusion of three very low-income units and two moderate-income units, and submittal of a formal application within 12 months from the date of unit allocation

Should City Council allocate units, then staff further recommends the following actions:

1. Adopt a resolution initiating a General Plan Amendment to change the land use designation from Commercial to Medium Density Residential; and
2. Authorize concurrent processing of entitlements and legislative requests

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 \(LCC\) Annual Conference – October 17, 2019 \(Engler/Jones\)](#)

RECOMMENDATION: Receive report

13. CITY MANAGER:

- A. Follow-up items
- B. Announcements and upcoming issues

14. CLOSED SESSION: City Council Conference Room 2nd floor

CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Properties: 2944 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-030; 277 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-260-100; 3013 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-123-100; 2930 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-020; 3034 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-250; 2968 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-050; 289 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-260-090; 2987 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-060; 3012 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-080; 3058 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-260; 3004 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-124-070; 3195 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-150-205; 305 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-260-080; 3011 Willow Lane, Thousand Oaks, California 91361, APN: 676-0-123-080; 53 N. Conejo School Road, Thousand Oaks, California 91362, APN: 670-0-290-090; NEGOTIATING ON BEHALF OF CITY: Tracy Noonan, City Attorney, Jaime Boscarino, Finance Director, and Cliff Finley, Deputy Director, Public Works; NEGOTIATING ON BEHALF OF PROPERTY OWNERS: James F. Peralta, Mario A. Vega, Ana Karina Peralta, Roberto Cruz Juarez; George Wm Graeser; Charles Rosales; David Matthew Sheridan; James W. Widick, Susan H Widick; David Lamas, Sandy Easter-Lamas; Richard A. Freed, Mary M. Freed; Robert D. Hinds, Donna L. Hinds; Jonathan Howland Oxx; James W. Widick, Susan H. Widick; Garrie Tucotte; Villaggio Rosso, LLC; First Church of Christ, Scientist; Rosemary M. Boykin, Susan M. Boykin-Chase, Stephen Boykin; Lakestone Properties, LLC, Los Alamitos, LLC, UNDER NEGOTIATION: Price and Terms; Pursuant to Government Code Section 54956.8

15. PUBLIC NOTICES: None

16. ADJOURNMENT:

Adjourn in memory of:

- o James Snyder, retired City employee

to Regular Meeting November 5, 2019

Agenda Post Date/Time: October 17, 2019, 5:00 p.m.

EXHIBIT A

7. CONSENT CALENDAR:

RECOMMENDATIONS FOR ITEMS A. THROUGH H. ARE TO APPROVE

- A. General, Utilities, Golf Course, and Theatres Demands – ratify October 9, 2019 and October 16, 2019; approve October 23, 2019; approve October 30, 2019, subject to review and ratification
- B. [Minutes of City Council meeting of October 8, 2019](#)
- C. [No Appropriation/Expenditure Required: Transfer of Previously Purchased Open Space Parcels from City of Thousand Oaks to Conejo Open Space Conservation Agency \(COSCA\)](#); authorize transfers of APNs 521-0-011-425, 676-0-180-175, and 676-0-090-310 from City to COSCA
- D. [Approved Expenditure: Alex Fiore Thousand Oaks Teen Center and Goebel Adult Community Center Capital Improvements Grant Agreement](#); approve Alex Fiore Teen Center (Teen Center) and Goebel Adult Community Center (Goebel Center) Capital Improvements Grant Agreement between City and Conejo Recreation and Park District (CRPD); \$2,700,000 budget appropriation transfer A/C 001-3573-677-8200 (CI4091, Capital – Buildings) to A/C 001-3573-677-5920 (CI4091, Grants and Donations); authorize \$2,700,000 expenditure A/C 001-3573-677-5920 (CI4091, Grants and Donations)
- E. [Approved Expenditure: Safety Compliance and Culture Project](#); award one-year safety compliance and culture agreement with two, one-year extension options to Citadel Environmental Services, Inc., not to exceed \$285,000; expenditures in amount of \$285,000; \$63,270 A/C 621-8250-682-5699 (Hill Canyon Treatment Plant), \$63,270 A/C 611-8030-682-5699 (Water Distribution), \$31,635 A/C 621-8220-682-5699 (Wastewater Collections), \$27,645 A/C 001-5610-631-5699 (Roads), \$27,645 A/C 001-5630-632-5699 (Landscape), \$19,665 A/C 177-5320-631-5699 (Stormwater), \$15,960 A/C 001-5660-631-5699 (Storm Drains), \$15,960 A/C 142-5630-632-5699 (Landscape Assessment District, Zone: AD), \$11,970 A/C 001-5650-631-5699 (MSC Facility/Administrative), \$3,990 A/C 621-8240-682-5699 (Industrial Waste), and \$3,990 A/C 611-8070-682-5699 (Water Quality Assurance)

7. CONSENT CALENDAR: (Continued)

- F. Additional Appropriation: [Authorization For SB 2 Planning Grants Program Fund](#); adopt resolution authorizing application for, and receipt of, State of California, Department of Housing and Community Development Department (HCD) SB 2 Grant; authorize City Manager or designee to submit application and execute contract and related agreements; budget appropriation not-to-exceed \$310,000 to A/C 001-4010-434-9900 (State Grant – Grant Revenue)

RESOLUTION AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SB 2 PLANNING GRANTS PROGRAM FUNDS FROM THE STATE OF CALIFORNIA
RES. NO. 2019-_____

- G. Additional Appropriation: [Fiscal Year 2019-20 Transportation Development Act Funds](#); adopt resolution authorizing staff to file claim with Ventura County Transportation Commission (VCTC) for Transportation Development Act (TDA) allocation of \$4,834,158 from Local Transportation Fund (LTF) and \$49,618.08 from State Transit Assistance (STA) and State of Good Repair (SGR) funds; authorize budget appropriation transfer and expenditures not-to-exceed \$75,000 A/C 537-0000-311-1000 (Air Quality Developer Fee Fund Balance – Designated for Capital Improvements) to A/C 537-9720-631-9161 (DF2010, Air Quality Developer Fee Operating Transfers Out) with \$50,000 to A/C 651-5540-561-5370 (Transportation Bus - Operating Transfers In) and \$25,000 to A/C 651-5550-561-5370 (Transportation Subsidized Taxi - Operating Transfers In)

RESOLUTION AUTHORIZING CLAIM FOR ALLOCATION OF FY 2019-20 FUNDS FROM VENTURA COUNTY LOCAL TRANSPORTATION FUNDS AS OUTLINED IN 1971 TRANSPORTATION DEVELOPMENT ACT
RES. NO. 2019-_____

- H. No Appropriation/Expenditure Required: [Amendment to City Election Campaign Contribution Limits; read in title only, further reading be waived](#), and if no objection, introduce ordinance to approve amending the City's election campaign contribution limit to \$560 as outlined in the ordinance

ORDINANCE AMENDING SECTIONS OF MUNICIPAL CODE ADJUSTING CAMPAIGN CONTRIBUTION LIMITS TO REFLECT CHANGES IN CALIFORNIA CONSUMER PRICE INDEX (CPI) AND SETTING RE-EVALUATION TIMEFRAME FOR BASE LIMIT

ORD.NO. 1st Reading