

Planning Commission

REGULAR MEETING

Monday, October 25, 2021 6:00 P.M.

TELECONFERENCE / VIDEOCONFERENCE ONLY

The Andrew P. Fox City Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362 is closed to the public at this time.



Pursuant to Assembly Bill 361, Planning Commissioners will be participating via teleconference and/or videoconference. The meeting will be broadcast live on TV (Frontier Channel 3, Spectrum Channel 10), and YouTube (www.youtube.com/ctomeetings).

If you would like to **speak** on an agenda item REMOTELY (not in person), please follow the link: [Click to Request to Speak](#) or advise communitydevelopment@toaks.org or call (805) 449-2500. Please see page two for more information. You may participate by submitting **written comments** by email to communitydevelopment@toaks.org (please indicate the agenda item number in the subject line); if received by noon on the day of the meeting, written comments will be provided to the Commission before the meeting and made part of the record; written comments submitted after noon will be made part of the record.

Nelson Buss, Chair
David Newman, Vice Chair
Don Lanson, Commissioner
Justin Link, Commissioner
Sharon McMahon, Commissioner

Staff

Kelvin Parker, Community Development Director
Stephen Kearns, Planning Division Manager
Patrick Hehir, Assistant City Attorney

Americans with Disabilities Act (ADA): Pursuant to the Assembly Bill, and 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 within 48 hours of the meeting.

PLANNING COMMISSION AGENDA

October 25, 2021

Page 2

The following is provided to assist with public participation:

Agenda Availability: The Planning Commission Agenda is posted at the entrance 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)]. The 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 (Frontier Channel 3, Spectrum 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: one available on the Thursday preceding the Planning Commission meeting and/or the second one on Monday at the meeting. The Thursday Supplemental Packets, if any, are available for public review on the City’s website.

Please be advised that communications directed to the Planning Commission are public record 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 and will be printed/posted as submitted.

Public Input: Any person who wishes to speak REMOTELY (not in person) regarding an item on the regular agenda or on a subject within the City’s jurisdiction during “Public Comments” is requested to follow this link: [Click to Request to Speak](#) or advise the Community Development Department at communitydevelopment@toaks.org or call (805) 449-2500. If you wish to speak via telephone you will be asked to provide a phone number where you can be reached when your item is being discussed. If you wish to speak via videoconference you will be provided meeting information. Persons addressing the Planning Commission are requested to state their name and community of residence for the record. Any supporting materials or written comments should be sent to communitydevelopment@toaks.org (please indicate the agenda item number in the subject line); if received by noon on the day of the meeting, written comments will be provided to the Commission before the meeting and made part of the record; written comments submitted after noon will be made part of the record. 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 the Consent Calendar do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion unless a 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 Lanson, Link, McMahon, Newman, and Chair Buss
4. **WRITTEN COMMENTS / ANNOUNCEMENTS / SUPPLEMENTAL PACKET / CONTINUANCES**
5. **PUBLIC COMMENTS**
6. **CONSENT CALENDAR:**
 - A. [Minutes of Planning Commission Meeting of October 11, 2021](#)
7. **PUBLIC HEARING:**

- A. **Subject:** [General Plan Land Use Amendment \(LU\) 2019-70504;](#)
[Lot Line Adjustment \(LLA\) 2020-70272;](#)
[Development Agreement \(DAGR\) 2020-70273;](#)
[Zoning Change \(ZC\) 2020-70275;](#)
[Specific Plan \(SP\) 2020-70276;](#)
[Development Permit \(DP\) 2020-70277;](#)
[Oak Tree Permit \(OTP\) 2020-70278;](#)
[Landmark Tree Permit \(LTP\) 2021-70289;](#) and
[Mitigated Negative Declaration \(MND\) 2020-70279](#)

Applicant: Daylight Thousand Oaks, LLC

Location: 1872 Newbury Road

Request: To adopt a Specific Plan and allow construction of a 218-unit two- and three-story apartment complex, preserving, repurposing the two existing Timber School buildings, and a 120-room, three-story hotel. the project consists of 13 buildings, including the existing Timber School buildings.

Recommendation: Adopt resolution approving LU 2019-70504 LLA 2020-70272; DAGR 2020-70273; ZC 2020-70275; SP 2020-70276; DP 2020-70277; OTP 2020-70278; LTP 2021-70289; and MND 2020-70279, based on the findings and subject to the conditions contained in the resolution; recommend City Council adopt the Mitigated negative Declaration in accordance with the California Environmental Quality Act and approve the above requests and adopt associated Ordinance.

Planner: Senior Planner Nizar Slim



B. Subject: [Municipal Code Amendment \(MCA\) 2020-70250](#)

Applicant: City of Thousand Oaks

Location: Citywide

Request: To amend the Thousand Oaks Municipal Code Chapter 4 of Title 9 by adding Objective Design Standards for residential development in response to state housing legislation requiring streamlined approval for qualifying residential projects and application of objective design standards as part of the planning review process.

Recommendation: Adopt resolution recommending City Council approve MCA 2020-70250, based on the findings contained in the resolution.

Planner: Senior Planner Iain Holt

8. DEPARTMENT REPORTS:

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. November 8, 2021 Planning Commission Meeting

