

Planning Commission

REGULAR MEETING

Monday, May 23, 2022 6:00 P.M.

**Andrew P. Fox City Council Chambers
2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362**

AGENDA



Public advisory: Face masks are strongly recommended to be worn inside City facilities.

The meeting will be broadcast live on TV (Frontier Channel 3, Spectrum Channel 10), and YouTube (www.youtube.com/ctomeetings). Speakers may either join the meeting in person or via Zoom. The Brown Act prohibits a person from having to register to attend a public meeting. The Zoom app may require registration if you would like to attend via video/teleconference. If you do not wish to register to attend the Planning Commission meeting via Zoom, the Andrew P. Fox City Council Chambers is open and freely accessible to the public. 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 filling out a statement card at the meeting or 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 given to the Commission after the meeting and will be made part of the record.

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

Staff

John M. Dugan, Deputy Community Development Director
Patrick Hehir, Chief 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. 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 the City ensuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

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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 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. You may submit a written statement card at the meeting. 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 Buss, Lanson, Link, McMahon, and Chair Newman
4. **WRITTEN COMMENTS / ANNOUNCEMENTS / SUPPLEMENTAL PACKET / CONTINUANCES**
5. **PUBLIC COMMENTS**
6. **CONSENT CALENDAR:**
 - A. [Minutes of Planning Commission Meeting of May 9, 2022](#)
7. **DEPARTMENT REPORTS:**
 - A. **Subject:** [2021 General Plan and Housing Element Annual Progress Report \(GPAR\) 2022-70210](#)

Recommendation: Receive and file the 2021 General Plan and Housing Element Annual Progress Report
8. **PUBLIC HEARING:**
 - A. **Subject:** [General Plan Amendment \(LU\) 2021-70215, Zone Change \(ZC\) 2021-70216, Specific Plan \(SP\) 2021-70397, Development Permit \(DP\) 2021-70214, Lot Line Adjustment \(LLA\) 2021-70398, Protected Tree Permit \(PTP\) 2021-70400, Development Agreement \(DAGR\) 2021-70399, and Environmental Impact Report \(EIR\) 2021-70442](#)

Applicant: IMT Capital V Hampshire V LLC

Location: 325 and 391 Hampshire Road (APNs: 676-0-150-365, 375, and 285)



Request: To approve the applications outlined above that includes the plan to demolish existing buildings within an existing vacant commercial shopping center and construct a mixed-use and multi-family residential development on a previously developed 10.97-acre site. The proposed project would include 420 residential units, 15,000 square feet (sf.) of commercial uses, 5,000 sf. two-story stand-alone amenity building, and associated hardscape, landscape, walls, amenities, open space, and grading, including the removal of 3 oak trees and encroachment into the protected zone of 2 oak and 2 sycamore trees. The 420 residential units, including 54 affordable units, would be distributed across two, four-story, podium style mixed-use buildings and 13, three-story, “townhome-style” apartment buildings, with an average building height of approximately 40 feet. The project also includes surface parking and two subterranean parking structures comprised of 119 commercial parking spaces and 683 residential parking spaces. Applicant also requests that the Planning Commission consider the Draft Environmental Impact Report and Statement of Overriding Considerations prepared in accordance with the California Environmental Quality Act (CEQA).

Recommendation:

Adopt resolution recommending City Council approve LU 2021-70215, ZC 2021-70216, SP 2021-70397, DP 2021-70214, LLA 2021-70398, PTP 2021-70400, DAGR 2021-70399 based on the findings and subject to the conditions contained in the resolution and that City Council consider certifying the Environmental Impact Report EIR 2021-70442 and Statement of Overriding Considerations prepared in accordance with the California Environmental Quality Act (CEQA).

Planner: Senior Planner Carlos Contreras

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. June 13, 2022 Planning Commission Meeting

