Supplemental Information Packet

Agenda Related Items
Meeting of September 27, 2021

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Planning Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically they are distributed on the Thursday or Friday preceding the Planning Commission meeting and/or on Monday before the meeting. Supplemental Packets produced on Thursday or Friday are available for public inspection in the Community Development Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). All 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.

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 Community Development Department at (805) 449-2500. Assisted listening devices are available at this meeting. Ask Community Development 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.
To: Planning Commission

From: Kari Finley, Planning Division Manager
Kelvin Parker, Community Development Director

Date: September 27, 2021

Subject: Correspondence received for item 07A HSG 2018-70723

Attached is correspondence from the public subsequent to the printing of the Agenda Packet.

cdd:440-20/Planning Commission/Agenda Packet/2021/09-27-2021/Supplemental
Marcie amihod <marciesdream@gmail.com>
Wed 9/15/2021 6:19 PM
To: General Plan <GP@toaks.org>

How are you going to confront the water shortage? Are you going to make us who live here already pay more or make us use much less?? What about the traffic? We are set up for a village not like the valley???? What are we going to do for lower income put them here in the suburbs? Please Answer
Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>
Wed 9/15/2021 6:56 PM
To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from Toaks2045

Name: Marce Ami
Email: marciesdream@gmail.com

Message: I asked a lot of questions before in my e mail.. But I don't understand why they have to build so many projects in the suburbs? Newsom and Pelosi live in a walled and gated. Suburbs. Why don't they do the same around them? Where will we get all the water for the new projects. We are a village not the valley how are we going to accommodate 1000 cars here??
Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>
Wed 9/15/2021 10:31 PM
To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from Toaks2045

Name: James Schutz
Email: jtschutz1112@gmail.com
Message: Put new housing where we have space in the desert.
Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>
Fri 9/17/2021 9:24 AM
To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from Toaks2045

Name: Mary Freed

Email: msmfreed@gmail.com

Message: The NIMBYs have shut down several good projects proposed for Senior Housing and projects proposed by Many Mansions. Don't allow that to happen going forward. Assist Many Mansions to return to building in T.O. Encourage Senior Housing. Mandate a percentage of every project to include real moderate income housing for nurses, teachers, etc.
intentions and motivations

Bob Brown <oneoutofmany@live.com>
Fri 9/17/2021 12:43 PM
To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Neighbors,

As the Climate Catastrophe extends its boundaries to include more and more of our biosphere, how mindful and heartful are our elected and appointed officials to the dangers we face?

How open are we to new ways of joining together to support each other as we face increasing shortages and insecurities of food, breathable air, and protection from the elements?

Sincerely,

Bob Brown
799 Calle Naranjo
Thousand Oaks, CA 91360
805 300 2666
Dear Neighbors,

Thank you for all you are and all you do that affirms living well here in Thousand Oaks.

Within a few hundred yards of our home, there are to my sensitivities a large number of homes which are badly, sadly neglected.

Perhaps we could initiate a "buy back" plan where the city receives these homes, rehabilitates them, and offers them to those with the least.

We are all human beings with inherent dignity. Let's treat ourselves, each other, and our homes with respect.

Sincerely,

Bob Brown
799 Calle Naranjo
Thousand Oaks, CA 91360
805 300 2666
Janss Marketplace Comments to Draft Housing Element

Darren Bovard <dbovard@newmarkmerrill.com>
Fri 9/24/2021 3:05 PM
To: Kari Finley <KFinley@toaks.org>; Krystin Rice <KRice@toaks.org>; Iain Holt <IHolt@toaks.org>; Haider Alawami <HAlawami@toaks.org>; Andrew Powers <APowers@toaks.org>
Cc: Sandy Sigal <ssigal@newmarkmerrill.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear General Plan Team and Distinguished City Officials,

As most of you know, we manage the Janss Marketplace, and we have been very involved in the General Plan update process. I am also a member of the GPAC. This message is in response to our review of the Draft 2021-2029 Housing Element recently distributed by the City of Thousand Oaks for review and comment.

On May 25, 2021, the City Council, after much thought and careful consideration, endorsed the Preferred Land Use Map which gave a land use designation of Mixed-Use Low to the entirety of the Janss Marketplace (approx. 27 acres). As you are aware this would allow 20-30 du/ac across the entire property. If you do the math, Janss Marketplace would be allowed approx. 810 units in various configurations, locations, etc.

After review of the Draft 2021-2029 Housing Element, it seems that the only portion of the property outlined for residential is our front parking field of 7.51 acres and the chart shows only 150 units allowed for this area. Our team is obviously confused by this interpretation which is inconsistent with and runs afoul of the City Council endorsed Preferred Land Use Map designation. First, this area is only a small portion of what could later be converted to or built as residential use and second, we are prevented from building any structures – residential or other uses - in these parking spaces because our retailers require them for customer parking, and we have express restrictions in our current leases against any modification of the parking field.

In addition, on page 40 of the Draft 2021-2029 Housing Element, we noticed the maximum height of a Mixed-Use Low land designation is shown as 50’. As you are already aware, Janss Marketplace currently has an existing height overlay of 75 feet, and maintaining this height is essential to the flexibility of the future uses of the property as well as the integration of other uses such as hotel and residential for the property. I believe the City Council agreed that this overlay should remain in place for Janss Marketplace and The Oaks Mall in their endorsement of the Preferred Land Use Map.

Please consider that, while the above-mentioned site-specific policies may not be universal for all the areas noted in the Preferred Land Use Map, Janss Marketplace occupies a unique location within the City. Our expansive site is surrounded by major commercial streets on all four sides. We do not adjoin or are proximate to single family homes, and due to our configuration, we can and will integrate and accommodate sufficient parking for residential and/or mixed-use due to our existing parking structure. While I understand the community’s reluctance for large massing in their neighborhoods, this location can accommodate higher density without any impact to residents; and, in fact, the variety of uses proposed can enhance and ensure the long-term viability of Janss Marketplace as a centerpiece of the community.
In summary, we would like to strongly recommend a revision to the Draft 2021-2029 Housing Element prior to the City Council meeting next week to allow for the entirety of Janss Marketplace to be given the Mixed-Use Low designation and specific language added to the Draft 2021-2029 Housing Element stating that Janss Marketplace shall continue to benefit from the 75-foot height overlay currently in place. Note that both of these recommendations have been endorsed by the City Council.

We do not feel that making these requested changes to the Housing Element will be met with controversy or push back from the public. I think you would agree that most of the residents of Thousand Oaks would prefer to see flexibility added to Janss Marketplace and the Oaks Mall before some of the other more controversial land use map changes that are present in the Preferred Land Use Map.

Thank you in advance for your consideration

Regards,

Darren Bovard  
Vice President - Leasing  
NewMark Merrill Companies  
5850 Canoga Avenue, Suite 650  
Woodland Hills, CA 91367  
Phone: 818-710-6100 xt. 5729  
Fax: 818-710-6116  
www.newmarkmerrill.com  
(BRE#01362187)
To members of the Planning Commission and California Department of Housing and Community Development:

I am concerned that this draft housing element, like the ones that came before, will not succeed in welcoming new families, promoting economic diversity, and enhancing the livability of our city for all its residents.

During the prior Housing Element cycle (2013), the city came nowhere close to its stated target for the development of low-income housing. Only 33 of the target 142 low-income housing units were developed in this eight-year period. This draft, yet again, lacks the specificity needed to move beyond aspiration towards actual accomplishment. We need to commit to specific actions and detailed timelines, or we will fall even further behind.

This housing element should make specific commitments to changes in city policies and regulations that incentivize the building of housing that is needed here in Thousand Oaks, housing for young adults just starting their careers, for families raising children, and for residents on limited or fixed incomes. There is no reason to believe that this draft Housing Element will be any more successful than the last one and I hope it will not be approved as it is by the California Department of Housing and Community Development.

The draft Housing Element should list specific changes in housing policy that the city commits to making such as:

In the Housing Plan, Program 6: Affordable Housing Development

State the city's intent to pass an Inclusionary Zoning Ordinance containing elements proven effective in increasing affordable housing development in areas of housing scarcity.

List the following items for consideration in the Inclusionary Zoning Ordinance.

- Set a robust minimum percentage of units required as affordable in every multi-unit development.
- Set a specific and substantial target for in-lieu-of fees that will meaningfully contribute to the affordable housing stock.
- Establish a density bonus for all developments with more than 20% affordable units and require developers to opt-out, rather than opt-in, by going before the Planning Commission, City Council, and public to request a variance.
- Review parking requirements for low-income housing and housing along the Thousand Oaks Boulevard transit corridor as driving behaviors are likely to continue to change over time, reducing the demand for parking in higher density areas.
- Offer deferral of payment of city fees due based on the proportion of affordable units in each multi-family development.
- Provide density incentives for units developed with Universal Design for Living standards designed accommodate residents with disabilities.
- Offer incentives for developers exceeding our Green Building Standards in all affordable housing units.
• Offer incentives for water reducing building and design in all affordable housing units perhaps by reductions in water and wastewater connection fees.

In the discussion of the Density Bonus Ordinance in Housing Constraints Section 5:

Zoning Regulation should include a discussion of by-right concessions for those developments that qualify for a density bonus. Also, include a height increase for projects that use the density bonus regardless of proximity to a transit stop.

In the discussion of Parking Requirements in Housing Constraints Section 5:

Zoning Regulations, include the reduced parking requirements for developments that qualify for a density bonus. We would like to see the city study parking requirements as parking is often overbuilt in suburban cities and parking requirements increase the overall cost of development.

The lack of concrete language in this document makes it unlikely to be successful. This Housing Element should include measurable actions rather than vague generalities.

Given prior poor performance, mid cycle reviews should be scheduled within the housing element. These mid-cycle reviews should include an increase in concessions for the development of affordable housing if the city is not meeting its goals.

Given the limited time available for review, I will hold further comments for a later date but wish to close by expressing my concern that the draft housing element will fail, as the prior housing element failed. Indeed, it appears in many ways to be designed to fail.

Respectfully,

Betsy Connolly
Comment letter attached for tonight's meeting.

Thank you for your assistance.

Regards,

Jennifer Coile, on behalf of House Farm Workers
September 27, 2021

Mr. Kelvin Parker, Community Development Director
City of Thousand Oaks
Sent via email to communitydevelopment@toaks.org

Re: COMMENTS ON DRAFT 2021-2029 HOUSING ELEMENT PROGRAMS

As a follow up to our letter of March 5, 2021, the Board of Directors of House Farm Workers! strongly request that you include the following additions to the description of special needs population and two programs in the Draft Housing Element (HE). We have also inserted the proposed wording in the online comment feature of the posted Draft HE.

PAGE 24, SPECIAL NEEDS - FARMWORKERS
Add:
“Official counts of farmworkers significantly underestimate the true numbers, with undocumented and poor residents most likely to be undercounted. Farmworkers are notoriously difficult to count due to their mobility, the shared and substandard housing available to them, their fear of authorities, and their lack of involvement in a foreign and unfamiliar culture.

Nonetheless, data from the 2018 American Community Survey (ACS) reports that there is a total of 18,319 farmworkers in Ventura County with 2,668 living in the unincorporated areas of the County. The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly one third of all California farmworkers are employed by farm labor contractors. The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 22,694
farmworkers in the County. Of the total, 10,529 (46%) worked 150 days or more, and 12,165 (54%) worked less than 150 days.

A Farm Labor study conducted by the University of California in Davis, estimates an even higher number of farmworkers in Ventura County. The study utilized wage and tax data from the California Employment Development Department, and estimated that Ventura County employed approximately 36,500 farmworkers in 2012. Therefore, depending on the data source, the estimated number of farmworkers in Ventura County ranges from 18,000 to 36,500 persons. Based on information received from the Ventura County Agricultural Commissioner and the local House Farm Workers! Task Force, the higher end of the range is more accurate and should be used for estimating farmworker housing needs.”

Page 73, Program 6: Affordable Housing Development.

Add to “The City will:”

- In addition to the Thousand Oaks Affordable Housing Trust Fund, make a periodic contribution to support the Housing Trust Fund Ventura County, a local countywide nonprofit organization that provides short term, pre-development, acquisition, and construction funding to developers of affordable housing.
- Support creation of a county-wide dedicated source of funding for affordable housing.

Page 75 , Goal 2: Provide housing opportunities for persons with special needs

Add Program, between Program 9 and 10, Special Needs Housing - Farmworker Housing Study

The City will work with the County of Ventura, advocacy groups, and agricultural organizations, to plan, seek funding, and implement a countywide survey of farmworkers, employers, and housing providers to further define housing conditions, needs and barriers. Utilize the survey results to develop targeted programs and strategies to address the verified needs of farmworkers and to support agricultural businesses with a stable and healthy workforce.

Responsible Agency: Community Development Department

Funding Source: Departmental Budget
Objectives and Timeframe:

- Include City representative in Advisory Council overseeing the study, coordinated by County of Ventura.

Background for recommendations: Although the Thousand Oaks Draft HE notes that the City has limited farmworker jobs or residents within the city boundaries, this past year has highlighted the dire need for decent affordable housing for farm workers, essential workers contributing to a major sector of the Ventura County economy. When communities of color living in crowded conditions were hit hardest, the pandemic has reinforced the fact that a safe and secure national food supply requires a stable, healthy, trained workforce who live in quality affordable housing.

Since two Ventura County farmworker housing studies were published in 2002, House Farm Workers! (HFW!) has been advocating for more farm worker homes. But much has changed in the housing market, agricultural labor force, and County economy in the last 20 years. We need updated information in order to appropriately address farm worker housing needs.

The County of Ventura is taking the lead role in implementing the Farmworker Housing Study which is included in their Draft Final 2021-29 Housing Element, to be submitted to the California Department of Housing and Community Development in a few weeks. Initial grants totaling $100,000 have been awarded to HFW! and the County for this work. The cities of Camarillo, Oxnard, and Santa Paula have included participation in the study in the programs of their Draft HEs. An Advisory Council for the Study will be formed in the next few months and you will be invited to name a representative to participate in the Council.

Sincerely,
Ellen Brokaw, HFW! Board of Directors

Linda Braunschweiger, Vice Chair of HFW! Board of Directors
Good Morning,

Please see the attached letter of support for Item 7A (Draft Housing Element Update) on tonight’s Planning Commission meeting agenda.

Thank you,

Danielle

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**Danielle Borja | President/CEO**  
Greater Conejo Valley Chamber of Commerce  
600 Hampshire Road #200 | Westlake Village, CA 91361  
P: 805.370.0035 | D: 805.267.7507
September 27, 2021

Chair Nelson Buss

Thousand Oaks Planning Commission

2100 Thousand Oaks Blvd

Thousand Oaks, CA 91362

Re: Item 7A – Housing Element – Support

Dear Chair Buss,

On behalf of the Executive Committee of the Greater Conejo Valley Chamber of Commerce, I am writing this letter in support of the 2021-2029 Draft Housing Element prepared by City staff for your upcoming Planning Commission Meeting.

The Greater Conejo Valley Chamber of Commerce is the voice of businesses, both large and small, in the City of Thousand Oaks. We provided countless letters and hundreds of public comments in support of the Land Use Map, which was endorsed by the City Council earlier this year after extensive community outreach and hours of discussion. This Draft Housing Element before you effectively provides a “road map” for this cycle to implement the Land Use Map that will allow the City to meet its share of regional housing as mandated by the State of California.

Housing continues to be a top issue for our local business community and this Draft Housing Element will utilize mixed-use development to provide additional workforce housing in targeted areas of Thousand Oaks. We are pleased to see The Oaks and Janss Mall sites in this draft providing the opportunity to adapt these properties as the retail environment evolves.

Please support the housing element as presented by staff and maintain the strategic direction of the City Council in their endorsement of the land use element.

As always, we appreciate the work of the Planning Commission on these very important matters. Please contact me at 805-370-0035 or dborja@conejochamber.org if you have any questions.

Sincerely,

Danielle Borja, MBA
President/CEO
Greater Conejo Valley Chamber of Commerce
Dear Commissioners:

The Housing Element update represents an opportunity to create innovative and creative plans for the future of Thousand Oaks. I urge you to approach it that way, and to make recommendations to City staff and City Council with that perspective in mind, rather than as a compliance exercise.

Toward that end, I ask you to request that clearer and specific timelines and opportunities for evaluation, review, and adjustment be built into the Housing Element. The Housing Plan component references a number of very positive intended actions to facilitate the creation of additional affordable housing our community so desperately needs, including update of the City’s inclusionary housing ordinance, an overall update of the zoning code, and partnerships with nonprofit affordable housing developers. However, I would very much like to see the language in these sections strengthened by incorporating specific annual action plans and timelines to help with measurement and accountability, and to ensure that our affordable housing goals are pursued in good faith and met. In addition, I would like to see opportunities for mid-cycle review to be built into the Housing Element so that the City can modify and adjust its approach if goals are not being met. Please ask for this level of meaningful accountability and responsibility for meeting our community’s needs.

Sincerely,

Jennifer Lobenhofer
Thousand Oaks resident
Member of Thousand Oaks Livability Action Network