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: Steve Kearns, Interim Deputy Community Development Director for Kelvin Parker, Community Development Director

Date: October 22, 2021

Subject: Regarding Item 07A LU 2019-70504; LD 2020-70272; DAGR 2020-70273; ZC 2020-70275; SP 2020-70276; DP 2020-70277; OTP 2020-70278; LTP 2021-70289; and MND 2020-70279 - Revised Page 8 of the Resolution (Staff Report Attachment #4), and Former Correspondence

Attached please find revised Page 8 of the Resolution (Staff Report Attachment #4).

The following verbiage has been added:

**SECTION 9**

WHEREAS, the findings of the Planning Commission supporting approval of said DAGR 2020-70273 are as follows:

1. Approval is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan;
2. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;
3. The Development Agreement is in conformity with public convenience, general welfare and good land use practice;
4. Approval will not be detrimental to the health, safety and general welfare; and;
5. Approval will not adversely affect the orderly development of property or the preservation of property values.

Also attached are items of correspondence that were received when the subject project was scheduled in June, 2021; however, that meeting was canceled and the project has since changed. These items of correspondence are being provided for the record only.
SECTION 8

WHEREAS, the findings of the Planning Commission supporting approval of said LTP 2021-70289 are as follows:

1. Approval is consistent with the intent of the Landmark Tree Preservation ordinance since the proposed removal will be replaced.

2. Nine (9) replacement California black walnut (Juglans californica) trees [minimum 15 gallon], are to be planted on the project site as mitigation for the loss of the subject trees.

3. Approval of this request will not be contrary to or in conflict with the purpose or intent of the Conservation Element of the Thousand Oaks General Plan since mitigation trees are required to offset the loss of the three California walnut tree.

4. The Landmark Tree Permit request has been reviewed in conformance with the provisions of the California Environmental Quality Act. For this application, the City is acting as the Lead Agency and, on behalf of the Applicant, the Planning Commission is being asked to recommend to City Council the adoption of the Mitigated Negative Declaration that was prepared and approved by the Applicant (Daylight, LLC). The Final IS/MND identifies areas where all areas listed as potentially significant have been mitigated to levels that are no longer significant, through the inclusion of mitigation measures, which the applicant shall comply with under the proposed conditions of approval.

SECTION 9

WHEREAS, the findings of the Planning Commission supporting approval of said DAGR 2020-70273 are as follows:

1. Approval is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan;

2. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;

3. The Development Agreement is in conformity with public convenience, general welfare and good land use practice;

4. Approval will not be detrimental to the health, safety and general welfare; and;

5. Approval will not adversely affect the orderly development of property or the preservation of property values.
Dear Commissioners,

Please approve the Daylight apartment/hotel project. Both pieces of the project will bring needed economic activity, and the homes will ameliorate a housing affordability crisis that's driving people out of the region and state.

The environmental benefits of a project like this also dramatically outweigh the costs. UC Berkeley estimates that Thousand Oaks could shrink its carbon footprint by 55,000 metric tons if it promotes urban infill and reduces vehicle miles traveled. Moderately dense housing like this also avoids pushing development into areas with even more native trees and wildlife. Please consider the full set of environmental and economic trade-offs in your decision.

Thank you,
Max Ghenis
Dear Community Development Director and Planning Commissioners,

Regarding your consideration of the 218 unit apartment complex and hotel at 1872 Newbury Road:

Thousand Oaks needs more housing that is affordable. I appreciate the proposed mix of smaller units likely to rent at more affordable market rates. The 12% affordable units offered by Daylight Thousand Oaks, LLC is perhaps the best that our city can get until we can pass a 25% inclusionary housing requirement.

I am concerned that all new developments do everything possible efforts to mitigate our climate crisis. Daylight Thousand Oaks, LLC should be encouraged to maximize roof top solar, build gasless all-electric units, and install electrical conduit to at least one parking space for each unit to allow for installation of EV vehicle chargers. Hopefully these kinds of requirements will soon be added to our building codes.

Sincerely,
Gordon Clint
4102 Greenwood Street, Newbury Park
We want an EIR. There is no telling the extent to which this project will impact the local community. I think it is extremely unwise to move forward without data. We need to study traffic impact on our power grid, water supplies, schools, foot traffic, services and other community resources.

Switching the zoning and use permit from an educational institution to a commercial use property with high density housing will significantly change the neighborhood. We want data and we need to see an environmental impact report. Thank you.

Sent from my iPhone
Hello,

Please see the attached letter of support for Item 7A (Daylight Thousand Oaks, LLC) on Monday's Planning Commission Meeting agenda.

Thank you,

Adam

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Adam Haverstock
Director of Government Affairs & Tourism
Greater Conejo Valley Chamber of Commerce

Helping Businesses Succeed and Conejo Valley Thrive!

805-370-0035  |  ahaverstock@conejochamber.org
June 18, 2021

Chair Nelson Buss
Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

Re: Item 7A - 1872 Newbury Road Site Development - Support

Dear Chair Buss and Members of the Planning Commission

On behalf of the members of the Greater Conejo Valley Chamber of Commerce, I am writing to ask for your support of the proposal by Daylight Thousand Oaks LLC to develop 218 housing units and a hotel at 1872 Newbury Road in Newbury Park.

The City of Thousand Oaks is in dire need of housing. This development will help the city meet is RNHA mandates for both workforce and low income housing to prepare for the next generation of professionals and their families.

As you know, the City of Thousand Oaks is expecting biotechnology companies to need up to 1 million square feet of industrial space in the next few years as the biotechnology hub in the Rancho Conejo area continues to grow. Those companies will need attractive housing options for their employees.

The new hotel at this site will provide convenient accommodations for short and medium term corporate travelers working in the biotechnology hub. Thousand Oaks benefits from large amounts of corporate travel with our existing biotech companies. This new hotel property will help meet the future demand for corporate travel to this region by the employees, contractors and vendors of these growing companies.

Daylight Thousand Oaks LLC is very sensitive to the needs of adjacent properties and will make the appropriate accommodations to be a good neighbor. Also, they are well aware of the historic Timber School located on the project site and have plans to see that site repurposed and enjoyed by the community once again.

Please support the action before you to approve this development for our community.

As always, we appreciate the excellent relationship between the City of Thousand Oaks and the Chamber of Commerce.

Sincerely,

Danielle Borja, MBA
President/CEO, Greater Conejo Valley Chamber of Commerce
Dear Thousand Oaks Planning Commissioners, City Planners and City Staff,

The plans for the project you are reviewing this evening at 1872 Newbury Rd., commonly referred to as the Timber School Property, need to be REVISED in order to better serve the needs of current and future residents of Thousand Oaks. I ask you to vote NO on Agenda Item 7A.

I have passed by this property many times in nearly 30 years of living in Newbury Park. I frequently ride my bike past this lot where the continuation high school used to be. Because of the proposed development, I’ve made two trips special trips on my bike and ridden around as much of this property as possible to see how the development may fit into our community in a way that is both functional and visually pleasing not just to people who may live there, but to those traveling on the streets and to those who live in the homes directly behind this parcel. I am including photographs that I have taken to help you see the real land, not just some gussied up plans. Perhaps even from perspectives that you haven’t viewed.

The following are my recommendations and reasoning for my suggested revisions. I hope that you have taken the time to personally view this property at the corner of Newbury and Kelley Rds and not just the illustrations in the staff report that do not give anyone a sufficient feel for the proposed plan.

TAKE OUT THE HOTEL AND REPLACE IT WITH CONDOMINIUMS

Newbury Park does NOT need another hotel. There are already 981 hotel rooms along the 101 Freeway between and adjacent to the Wendy Drive and Ventu Park exits. We already have more than enough at this end of the City. Plenty of these hotel rooms, including longer term accommodations at the two adjacent Marriott properties, serve business as well as pleasure travelers. In addition to the Marriott Towne and Marriott Residence properties, there are the Palm Garden Hotel which has a nice ballroom, The Hampton Inn, and the slightly lower caliber...
but comfortable and affordable La Quinta. On the budget side are the Motel 6, Premier Inn and America’s Best properties. This is already half of the lodging in the entire city of Thousand Oaks, no Air B&B type rooms included. Continuing just another exit down the 101 you get to the Best Western hotel which is also business class, and the Quality Inn. Newbury Park doesn’t have any tourist attractions that warrant overnight stays. Travelers stopping here are doing so for business, visiting families, or this is just where they need to stay on their way to someplace else. Perhaps an occasional visiting sports team in town for a tournament at the high school or league level. By contrast, there is NO hotel out by Cal Lutheran and the north side of the City at all. There are plenty of luxury level rooms on the Westlake end. I do not want to see Newbury Road become hotel/motel gulch inviting more theft crimes in the midst of a residential complex. I suggest that you delete the hotel and replace it with some condominiums to provide some lower cost ownership opportunities instead. These condos should include affordable, starter level units. None of them should be big, fancy, or expensive. We need basic, functional floor plans and amenities. (These should be planned for in the nearby apartments as well without wasted space on oversized master suites and bathrooms.) During the land use planning meetings, I attended GPAC, Planning Commission and City Council meetings on-line, people repeated said they wanted lower cost housing they and their adult children could purchase. Smaller, one and two bedroom condo units (NOT TOWNHOUSES that are already selling for over $600,000) would meet area residents’ needs much better a hotel we don’t need. Affordable ownership would also add some stability to a predominantly rental oriented property.

CONVERT AND REFURBISH THE TIMBER SCHOOL BUILDINGS INTO A SMALL ARTS VENUE FOR ACOUSTIC MUSIC, COMEDY, VISUAL ARTS WITH A COMMUNITY AND HISTORICAL FOCUS

The current plans turn the Timber School landmark buildings in to a leasing office and community room for the development (NOT the public). UGH! The leasing office and related management functions for the apartment complex can be incorporated into one of the apartment buildings or another area on the property. Newbury Park and TO need some affordable arts and entertainment of a quiet nature that will encourage and enable the development of local talent and provide for visiting talent as well. A more intimate venue that is not driven by alcohol sales and is family friendly. This venue can include arts education and help us keep in touch with our roots. There is an auditorium, let us use it as the builders intended. Let us provide a community benefit that can be enjoyed by all ages and residents and visitors alike. This would be preservation of historical landmarks for the benefit of all citizens.

THIS PROJECT NEEDS MORE PARKING SPACES AND THEY SHOULD BE PROVIDED IN A PARKING STRUCTURE OR EVEN TWO PARKING STRUCTURES, NOT JUST OPEN FLAT PAVEMENT WHICH IS HOT AND UGLY

Despite the developer’s claim that they are providing a few spaces (about
10) beyond those required, there is NOT enough parking. More spaces MUST be provided so residents won’t be overflowing into the nearby neighborhood and business parking.
Rents are high. Old occupancy formulas are obsolete. We don’t have one adult living in a one-bedroom apartment, we usually have at least two adults living in a one-bedroom unit and both of them have and drive cars. In a two-bedroom unit, you must plan for and expect at least two and more likely three cars per unit. Thousand Oaks does not have a public transit system that functions 24/7 and does not connect and deliver riders to and from destinations in a timely fashion. **Until such time as we really DO HAVE FAST EFFICIENT 24/7 PUBLIC TRANSIT we MUST provide parking for cars.**

In order to afford our high rents, people have to have roommates or house additional family members. Married couples, even those with children, occupy one-bedroom units. The visitor spaces will constantly be occupied by residents, visitors won’t have parking. The old formulas may work in places that have good public transit, but Thousand Oaks is NOT one of those areas. I don’t like that fact about the City, but that is our sad reality. Parking structures save space. They keep sun off cars, solar panels could go on top of two story structures. **Even those open spaces should have SOLAR PANELS to provide shade and electricity for common areas and to keep costs down. The look of the panels can be softened with vines. Better than looking out at a sea of cars with the sun glaring off the windshields.**

I am very much in favor of providing parking for bikes and active transportation, but at this time you must expect that pretty much every single adult living in this new housing will have and drive a car. Further, to think that parking spaces provide the same buffer zones as greenbelts, is to add noise and pollution to the adjacent neighbors and failure to provide protection for them. Loud engines, stereos, and slamming doors at all hours are not peaceful.

**NEED TO PRESERVE VIEW OF RIDGELINES AND OPEN SPACES FROM STREET LEVEL**
Three story buildings close to the street block views of ridgelines and lead to a feeling of being crowded. Visual relaxation and enjoyment from being able to see nearby open space is a key part of the quality of life in Thousand Oaks. I looked at the nearby Newbury Vista townhomes to get a feel for how proposed, three story buildings may fit in here. Newbury Vista has parking on the bottom and two stories on top for three stories. From Newbury Rd. passers by CANNOT see the open space and ridgelines behind the town homes. Nor would residents out in front of their homes. Buildings closer to Newbury Rd. need to be limited to two stories and to be set back far enough to provide for these views. This is essential and important to mental health and maintaining the character of TO. **The developer does not have the right to deprive us of these important views that are part of our ring of open space.** (See attached photo of townhomes at Newbury Vista just a bit East of this
The building heights must also allow the existing adjacent residences to maintain their views and not make those residents feel like their privacy is lost to people looking at them from above. Further, allowing for recreation on rooftops as indicated in the plan adds to both noise and visual pollution. This should neither be allowed nor encouraged. Sound carries. If anything, further sound barriers and more plantings should be incorporated into the plans. Loud music and loud voices blaring from rooftops is disruptive and unnecessary.

**KEEP THE HEALTHY ESTABLISHED TREES AND ENCOURAGE/REQUIRE DEVELOPER TO INCLUDE FRUIT TREES AND COMMUNITY VEGETABLE GARDEN IN LANDSCAPING**

It takes trees a long time to mature. **Please do not let the developer cut down and infringe upon the healthy established mature trees.** Those that are in good shape need to remain. The new little trees won’t be up to the task for a long time. Further, why not have the developer include fruit and nut trees, that provide both food and shade, not just greenery in the plans. Also, include areas where vegetables can be planted and residents can grow food for themselves in a coop fashion providing health benefits and overages can be donated to food share programs. A healthy activity they can be involved in to develop more respect for the land and their neighborhood. Gardening encourages exercise and good eating habits. Sitting around on benches does not.

**THERE ARE TWO ADJACENT PROPERTIES THAT WILL BE DEVELOPED WHERE THE OLD DRIVE IN WAS AND BY KOHL’S. WHAT SHOULD THIS STRETCH BECOME AS A WHOLE?**

I ask you to think about the bigger picture and to consider not only how 1872 Newbury Rd. fits in with its current neighbors that are small retail centers and hotels on the frontage road and single family homes at the back, but how the nearby parcels may be developed to make a pleasant, useful, long term addition to the community. This is the frontage road along the 101 Freeway. It is well traveled by residents, and seen by thousands every day from the freeway. Certainly, Newbury Rd. needs a consistent bike lane along the entire length of the street. The truckers use the Westbound side like a parking lot and truck stop leaving trash and blocking the shoulder lanes. The project needs appropriate set backs so buildings are not too close to this busy street to make it feel narrow and congested and so that there is safe ingress and egress to the housing for vehicles, pedestrians and users of active transportation. This project, and others to follow, will make Newbury Road MUCH busier. It is already difficult to make a left turn coming out of the parking lot from the In ‘N Out shopping center.

**MISSION STYLE ARCHITECTURE REFLECTS A HERITAGE THAT IS NO LONGER ACCEPTABLE IN A DIVERSE AND INCLUSIVE SOCIETY**

I think a style that brings a bit of a historical feeling and ties in with our western heritage and the ranchos would be nice, but not Mission style. The Spanish missionaries essentially enslaved the Native Americans and the Spaniards stole their lands. The missions were built for religious purposes
and defense. Is this what you want to continue to have portrayed in Thousand Oaks? The time has come to stop furthering this style and reminding us of this part of California history. Mission style buildings should not be built. Find something else. Newbury Park is the western end of the Conejo Valley. Something that blends in a bit with our more slightly rural feeling so it doesn’t get completely blocked and buried would be good. I don’t see that in these plans. Mission style doesn’t really breath much, it tends to look very dense. Something that blends in better with the Santa Monica Mountains backdrop.

WHAT IS THE DEVELOPER DOING TO SAVE WATER AND TO BE ENVIRONMENTALLY SENSITIVE?
I don’t see in these plans what the developer will do to recycle as much water as possible and to be encouraging to local wildlife. I want to make sure that this high-density project won’t result in increased use of rodenticides. There is open space nearby and the wildlife needs to be protected. This is a lot of people moving into a comparatively small area and we have frequent drought years mandating water conservation. What promises are being made and what is City of TO requiring that the developer provide to benefit all of us in return? I don’t really see any thing that benefits existing residents here. From my perspective, the “plazas” are pretty much a joke. That, well, we are providing you with some benches we will let you sit on really doesn’t do anything for people that don’t live there.

PLEASE SEND THE DEVELOPER BACK TO MAKE FURTHER CHANGES. THIS IS PROJECT IS NOT READY TO GO FORWARD. VOTE NO ON AGENDA ITEM 7A. THERE IS IMPORTANT WORK YET TO BE DONE ON THE PLANS FOR 1872 NEWBURY RD.
Thank you.
Wendy Zimmerman
Newbury Park CA 91320
wdzimmerman@yahoo.com