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. 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: John M. Dugan, Deputy Community Development Director

Date: June 13, 2022

Subject: Regarding Item 07B - General Plan Amendment (LU) 2019-70563; Zoning Change (Z) 2021-70556; Specific Plan (SP) 2021-71106; Development Agreement (DAGR) 2022-70052; Residential Planned Development (RPD) 2021-70558; Development Permit (DP) 2022-70098; Land Division (LD) 2021-70557; Protected Tree Permit (PTP) 2021-70559, and Environmental Impact Report (EIR) 2021-71100; IMT Capital V Hampshire V LLC – Staff Report, Resolution, and Ordinance Corrections

Please find corrections to the project staff report, resolution and ordinance after the printing of the June 13, 2022 Planning Commission packet. These corrections below do not change the project findings and conclusions.

**Staff Report Page 2:**

RECOMMENDATION

Environmental Impact Report (EIR) 2021-71100: Consider the Draft Environmental Impact Report, and associated Mitigation and Monitoring and Reporting Program, and Statement of Overriding Considerations prepared in accordance with the California Environmental Quality Act (CEQA) for the subject project.

**Staff Report Page 5:**

GERNERAL PLAN AND ZONING

….within the Industrial land use designation, but for use by the office employees and visitors to the industrial building residents. The entire project site will include a change to the zoning designation from Industrial Park (M-1) to Specific Plan-23 (SP-23) and will accommodate the proposed development as well as the existing industrial office building.

Project Summary

Approval will involve the following applications outlined below for construction of four multi-family residential apartment buildings and associated subterranean parking, and new with 4-levels above, parking structure.

**Staff Report Page 6:**

Project Summary

In addition to the structured parking spaces, the Project includes the construction of 178,187 new surface parking spaces for the existing industrial office building.
Staff Report Page 11:

Private Usable Open Space

Table 1: Residential Buildings Private Usable Open Space

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Private Balcony/Patio Size (s.f.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>67</td>
<td>Studio</td>
<td>N/A</td>
</tr>
<tr>
<td>119</td>
<td>1-Bedroom</td>
<td>66</td>
</tr>
<tr>
<td>78</td>
<td>2-Bedroom</td>
<td>66</td>
</tr>
</tbody>
</table>

Staff Report Pages 13 and 14:

……..which is less than the Citywide residential average of 15.26 VMT (see Transportation under Appendix BC included with the DEIR).

……..future plus project scenarios as outlined in the Traffic Impact Analysis in Appendix BC, and therefore:

- Lakeview Canyon Road and Baxter Way, which will not operate within City of Thousand Oaks Performance Criteria (LOS C or better);
- Lakeview Canyon Road and Via Merida, which will not operate within City of Thousand Oaks Performance Criteria (LOS C or better); and
- Lakeview Canyon Road and La Tienda, which will not operate within City of Thousand Oaks Performance Criteria (LOS C or better).

Staff Report Page 16:

Protected Trees (PTP) 2021-70559

The quantity and size are as follows:

- **62** Six, twenty-four (24”) inch box specimens, and
- **31** Three, thirty-six (36”) inch box specimens.

Should the removals be approved, a condition is applied to the project requiring the applicant to submit a mitigation tree location map demonstrating the location of the replacement trees for review and approval by the Community Development Department. The conditions of approval describe the size and number of the mitigation trees. **Of the 93 All mitigation trees, 47 will be planted on the property and 46 off-site.** If any cannot be located on site, the trees will be placed in landscape medians or within park sites for public benefit. Additionally, protective fencing is required around all protected trees in the vicinity not authorized for encroachment.
Staff Report Page 19:

site improvements, certain number of residential units, open space and industrial/commercial uses.

Resolution Page 5:

Section 4

The proposed zone change will re-designate 42.9-acres of land from Industrial Park (M-1) to the Thousand Oaks Ranch Specific Plan (SP-23).

Resolution Page 9:

Section 9

43. Approval is consistent with the intent of the Oak Tree Preservation and Protection Ordinance since the proposed removal of 31 protected oak trees will be replaced in accordance with mitigation standards adopted by the Oak Tree Preservation and Protection Guidelines Resolution 2010-14.

GPA and Specific Plan 23 Ordinance Page 4:

THE THOUSAND OAKS RANCH SPECIFIC PLAN

GPA and Specific Plan 23 Ordinance Page 6:

(v) In addition, the proposed development is consistent with greenhouse gas reduction sustainability concepts because the project includes live/work units and this a proposed development that is within walking distance to retail and restaurants or to nearby shops and restaurants and close to employment centers.

GPA and Specific Plan 23 Ordinance Page 18:

B. Conflicting Requirements. If a conflict occurs between requirements of this Specific Plan, or between this Specific Plan and the City of Thousand Oaks Municipal Code or other regulations of the City, the most restrictive Specific Plan requirements shall apply.
To: Planning Commission
From: John M. Dugan, Deputy Community Development Director
Date: June 13, 2022
Subject: Regarding Item 07B - General Plan Amendment (LU) 2019-70563; Zone Change (Z) 2021-70556; Specific Plan (SP) 2021-71106; Residential Planned Development (RPD) 2021-70558; Development Permit (DP) 2022-70098; Environmental Impact Report (EIR) 2021-71100; Land Division (LD) 2021-70557; Protected Tree Permit (PTP) 2021-70559; Development Agreement (DAGR) 2022-70052 – Additional Correspondence

Attached please find an additional correspondence received since the printing of the packet.

CDD:420-46\H:COMMON\Planning Commission\Agenda Packet\2022\06-13-2022 Meeting\Supplemental 1.docx
Please add to supplemental.

From: William D. Koehler <wdklaw1@aol.com>
Sent: Monday, June 13, 2022 11:33 AM
To: Community Development Department <CommunityDevelopment@toaks.org>
Cc: dborja@conejochamber.org
Subject: June 13/Planning Commission Meeting - Letter

**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.

Please see the attached for your review and consideration. Thank you.

Very truly yours,

William D. Koehler, Esq.
Law Offices of William D. Koehler
12522 Moorpark Street, Suite 103
Studio City, CA 91604
TEL: (818) 506-8322
FAX: (818) 769-9438
Email: wdklaw1@aol.com
June 13, 2022

VIA EMAIL ONLY: communitydevelopment@toaks.org

Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Re: June 13, 2022 Planning Commission Meeting
Subject: Agenda Item 7B
Applicant: One Baxter Way L.C.

To the Honorable Planning Commission:

As a long-time resident of the Conejo Valley, it was with great anticipation that I reviewed the Staff Report for this evening’s Item 7B on your Agenda. As we are all painfully aware, this prominently located property has been underserved for a number of years.

While there has been speculation over the years as to what will be the fate of this centrally-located property consisting of almost 43 acres, nothing has materialized until this current project before you.

Having carefully reviewed the Staff Report for this project, I was impressed by the diversity this proposed project brings to our community.

With increased housing mandates being dictated to cities throughout the state, I note that this proposed project would not only provide 264 units to the city’s housing inventory, but significantly, it would provide 34 affordable units of badly needed housing (18 low income and 16 very low income).

This project comes with a number of “asks” in that the Planning Commission is being asked to consider a number of significant planning concessions and approvals, such as a General Plan Amendment, and zone change, along with the removal of a number of mature trees on the site via a Protected Tree Permit.

While the Commission needs to impress upon the developer the importance of maintaining as much of the tree landscape that makes this site take on a park-like appearance, the developer has (to its credit) brought to this site a number of significant improvements.
Among these are all-electrical residential units, a concession to a green footprint, subterranean parking to help minimize surface parking, and a number of additional amenities to the residential portion of the project.

Of importance is the fact that this development abuts a significant and diverse shopping center available within walking distance. This would reduce vehicular traffic, yet introduce the variety of businesses available at the adjoining Promenade to a pedestrian clientele without impacting the need for additional parking.

All in all, I believe this project brings badly needed housing within walking distance of a major commercial center, minimizes the impact to the existing mature landscape, creates an opportunity for increased pedestrian access to the adjacent commercial center, and takes a long under utilized site and creates an attractive residential community within walking distance of not only a large shopping center, but numerous office buildings, therefore creating multiple opportunities for people to walk instead of driving to work, shopping and dining.

I therefore encourage the Planning Commission to approve the project, and recommend to this City Council they approve this project, and adopt and certify the Final Environmental Impact Report.

Very truly yours,

WILLIAM D. KOELHLER
Board Member Greater Conejo Valley Chamber of Commerce, and Former Planning Commissioner, City Councilman, and Mayor - City of Agoura Hills

WDK/eac

cc: Greater Conejo Community of Commerce
c/o Danielle Borja
Please add to supplemental.

From: Danielle Borja <dborja@conejochamber.org>
Sent: Monday, June 13, 2022 11:35 AM
To: Community Development Department <CommunityDevelopment@toaks.org>
Cc: Adam Haverstock <ahaverstock@conejochamber.org>
Subject: Item 7B Gateway at The Oaks Project: Chamber + Employer Letters of Support

Hello,

Please see the attached packet of letters from the Greater Conejo Valley Chamber of Commerce and several major employers in support of Item 7B -- the Gateway at The Oaks project.

Please let me know if you have any questions.

My best,

Danielle Borja

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
CHAIRMAN’S CLUB
Greater Conejo Valley Chamber of Commerce

Emerald
Express Employment Professionals
Athens Services
Los Robles
iMT
Residential

Platinum
Conejo Valley
Quinta
Mustang
Pepperdine

Gold
Logix
Oaks
US Bank

Silver
Acorn
AMGEN
ATA
Caruso
COURTYARD

Bronze
1760 on the BLVD
Advanced Business Innovations
Best Western Plus Thousand Oaks Inn
California State University Channel Islands
Heaven’s Hill Estate
Hilcrest Financial Group
HUB International Insurance Services

Kennedy Wilson
Los Angeles Rams
Mainstreet Mortgage
Montecito Bank & Trust
Oak & Iron
Pristine Patty Global, Inc.

SAGE Publishing
Thousand Oaks Toyota
TOArts
Ventura County Credit Union
Waste Management
Your CBD Store
June 8, 2022

Chair David Newman
Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

Re: Gateway at the Oaks Project – Support

Dear Chair Newman and Planning Commissioners,

On behalf of the over 800 members of the Greater Conejo Valley Chamber of Commerce I am writing in support of the Gateway at the Oaks project proposed by Kennedy Wilson. Attached to this letter, you will find a number of letters in support from local employers.

This project would take an underutilized site and add 264 housing units to support our local businesses including the biotech industry. Simply put, the city cannot prioritize the growth of biotech hub without prioritizing housing. In addition to the market rate housing, this project proposes 34 affordable units (18 low income and 16 very low income); a significant community benefit.

Kennedy Wilson is investing substantial funding to make this one of the most desirable projects in the City of Thousand Oaks. Among other efforts, they are constructing a parking garage at the southern end of the site to meet the needs of the residents and also the employees of the existing office building. The residential units will be fully electric and they are investing in infrastructure to make these apartments conveniently walkable to The Promenade at Westlake; this is what master planning is supposed to look like.

This site was identified during the update of the Thousand Oaks General Plan as “Mixed-Use Low”. It aligns with the intent of the City Council when they endorsed the Preferred Land Use Map last year.

Please approve the Gateway at the Oaks that will provide critical housing for our business community.

Sincerely,

Danielle Borja, MBA
President/CEO
Greater Conejo Valley Chamber of Commerce
June 9, 2022

Chair David Newman  
Thousand Oaks Planning Commission  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362

Re: Gateway at the Oaks Project - Support

Dear Chair Newman and Planning Commissioners,

On behalf of the Amgen Thousand Oaks Headquarters office, I am writing in support of the Gateway at the Oaks project.

More than 40 years ago, Amgen’s entrepreneurial founders established their new biotechnology headquarters in what was then the small town of Thousand Oaks. These visionary scientists believed that this community was an ideal place to get their growing business off the ground as it would offer employees a high-quality location to live, work and raise their families. We are proud of how Thousand Oaks and the surrounding towns have grown over the years.

As a large recruiter of top talent from around the world and across multiple disciplines, a vital factor in deciding where to locate offices is the availability of a wide variety of housing, entertainment, and recreation options for our employees. We also strive to be located in communities in which inclusiveness is valued and our team members can feel a true sense of belonging regardless of backgrounds.

The Gateway project will provide 264 housing units along with 34 affordable units, green initiatives and opportunities for all levels of employment including those wanting to put down roots in our wonderful community.

Amgen supports the community as it continues to grow, and we support innovative projects that will make this town a vibrant place for all walks of life from around the world.

Sincerely,

Steve Anderson  
Executive Director, Site Lead  
Amgen Thousand Oaks
June 3, 2022

Chair David Newman  
Thousand Oaks Planning Commission  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362

Re: Gateway at The Oaks - Support

Dear Chair Newman and Commissioners,

On behalf of Atara Biotherapeutics, I am writing in support of the Gateway at The Oaks proposed by Kennedy Wilson. Atara is a leading off-the-shelf, allogeneic T-cell immunotherapy company developing novel treatments for patients with cancer and autoimmune diseases with operations in Thousand Oaks.

The city cannot prioritize the growth of the biotech sector without addressing the significant housing shortage for our local workforce. An infill project, on a site that has historically been used exclusively for office are the kinds of creative solutions that we need to provide more local housing options.

The Gateway at The Oaks project would provide 264 new housing units in alignment with the vision of the Preferred Land Use map and the added benefit of walkability to many existing local businesses. This new modern community will also be attractive to the young professionals Atara is looking to retain and attract in a highly competitive talent landscape.

Sincerely,

Amie Krause  
SVP, Chief People Officer  
Atara Biotherapeutics, Inc.
May 19, 2022

Chair David Newman
Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

Re: Gateway at The Oaks – Support

Dear Chair Newman and Commissioners,

On behalf of Capsida Biotherapeutics, I am writing this letter of support for the Gateway at The Oaks project proposed by Kennedy Wilson. Capsida is a gene therapy startup company developing therapies for rare and common diseases. We are located in Thousand Oaks and pride ourselves on being part of the biotech ecosystem here in the Conejo Valley. We continue to grow and currently have ~150 employees in specialized roles such as Research and Manufacturing.

We need desperately need more housing supply to support the growth of our biotech sector that the city continues to prioritize. Many of our employees are seeking housing with walkability to dining and retail combined with onsite amenities; very hard to find in Thousand Oaks.

The Gateway at The Oaks will create new housing units walking distance to The Promenade at Westlake and employment centers. The project has prioritized both sustainability features and affordable housing as significant community benefits. These are the types of projects that will make it easier to retain and attract the talent we need for the growing biotech hub in Rancho Conejo.

Recruiting top-tier individuals for critical scientific and technical roles is challenging. Capsida can better succeed at hiring and bringing talent to our biotech community if there are affordable, attractive, convenient housing options.

Sincerely,

Jessica McIntyre
VP Business Operations
Capsida Biotherapeutics, Inc
June 1, 2022

Chair David Newman  
Thousand Oaks Planning Commission  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362

Re:  Gateway at The Oaks – Support

Dear Chair Newman and Commissioners,

On behalf of Takeda, I am writing in support of the Gateway at The Oaks proposed by Kennedy Wilson. In 2021, Takeda broke ground on a new manufacturing facility to grow its portfolio of treatments for rare diseases and renovate an existing manufacturing space; a $126 million investment in our Thousand Oaks campus.

As a major local employer, I can assure you that we need more housing supply to support the growth of our biotech sector that the city continues to prioritize. Many of the employees we recruit are coming from, or have competing employment opportunities, in major markets. Those cities have modern housing options that are walkable to local businesses with onsite amenities; something very hard to find in Thousand Oaks.

The Gateway at The Oaks will create housing walking distance to The Promenade at Westlake and local employment centers. The project has also prioritized both green initiatives and affordable housing as significant community benefits. These are the types of projects that will make it easier to retain and attract the talent we need for the biotech industry.

Sincerely,

Katherine Harbeston  
Communication Strategy Lead  
Takeda Pharmaceutical Company Limited
June 9, 2022

Chair David Newman  
Thousand Oaks Planning Commission  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362  

Re: Gateway at The Oaks – Support

Dear Chair Newman and Commissioners,

On behalf of Westlake Village BioPartners, I am writing in support of the Gateway at The Oaks proposed by Kennedy Wilson. Westlake Village BioPartners is the leader in early stage venture capital for many of the start-ups that are expanding in Thousand Oaks, most recently Capsida Biotherapeutics in 2021.

While the Thousand Oaks biotech hub is poised for continued growth, lack of local workforce housing continues to be a considerable challenge to attract the high quality talent for these biotech companies. The Gateway at The Oaks project will provide 264 modern apartments with walkability to local businesses and close proximity to employment centers including Rancho Conejo.

We urge you to prioritize housing projects like the Gateway at The Oaks that will lead to economic development in the biotech sector, currently the only industry in Ventura County experiencing growth.

Sincerely,

Name: Sean Harper, MD  
Westlake Village BioPartners  
Title: Managing Director
June 09, 2022

Chair David Newman
Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

Re: Gateway at The Oaks – Support

Dear Chair Newman and Commissioners,

On behalf of FUJIFILM Diosynth Biotechnologies, a global Contract Development and Manufacturing Organization supporting the Biopharmaceutical Industry, I am writing in support of the Gateway at the Oaks project. On April 4, 2022 FUJIFILM Corporation announced the closing of the $100M USD acquisition of our 90,000 sq.ft manufacturing facility here in Thousand Oaks. Fujifilm continues to build for the future to meet the growing need of cell therapy production globally. These therapies are at the cutting-edge of science and have the potential to cure patients across a wide gamut of illnesses and disorders.

Attracting and retaining the best talent is essential. I echo the need for affordable housing in the area for a growing workforce. The Gateway project will help close the gap we have in our region for housing that can support this need. This project can have a significant impact on talent attraction. We are delighted that this project incorporates sustainability as part of its fulfillment. This is well aligned with Fujifilm’s Sustainability Value Plan 2030 and our commitment to building for a better future.

It is my sincere hope that the Gateway at The Oaks project is approved for the benefit and growth our community.

Sincerely,

David Bolish
Site Head, FUJIFILM Diosynth Biotechnologies, California
June 2, 2022

Chair David Newman
Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Re: Gateway at The Oaks – Support

Dear Chair Newman and Commissioners,

On behalf of Premier America, I am writing in support of the Gateway at The Oaks proposed by Kennedy Wilson. Premier America Credit Union has two branches in the City of Thousand Oaks; one less than a mile from this site on Westlake Blvd.

As part of this business community, lack of housing continues to be a considerable challenge for our local workforce. The Gateway at The Oaks is an opportunity to take a site that has traditionally only been utilized for office and add 264 new housing units in alignment with the Preferred Land Use map endorsed by the City Council last year.

Please support this project and others like it that will help the city meets its RHNA numbers with strategically planned infill development and make it easier to retain and attract local employees.

Sincerely,

Rudy Pereira
President & CEO
Premier America Credit Union
May 13, 2022

City of Thousand Oaks
Attn: Planning Commission
2100 Thousand Oaks Boulevard
Thousand Oaks, California 91362

RE: Gateway at The Oaks Project

Dear Planning Commission:

As Coach Lou Holtz once said, "In this world you're either growing or you're dying, so get in motion and grow" and nowhere do these words ring truer than in the city Thousand Oaks. As the future success of our city hangs on the viability of a best-in-class biotech corridor, with hundreds of millions of dollars already invested, it is imperative we offer attractive and affordable housing options to those working in this sector.

This additional housing will benefit all businesses, including the vital hospitality industry, by creating more demand for our goods and services and providing affordable housing for a declining but essential hourly-rate workforce. There need to be options for our line-level associates to both live and work in our community.

This infill development is in alignment with the Preferred Land Use Map endorsed by the City Council in May 2021, will offer thirty-four affordable housing options and walkability to many nearby businesses, and is fully supported by Hyatt Regency Westlake.

Regards,

[Signature]

David W. Barnett
Director of Sales and Marketing

cc: Danielle Borja
    Adam Haverstock
Please add to supplemental.

Dear Planning Commission - attached please find comments on the Baxter Property to be reviewed at tonight's meeting.

Best,

Faith Grant
Conejo Climate Coalition
June 13, 2022

Thousand Oaks Planning Commission  
2100 E Thousand Oaks Boulevard  
Thousand Oaks, California  91362  

Subject: June 13 Meeting - Agenda Item 7B Baxter Property  

Dear Thousand Oaks Planning Commission:

The Conejo Climate Coalition met with One Baxter Way, LP on February 16, 2022 to review and discuss sustainable building features for the Baxter project. One Baxter Way, LP has met a primary requirement of developing all-electric residential units that eliminate climate and health damaging fossil (aka “natural”) gas infrastructure in favor of a healthier, climate-safe development.  

Other sustainable features designed to reduce greenhouse gases and address and adapt to ongoing, destructive Climate Heating impacts include:

- Solar - all new buildings will include solar panels. Flat or low sloping roofs will be used to maximize solar orientation.
- Water Conservation
  - Low-flush toilets, low-flow shower heads and other water conserving fixtures and appliances.
  - A landscaping plan with a plant palette that includes trees and major landscaping requiring minimal watering.
  - A weather-based irrigation controller to limit unnecessary watering, along with drip tubing, micro sprays and tree bubblers.
  - The drainage plan recaptures stormwater, with on-site design features that maximize landscape areas and tree canopies to allow runoff to infiltrate.
- Landscaping
  - Includes both native and climate-adapted shrubs and ground cover.
  - The plantings maintain a ‘California Friendly’ drought-tolerant characteristic.
- Transportation
  - One space retained for ride sharing, like zip car.
  - The residential apartment includes 154 bike parking stalls for residents and 22 short-term bike parking racks for guests.
  - Of the 435 parking spaces, 10% of the spaces within the residential parking garage are proposed to be pre-plumbed/pre-wired for electric vehicle charging. Non-residential parking for industrial parking reserves 6% of the parking with installed and operating EV charging facilities.
- Compliance with the CALGreen Code: the Project uses all new electric appliances, installs high-efficiency lighting, Low-E or ENERGY STAR windows, and utilizes passive sustainable design strategies including daylighting, natural sources of heating and cooling, operable windows, shading on south facing windows, ceiling fans, and well-designed building envelopes with high-U values.
While we commend One Baxter Way, LP for incorporating the above-noted features, given the urgency of our Climate Heating situation, additional enhancement is necessary and should, at a minimum, include:

- Committing to installation of sufficient rooftop solar to ensure the project generates as much energy as it consumes.
- Increasing the number of plumbed EV chargers to meet the future preponderance of electric vehicles.
- The Conejo Climate Coalition’s vision for a healthy, habitable, climate-safe and prosperous future community requires the City to ensure that all future projects built in Thousand Oaks must reduce transportation emissions (which comprise 62% of total T.O. emissions) by taking **significant measures** to encourage developers and businesses alike to transition their fleets from internal combustion to electric vehicles through free and abundant EV charging; and to ease residents out of their cars by reducing minimum parking mandates, increasing protected bike lanes citywide, and providing frequent and convenient public transit and/or shuttle services to nearby goods and service – to reduce VMTs, improve health, increase safety, and encourage residents to bike to work and school.
- Planting an all-native and pollinator-friendly landscape, rather than including an unspecified percentage of this type of plant palette.
- Committing to a net expanded tree canopy on-site and to planting specimens of size and value that are equivalent to each of the trees removed and/or damaged.
- Committing to following the recommendations of the VCAPCD (Ventura County Air Pollution Control District) due to the project’s proximity to the 101:

Lastly, Thousand Oaks has a desperate need for housing units that are actually affordable and, while it’s encouraging that this project includes 34 residential units for low-income and moderate-income households, the Conejo Climate Coalition would prefer to see the City urgently adopt and enforce measures to expand the percentage of such units in all new residential development going forward. CCC supports housing that is actually affordable and a building density level that has been shown to reduce greenhouse gas emissions.

We believe One Baxter Way, LP can design a more sustainable project; and we look forward to seeing all developers building in T.O. adopt these and additional climate-saving features. The Conejo Climate Coalition hopes to support this project pending adoption of the modifications recommended above.

Sincerely,

The Conejo Climate Coalition