THOUSAND OAKS
PLANNING COMMISSION

Supplemental Information Packet 1
September 26, 2022

Agenda Related Items
Meeting of September 26, 2022

Supplemental Information:

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To: Planning Commission

From: John M. Dugan, Deputy Community Development Director

Date: September 26, 2022

Subject: Regarding Item 07A - Special Use Permit – Municipal Code Amendment (MCA) 2022-70465 – Additional Correspondence

Attached please find an item of additional correspondence received since the printing of the packet.
Hi Justine and Steve,

Spent some time reading the proposed SB9 Ordinance and had some questions and thoughts:

1. Staff Report - page 8, middle of the page - “and approval of the parcel map will be held until the building permit is issued”. I assume you do not mean the building permit from Building and Safety. That would be terribly in efficient.
2. Definition of Useable Open Space in conjunction with Sec. 9-4.3708 (g) would suggest If I split my 5 acre parcel in half (2.5 acre lot) I’ll need 16,000 sq. ft of “flat” land on my hill. That seems like an unintended consequence of the wording.
3. Sec. 9-4.3706 (i) and (j) - Properties in HPD - Doubtful that any HPD land can build with out minor encroachments into 25% land. Does this ordinance therefore say minor encroachments are permitted so as to allow at least an 800 sq. ft. house and without a hearing?
4. Sec 9-4.3707 - Big picture question. This section states that the City has no architectural control. So what am I submitting? Let’s be honest, many people may want to subdivide and sell the lot and let the buyer design. And yes the Seller must live on the remaining lot for 3 years. So is the application basically a 3 dimensional cube showing they meet setbacks and height?
5. Sec 9-4.3707 (p)(2) Utilities – Given all the talk about not having gas, wouldn’t it make sense to not “Require “ it if I or other choose to go all electric?

That’s all I have for now. Thanks

Jon
Hi Justine,

Is there a draft of the City’s proposed ordinance yet for SB 9?

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