Planning Commission
REGULAR MEETING
Monday, November 14, 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 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. However, the Zoom link may
require registration if you would like to attend via videoconference/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 in ensuring that reasonable arrangements can be made to provide accessibility to the meeting or
service.
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 records 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 for redactions 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. Be advised that those participating in the meeting via Zoom do so at their own risk. The Planning Commission meeting will not be cancelled if any technical issues occur during the meeting. 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 October 24, 2022

7. PUBLIC HEARINGS:
   A. Subject: Development Permit (DP) 2022-70164, Special Use Permit (SUP) 2022-70165, Protected Tree Permit (PTP) 2022-70167, and Mitigated Negative Declaration (MND) 2022-70188 (SCH #2022090077)

   Applicant: Alexandria Real Estate Equities, Inc.

   Location: 1100 Rancho Conejo Boulevard

   Request: Approve the redevelopment of the site with four one- and two-story buildings totaling 351,164 square feet for office and lab uses, restaurant and lounge with alcohol service, 854 parking spaces, and associated infrastructure improvements. Project involves preservation of 13 protected trees, transplanting 10 protected trees on-site, removal of 54 protected trees, planting of 87 coast live oak trees and the payment of in-lieu fees for the off-site replacement of protected trees. Weekly special events with 100 or fewer people are expected during the hours of 7:00 a.m. through 9:00 p.m. The 18.99-acre parcel has a General Plan land use of Industrial and is zoned Industrial Park (M-1).

   Approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA) for the subject project.

   Recommendation:
   1. Approve Mitigated Negative Declaration (MND) 2022-70188 and Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA) for the subject project, and
   2. Adopt a Resolution approving DP 2022-70164, SUP 2022-70165, and PTP 2022-70167 based on the findings and subject to the conditions contained therein.

   Planner: Senior Planner Scott Kolwitz
B. **Subject:** Wireless Communications Facility (WCF) 2022-70729

**Applicant:** Eukon Group on behalf of DISH Wireless, LLC

**Location:** 1350 East Janss Road and APN 677-0-100-165

**Request:** To allow the installation of a wireless communications facility at an existing park consisting of antennas and radio equipment on a new support structure, equipment cabinets, and emergency generator within a storage building that will be expanded.

**Recommendation:** Find the project exempt from California Environmental Quality Act (CEQA) as both a Class I and Class III Categorical Exemption pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines, and adopt a Resolution approving WCF 2022-70729 based on the findings and subject to the conditions contained therein.

**Planner:** Assistant Planner Tabitha McAtee

C. **Subject:** Wireless Communications Facility (WCF) 2022-70731

**Applicant:** Eukon Group on behalf of DISH Wireless, LLC

**Location:** 1586 Pederson Road

**Request:** To allow the installation of a wireless communications facility consisting of antennas and radio equipment on an existing transmission tower, associated equipment, and emergency generator within an equipment enclosure.

**Recommendation:** Find the project exempt from California Environmental Quality Act (CEQA) as a Class I Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, and adopt a Resolution approving WCF 2022-70731 based on the findings and subject to the conditions contained therein.

**Planner:** Assistant Planner Tabitha McAtee
D. **Subject:** Wireless Communications Facility (WCF) 2022-70099

**Applicant:** Eukon Group on behalf of DISH Wireless, LLC

**Location:** 1614 Corte de Acero

**Request:** To allow installation of a wireless communications facility consisting of antennas and other radio equipment to be installed on a Southern California Edison (SCE) transmission towers, equipment cabinets and a generator within a subterranean enclosure.

**Recommendation:**
Find the project exempt from California Environmental Quality Act (CEQA) as a Class I Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, and adopt a Resolution approving WCF 2022-70730 based on the findings and subject to the conditions contained therein.

**Planner:** Associate Planner Wil Chua

E. **Subject:** Wireless Communications Facility (WCF) 2022-70730

**Applicant:** Eukon Group on behalf of DISH Wireless, LLC

**Location:** 1360 South Wendy Drive

**Request:** To allow installation of a wireless communications facility consisting of dish antennas to be installed within a proposed heightened steeple at an existing church (Saint Mathews Church) and other radio equipment including on-site emergency generator within a proposed equipment shed.

**Recommendation:**
Find the project exempt from California Environmental Quality Act (CEQA) as both a Class I and Class III Categorical Exemption pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines, and adopt a Resolution approving WCF 2022-70730 based on the findings and subject to the conditions contained therein.

**Planner:** Senior Planner Nizar Slim

8. **DEPARTMENT REPORTS:**

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. December 5, 2022 Planning Commission Meeting