

# MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION

## CITY OF THOUSAND OAKS

### MEETING OF JANUARY 11, 2021

The regular meeting of the Planning Commission was called to order at 6:00 p.m. in the Andrew P. Fox City Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California, with Chair Lanson and Commissioners Buss, Kohan, and McMahon participating via videoconference. Commissioner Newman was absent.

Also present were Staff Members: Planning Division Manager Kearns, Assistant City Attorney Hehir, Deputy Associate Planner Nielsen, Senior Civil Engineer Bussell, Engineering Division Manager Fatemi, Transportation Planner Naoum, Office Supervisor McMurtry, Senior Administrative Secretary Sosner, and Recording Secretary Goor.

#### **WRITTEN COMMENTS / ANNOUNCEMENTS / SUPPLEMENTAL PACKET / CONTINUANCES:**

Planning Division Manager Kearns noted a Supplemental was distributed this afternoon with one item of correspondence against tonight's project and subsequently one item of correspondence was received in support of tonight's project which shall be made part of the record.

**PUBLIC COMMENTS:** None.

#### **CONSENT CALENDAR:**

A. Minutes of Planning Commission Meeting on December 14, 2020.

Motion by Commissioner McMahon to approve the Consent Calendar, carried 4-0 by the following vote: Ayes – Buss, Kohan, McMahon, and Chair Lanson; Noes – None; Absent – Newman; Abstain – None.

**PUBLIC HEARINGS:**

- A. Continued Hearing, advertised as required by law, opened to consider Development Permit (DP) 2020-70307 located at: 2198 North Moorpark Road (APN 675-0-374-265); Applicant: Megdal & Associates. Report presented by Associate Planner Nielsen who responded to Commission questions along with Planning Manager Kearns, Senior Civil Engineer Bussell, Transportation Planner Naoum, and Assistant City Attorney Hehir.

Speakers via videoconference: Neal Scribner, Architect for the applicant, Thousand Oaks; Taylor Megdal, applicant, pro; and Jennifer Cribbs, Starbucks Store Development Manager, applicant team, available for questions only; Justin Cox, applicant team, available for questions only; Amy Wilson, Thousand Oaks, con, Bill Wilson, Thousand Oaks, con; Kyle Mill, Thousand Oaks, con; Patricia Baughn, Thousand Oaks, con; Chris Huddleston, Los Angeles, pro; Lila Askar, West Hollywood, pro; Jenna Cantanese, Thousand Oaks, comments; Brock Spielman, Thousand Oaks, con; Zach Zalben, Los Angeles, pro; and Lauren Barnette, Beverly Hills, pro. Mr. Scribner and Mr. Megdal provided a rebuttal.

Statement Cards: 0 cards. There were 9 items of correspondence in the Packet/Supplemental/Additional received - 4 pro and 5 con.

Chair Lanson closed the public hearing.

Commissioner Kohan recommended that the wall height be increased from 6 feet to 8 feet and that mature landscaping be used.

The hearing was reopened

Associate Planner Nielsen indicated the conditions could be changed as follows: add to Condition 27, "The project plan shall be updated to include the following: Increase the wall height from 6 feet to 8 feet and shall be a split face concrete block wall." Also add: "The applicant is required to use mature landscaping, under the discretion of the City Landscape Designer, when it is submitted for a Landscape Plan Check." The applicant concurred.

Chair Lanson closed the public hearing.

Motion by Commissioner Kohan to adopt resolution approving application DP 2020-70307, including two development standard waivers, based on the findings and subject to the conditions contained in the resolution including the changes to the conditions as noted, carried 4-0 by the following vote: Ayes – Buss, Kohan, McMahon, and Chair Lanson; Noes – None; Absent – Newman; Abstain – None.

**DEPARTMENT REPORTS:** None.

**COMMISSION COMMENTS AND AB 1234 REPORTS:**


Commissioner McMahon noted the City's Parking Ordinance has not been updated in a long time and inquired, with the increase in bicycling, Uber, and Lift, whether it would be updated soon. Assistant City Attorney Hehir noted there have been discussions with regard to assisted living parking, and affordable housing parking changes are coming as well. Either the Traffic Commission or Planning Commission may look at the issue in the future.

Commissioner Kohan inquired whether additional General Plan Workshops will be held. Planning Manager Kearns noted stakeholder meetings will be held, but are not yet scheduled. A great deal of work on the General Plan is coming in the next few months.

**STAFF UPDATE:**

- A. Follow-up items, announcements and upcoming issues. None.
- B. Upcoming Planning Commission Meetings. Planning Division Manager Kearns reported Objective Standards will be pushed to a future date and the January 25<sup>th</sup> meeting will be canceled; however, there may be an item for February 8<sup>th</sup>.

**ADJOURNMENT:** Planning Commission adjourned at 8:33 p.m. to 6:00 p.m. on Monday, January 25, 2021, (possibly to February 8, 2021), for a regular meeting.

  
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Nelson Buss, Chair  
Planning Commission

3/15/2021  
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Date Approved