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: Stephen Kearns, Planning Division Manager

Date: February 27, 2023

Subject: Supplemental #1 – Regarding Item 07A - Proposed 27-unit Apartment Complex Extension. General Plan Land Use Amendment 2020-70026-LU, Development Agreement 2022-70511-DAGR, Residential Planned Development 2021-70019-RPD, Specific Plan Amendment 2020-70027-SPA, Protected Tree Permit 2022-70626-PTP, and Negative Declaration 2021-70893-ND – Clarification/Correction to Staff Report; Ordinance (Attachment #4) and Project Plan set (Attachment #7).

The following clarifications/corrections shall be made to the Staff Report:

Page 2, “Background” section, paragraph #3 (correction):

January 28, “2019” should be “2020”; number of units allocated should be “48 units”; however, only 27 of those units are being applied towards the project.

Page 5, “Building Form” section, paragraph #1 (clarification): “approximately 27 feet in height” was used, because the elevations as shown on Sheet A2.1 of Project Plans, are varied to add visual interest. The façade nearest to the street has a height of 29’ to the top of the gable. The side of the building façade has a height that drops to 26’-3” and the elevation to the south has a height of 27’-8”. In general, these heights are generated by gable peaks and the bulk of the building remains at a lower height of 22 feet.

Page 8, “Parking” section, paragraph #3: (clarification):

Three (3) parking spaces would be lost on the existing development to the north (Arroyo Villa Apartments) to allow for a connecting corridor. However, those spaces would be replaced on the new development. (Aerial photo shows 1 ADA space and trash enclosures –Which would need to be relocated). Therefore, within the context of the broader site, post Parcel Merger, the project would be providing the correct amount of required parking spaces (51) or three extra spaces if only considering the subject site.

The following clarifications/corrections shall be made to Attachment #4, Resolution:

Condition # 25 – Standards Table (Correction): [Provided 12’-5” to 16’-2”]. In the context of the subject site, the (north) side setback of 12’-5” would need a waiver; however, this
setback would be much further (about 700 feet) once the Parcel Merger (required for approval) was recorded.

**Condition # 28 – Building Height (Correction):**

**Building Height** – Average building height shall comply with the average heights specified for the subject (Sub-Area Area) by Specific Plan 07. In this case, the plans dated January 13, 2021, show a maximum height of 29 feet. However, the north side facade and related building height is only 26'-3". This height would require an additional (1/2) foot of distance for affected side setbacks; however, the required parcel merger would remove the dividing property line, thus eliminating the north side setback for the proposed buildings.

The following clarification shall be made to the **Project Plan Set:**

**BUILDING CODE – (Clarification)** The referenced Building Height of “4-stories Max. (60’ Max.) only pertains to maximum allowable height under the construction Type of VA. This standard is not related to Planning standards. The maximum building heights are specified by the Thousand Oaks Municipal Code, which is the development standard applied to this project.