Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Planning Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically they are distributed on the Thursday or Friday preceding the Planning Commission meeting and/or on Monday before the meeting. Supplemental Packets produced on Thursday or Friday are available for public inspection in the Community Development Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). All Supplemental Packets are available for public review at the Planning Commission on the City's website www.toaks.org.

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: March 27, 2023

Subject: Regarding Item 07A - General Plan Amendment 2021-70182-LU, Development Permit 2022-70269-DP, Protected Tree Permit 2022-70535-PTP, Development Agreement 2022-70822-DAGR; SJG Long Investment – Supplemental Traffic Impact/Trip Generation Analysis Memorandum from the Public Works Department and Additional Public Correspondence

The following attached memorandum from the Public Works Department outlines Supplemental Impact/Trip Generation Analysis.

The second attachment contains public correspondence that arrived after the printing of the Agenda Packet.

Thank You.
TO: Justine Kendall, Associate Planner
FROM: Mark Anthony Bueno, Associate Engineer
DATE: March 27, 2023

SUBJECT: DP 2022-70269 86 Long Court
Supplemental Traffic Impact/Trip Generation Analysis

This Supplemental Traffic Impact/Trip Generation Analysis (dated March 27, 2023) supersedes the prior Traffic Impact/Trip Generation Analysis prepared for the project dated July 11, 2022. This supplemental analysis was prepared based on revisions to the estimated apartment trip generation in Tables 2 and 3 of the prior analysis. The prior analysis utilized the Multi-Family Housing trip rate from the 10th Edition Trip Generation Manual, published by the Institute of Transportation Engineers (ITE). However, the current 11th Edition ITE trip rate for Multi-Family Housing should have been utilized. It should be noted that the existing General Office trip rate in Table 1 of the prior analysis utilized the 11th Edition ITE Trip Generation Manual and remains the same in this supplemental analysis herein.

The proposed project is located at 86 Long Court and would demolish the existing 20,248 square feet of commercial office use to construct a 73-unit apartment building. This supplemental analysis summarizes the net trip generation estimate for the site based on this development proposal.

Trip Generation
The site’s existing and proposed trip generation estimates were derived from the 11th Edition Trip Generation Manual published by ITE. For this analysis, the P.M. peak hour trip generation rates are presented since the City current administrative policy (Vehicle Miles Traveled (VMT) Analysis for CEQA Compliance) for requiring traffic impact studies or Vehicle Miles Traveled analysis considers the trips generated during the P.M. peak hour. A copy of the administrative policy is attached to the memo.

Existing Trip Generation
Table 1 summarizes the estimated number of P.M. peak hour trips generated by the existing use, which closed in 2021. There were 29 P.M. peak hour trips generated by the previous office use.
Table 1
Trip Generation - Existing Land Use

<table>
<thead>
<tr>
<th>ITE Land Use Number and Type of Use</th>
<th>Number of Square Feet</th>
<th>PM Peak Hour Rate per KSF</th>
<th>Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>710 General Office</td>
<td>20,248</td>
<td>1.44</td>
<td>29</td>
</tr>
</tbody>
</table>

Table 2 summarizes the estimated trips for the proposed 73 dwelling unit apartment building. According to the ITE trip rates, the project is estimated to generate 37 trips during the P.M. peak hour.

Table 2
Trip Generation - Proposed Project

<table>
<thead>
<tr>
<th>ITE Land Use Number and Type of Use</th>
<th>Number of Dwelling Units</th>
<th>PM Peak Hour Rate per Unit</th>
<th>Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>220 Multi-Family Housing (Low Rise) Not Close to Rail Transit</td>
<td>73</td>
<td>.51</td>
<td>37</td>
</tr>
</tbody>
</table>

Table 3 summarizes the net increase in P.M. peak hour trips that the proposed project will generate. The calculation subtracts the trips estimated for the proposed project from the previous office land use. As a result, 8 net new P.M. peak hour trips are estimated to be generated by the 73 dwelling unit apartment complex after applying trip credits for the existing land use.

Table 3
Net Increase in Trip Generation

<table>
<thead>
<tr>
<th>ITE Land Use Number and Type of Use</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing 20,248 SF Office Land Use</td>
<td>29</td>
</tr>
<tr>
<td>Proposed 73 Dwelling Unit Apartment</td>
<td>37</td>
</tr>
<tr>
<td>Net Increase in Trips</td>
<td>8</td>
</tr>
</tbody>
</table>

Standard City practice for requiring a Traffic Impact Study and City Policy for requiring a Vehicle Miles Traveled (VMT) analysis is when a project is expected to generate an additional 100 PM trips over the current land use. Since the proposed project net increase in PM Peak hour trips is 8 trips, both a traffic impact study and a VMT analysis is not required.

Mark Bueno, PE
Associate Engineer
Hello,

Please see the attached comment letter from President/CEO Danielle Borja on behalf of the Greater Conejo Valley Chamber of Commerce in support of item 7A on Monday's Planning Commission meeting agenda.

Please let me know if you have any questions.

Thank you,
Adam

Adam Haverstock
Director of Government Affairs & Tourism
Greater Conejo Valley Chamber of Commerce
Helping Businesses Succeed and Conejo Valley Thrive!
805-370-0035 | ahaverstock@conejochamber.org
March 24, 2023

Chair Sharon McMahon
Thousand Oaks Planning Commission
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362

Re: Item 7A (88 Long Court) – Support

Dear Chair McMahon and Planning Commissioners,

On behalf of the Greater Conejo Valley Chamber of Commerce I am writing to urge your support of the proposal by SJG Long Investment to build a residential project at 88 Long Court. The Executive Committee of the Chamber of Commerce reviewed the details on the project and unanimously voted to support this project. Your approval tonight is an important first step to seeing this project move from concept to reality.

This is an excellent example of a property owner working within the letter and the spirit of the Thousand Oaks Boulevard Specific Plan to produce a beautiful project for Thousand Oaks. With limited exceptions, this project conforms to the requirements of the specific plan. It meets the city’s requirement for height and exceeds the city’s requirement for parking.

The applicant is developing 10% of the units as affordable units. As you are well aware, very low affordable units are hard to develop. This project will add more of them into the housing supply, which is a great community benefit and will help Thousand Oaks meet its RHNA targets.

The project site is in very close proximity to the Santal Thousand Oaks project at 299 East Thousand Oaks Boulevard. These two projects, and future ones to come, will contribute to transforming Thousand Oaks Boulevard into a walkable downtown for the City. This is something employers report that their young professionals are looking for when choosing where to live and work.

Thank you for your thoughtful consideration of this project. We urge you to advance it to the City Council. If you have any questions, I can be reached at 805-370-0035 or at dborja@conejochamber.org.

Sincerely,

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