



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing, as provided by law, will be held by the CITY COUNCIL of the CITY OF THOUSAND OAKS to consider and decide the following matter:

**PROJECT NO.:** Special Use Permit (SUP) 2023-70011,  
Development Agreement (DAGR) 2023-70001,  
Protected Tree Permit (PTP) 2023-70067, and  
California Environmental Quality Act (CEQA) 2023-70004 (EIR Addendum)

**APPLICANT:** Cherry Tree Development LLC

**REQUEST:** To allow a new mixed-use development on a vacant 6.09-acre site consisting of 328 residential units with a 50% Density Bonus providing 44 low-income affordable units, including 8,500 square feet (sq. ft.) of commercial uses and associated hardscape, landscape, walls, amenities, public exterior gathering areas, roof decks, and private open space, and grading, including the removal and encroachment into the protected zone of various oak trees. Residential units would be distributed across two 4- and 5-story, mixed-use buildings, and one 5-story multi-family residential building, with maximum building heights ranging from 47 to 62 feet. The project includes surface parking and two semi-subterranean parking structures comprised of 48 commercial parking spaces and 427 residential parking spaces. Public open space improvements include a 21,154 sq. ft. linear public park along Thousand Oaks Blvd., a 12,049 sq. ft. park along Lombard Street, and a 14,171 sq. ft. dog park at the rear of the site.

**LOCATION:** 500 East Thousand Oaks Boulevard

**PLANNER:** Carlos Contreras, Community Development Department, at (805) 449-2317 or ccontreras@toaks.org

CEQA 2023-70004: The City, as the lead agency, has prepared an Initial Study/Addendum to the Thousand Oaks Boulevard Specific Plan 20 Environmental Impact Report No. 327 pursuant to Sections 15162 and 15164 of the CEQA Guidelines evaluating all potential adverse environmental impacts of the Project.

This is a legal notice of a public hearing sent to property owners located within 500 feet of the subject property. Please share this notice with all tenants.



This PUBLIC HEARING is scheduled to be heard by the City Council on **Tuesday, May 21, 2024, at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the Andrew P. Fox City Council Chambers/Scherr Forum Theatre, City Hall at 2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362 and via videoconference / teleconference. Any person is privileged to attend and be heard on this matter. For further information, see the City Council Agenda.

Inquiries concerning this Public Hearing may be directed to the contact shown above. If you challenge the decision of the City Council on this matter in court, you may be limited to raising those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City Council at, or prior to, this public hearing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department at (805) 449-2151 at least 48 hours in advance to make your request.

DATED THIS 25<sup>th</sup> day of April, 2024.

  
Laura B. Maguire, City Clerk

MAIL DATE: **May 7, 2024**