

THOUSAND OAKS CITY COUNCIL



Supplemental Information Packet

**Agenda Related Items - Meeting of November 30, 2021
Supplemental Packet Date: November 30, 2021**

5:00 p.m.

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Supplemental Packet is available for public inspection on the City's website at toaks.org/agendas or by contacting the City Clerk Dept at (805) 449-2151 during normal business hours [main location pursuant to the Brown Act, G.C. 54957.5(2)].

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THE FOLLOWING 18
PAGES ARE RELATED TO
ITEM 8.A.

From: Judy <nanajudyd@gmail.com>
Sent: Tuesday, November 30, 2021 12:09 PM
To: Bob Engler <BEngler@toaks.org>
Subject: The Lakes Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am asking you to consider an extension on making a decision tonight regarding selling the Lakes property to Caruso. I do not believe anyone has had the time to read the document that is over 1300 pages. I thought this property was going to be for the residents of our city. A Science Center, movie theater, bowling alley. We need things for families to do in our city, not another apartment complex that is not affordable for a majority of our residents. I keep hearing the city say we need affordable housing but we continue to allow developers to build anything but. We also should not allow any building to be higher than what is currently allowed in our city. The city paid \$10 million for a 4 acre property, yet we want to sell 7.5 acres for \$2 million and over 37 years we will get maybe somewhere between \$12 and \$13 million. Didn't our city (taxpayers) pay \$6.7 million in the early 90's for this property. I don't believe the fair market value for this property is \$2 million. We made a big mistake with the last contract with Caruso 17 years ago, please don't make another one. I understand Caruso wants what is best for his company but shouldn't our city want what's best for our residents.

Please take a pause before committing to this.

Sincerely

Judy Dahlstrom
Resident of Thousand Oaks since 1992

Sent from my iPad

From: Rick Lemmo <RLemmo@Caruso.com>

Sent: Monday, November 15, 2021 2:55 PM

To: Shawn Moradian <toba.bid@gmail.com>; Kelvin Parker <KParker@toaks.org>

Cc: Andrew Powers <APowers@toaks.org>; Haider Alawami <HALawami@toaks.org>; Patrick Hehir <PHehir@toaks.org>; Nizar Slim <NSlim@toaks.org>; Al Adam <AAdam@toaks.org>; claudia4slowgrowth@roadrunner.com <claudia4slowgrowth@roadrunner.com>; Bob Engler <BEngler@toaks.org>; Ed Jones <EJones@toaks.org>; Kevin McNamee <KMcNamee@toaks.org>

Subject: RE: T.O.B.A. Letter of Support for Planning Commission Hearing - November 15, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you my friend

Rick Lemmo

Senior Vice President, Corporate Social Responsibilities

Caruso

101 The Grove Drive

Los Angeles, CA 90036

O 323.900.8125 | **C** 805.469.2255

Caruso.com

From: Shawn Moradian <toba.bid@gmail.com>

Sent: Monday, November 15, 2021 11:11 AM

To: Kelvin Parker <KParker@toaks.org>

Cc: Andrew Powers <apowers@toaks.org>; Haider Alawami <HALawami@toaks.org>; Patrick Hehir <PHehir@toaks.org>; NSlim@toaks.org; aadam@toaks.org; claudia4slowgrowth@roadrunner.com; BEngler@toaks.org; EJones@toaks.org; KMcNamee@toaks.org

Subject: T.O.B.A. Letter of Support for Planning Commission Hearing - November 15, 2021

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: Planning Commission Hearing - Agenda Item 7A: TO Lakes, LLC. ("Applicant"); 2200 E. Thousand Oaks Blvd ("Property")

Dear Mr. Parker:

Please see attached. Kindly confirm receipt?

Respectfully submitted,

Shawn Moradian

Chairman & President

Thousand Oaks Boulevard Association

"Dedicated to the Beautification and Revitalization of the Boulevard"

2815 Townsgate Road, Suite 200 - Westlake Village, CA 91361

website: www.thousandoaksboulevard.com

From: Bob Engler <BEngler@toaks.org>
Sent: Tuesday, November 30, 2021 12:00 PM
To: Katie Morris <KMorris@toaks.org>
Subject: Fw: So disappointed in last night's Planning Commission Vote

From Karen Wilburn with my response,

Bob

From: karen wilburn <karenwilburn32@outlook.com>
Sent: Tuesday, November 16, 2021 4:07 PM
To: Bob Engler <BEngler@toaks.org>
Subject: RE: So disappointed in last night's Planning Commission Vote

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Bob,

Thank you for your response. It really was very disheartening. I feel like we made progress in the GP update & it's just being ignored. I am pretty sure that this location was changed to mixed use medium which has a 58' height limit so that would override Specific Plan 11. It had to be changed to some type of Mixed use designation in order to allow residential & I am positive that Mixed use high (which would have allowed for only 68') was taken off the map entirely for the whole city.





KAREN

Karenwilburn32@outlook.com

213-216-1937

From: Bob Engler <BEngler@toaks.org>

Sent: Tuesday, November 16, 2021 3:01 PM

To: karen wilburn <karenwilburn32@outlook.com>

Subject: Re: So disappointed in last night's Planning Commission Vote

Hello Karen,

I watched the discussions last night and will use them to help me come to a decision in a week or two.

It is my understanding that there is an existing 75 foot overlay as the result of the specific plan that was not changed in the general plan update that we worked on in Spring. There are 4 or 5 locations that remained in place scattered in the city and the work spent on the general plan limits the exceptions to those specific locations.

I am not sure what information we can require of public speakers so I will ask our attorney. In any case, for me I listen to speakers with the same weight whether they are the person bringing a project or someone commenting on it.

Thank you for being involved and for sending your thoughts to me.

Bob Engler

Member

Thousand Oaks City Council

From: karen wilburn <karenwilburn32@outlook.com>

Sent: Tuesday, November 16, 2021 7:12 AM

To: Community Development Department <CommunityDevelopment@toaks.org>

Cc: Claudia Bill de la Pena <ClaudiaBDLP@toaks.org>; Ed Jones <EJones@toaks.org>; Bob Engler <BEngler@toaks.org>; Kevin McNamee <KMcNamee@toaks.org>; Al Adam <AAdam@toaks.org>

Subject: So disappointed in last night's Planning Commission Vote

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council Members,

I was so disappointed in the vote last night. After 3 tumultuous months earlier this year the Council voted in May for a vision of this city & it included a height restriction of 58' at this site as well as requiring more affordable housing when considering new projects. At the first major project brought before the commission this vision was tossed to the curb. As a resident I have to ask myself why bother spending countless hours away from my family to become educated, share information with my community & attend these meetings. If something this egregious takes place it seems all hope is lost. When this comes before the council later this month I ask you to **maintain your credibility & do not support the Commission's & staff's recommendation**. I would like to see a simulation picture of the building from a viewpoint of both Thousand Oaks Blvd & The Lakes parking lot similar to the photo below contained on page 193 of the mitigated declaration. It will speak volumes & I wonder why Caruso was so insistent on saying that it will not have a high impact from these vantages because of the setback. **If that's true let's see it.**

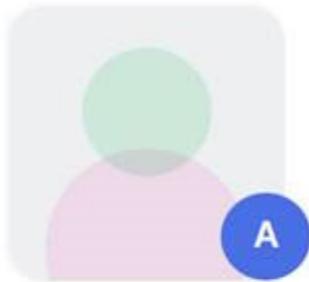
I would also ask that the council consider approving the project at even a lower height, perhaps 50' & make it clear that it **will not be approved without affordable** units. Then when they ask for a density bonus we might end up at the 58' max. This may seem underhanded but we don't need to hand this to Caruso on a plate. He's a smart businessman & negotiator. It's time the City of Thousand Oaks became as ruthless. **And if it doesn't get built because he says it can't pencil out you have at least laid down the precedent to future developers that the city is finally serious about affordable housing.**



Photo 5B (Visual Simulation) : View looking southeast toward the project site from southbound US Highway 101.

I do think all the Planning Commissioners asked thoughtful questions. They just came to the wrong conclusion with the exception of Mr. Buss & Mr. Newman. I commend Mr. Newman on his follow up question to Ms. Robertson asking if any of the speakers were employees of the company. **In fact Mr. Behrooz Kooklan identified himself as a Thousand Oaks resident but neglected to include that he is a VP of Architectue at Caruso. I consider this very deceptive on the part of Mr. Kooklan & his employer.** During Ms. Robertson's original presentation she said they had met with the California Climate Coalition & agreed to all of their requests. Then later during the public comments a representative of the Coalition said they did agree, but they've been unable to secure anything in writing confirming it. Again this appears to be deceptive.

In future meetings I think **speakers should be required to disclose not only their city of residence, but any connection that would create a direct conflict of interest for them to benefit.** For example being a member of a nearby business that will benefit, a real estate agent, family member of the developer and citizens who live nearby & will be directly impacted. Citizens are usually pretty transparent when they live near the project. We should no longer allow these business skills to speak & hide their **conflict of interest as Mr. Behooz did last night, or Natalie Farahan (wife of Shawn Moradian) spoke in favor of the Borchare parcel in May.**



Behrooz Kooklan

Vice President, Architecture at Caruso Affiliated

Behrooz Kooklan is a Vice President, Architecture at Caruso Affiliated
[More](#)

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Behrooz Kooklan Contact Information

 Last Update 6/1/2021 8:00 PM

 Email b***@caruso.com

[Get Email Address](#)

KAREN WILBURN

Karenwilburn32@outlook.com

213-216-1937

From: Karen Schatz <mysonsmom86@hotmail.com>

Sent: Tuesday, November 16, 2021 7:55 PM

To: Claudia Bill de la Pena <ClaudiaBDLP@toaks.org>; Bob Engler <BEngler@toaks.org>; Al Adam <AAadam@toaks.org>; Ed Jones <EJones@toaks.org>; Kevin McNamee <KMcNamee@toaks.org>

Subject: No on Proposed 165-unit Apartment Building at The Lakes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councilmembers,

Please do NOT approve the 6- or 7-story apartment complex behind The Lakes. Apparently, the City negotiated a bad deal for itself 20 years ago, but let's not compound it by negotiating a 2nd bad deal. How much and how long should the residents of Thousand Oaks have to pay for that mistake?

Is there no way for the City to get a higher price for the land? Has a lawyer recently looked at the contract for violations; e.g., was the shopping center managed properly in the spirit of the agreement? Did they advertise enough? Did they research what stores would locals desire? The sale price of the property is an issue separate from approving the apartment complex.

Regarding the apartments, wasn't 5 stories the maximum originally agreed upon? How did it suddenly grow taller?

Don't we have enough traffic congestion on both the streets and the 101 freeway?

How will this, combined with the other building projects, impact our water usage during the drought?

How many units will be affordable housing, if any?

I want our city to retain the smaller town/suburban feel. When I return from driving in communities south of here, I am always happy to have escaped from the traffic and crowded feel of those cities where one can barely find a parking spot. Let's keep Thousand Oaks from becoming a half million cars among a few remaining Oaks.

Thank you,
Karen

From: Mary Ho <ki6cog@gmail.com>
Sent: Tuesday, November 30, 2021 2:28 PM
To: Nizar Slim <NSlim@toaks.org>
Subject: TO Lakes Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Slim,

I'm writing to disagree with the construction of apartment homes behind the Lakes, DP 2021-70434. I think it will change the character of the area from one of small town Thousand Oaks to an atmosphere more similar to the San Fernando Valley. I live near the Lakes and I don't want to see Thousand Oaks losing its small town atmosphere. This is the reason many people live here. I'd like to see more emphasis on family homes and attracting families into the area. Families (and also single people) who buy homes tend to stay in the area and contribute to its development and well-being. Apartment dwellers are more transient and tend to be less invested in the community they live in, which will change our small town atmosphere. Please consider not allowing the construction of this large apartment complex behind the Lakes.

Mary

From: Susan Minihan <sminihan27@gmail.com>

Sent: Tuesday, November 30, 2021 3:19 PM

To: Nizar Slim <NSlim@toaks.org>

Subject: Caruso Housing Complex at The Lakes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please note my husband and my opposition to this project. There are so many issues—especially the height, density, lack of parking etc. I'm sorry I cannot be there this evening to speak against this proposal. I hope you will voice my and many neighbors concerns regarding this development. It seems as if it has been “jammed through” with little public input or regard to the views which have surfaced as more information has slowly come available.

Thank you,

Susan Minihan
805-373-1432

From: **Silvana Zucca** <longzucca@yahoo.com>

Date: Tue, Nov 30, 2021 at 16:17

Subject: Tonight's meeting on the Lakes

To: Claudia Bill-de la Pena <claudia4slowgrowth@gmail.com>, Ed Jones <ejones@toaks.org>, Bob Engler <bengler@toaks.org>, Kevin McNamee <kmcnamee@toaks.org>, Al Adam <aadam@toaks.org>

Hi Madam mayor and councilmembers,

In your vote tonight on the Caruso build at the Lakes, please consider the following:

1. Buildings are too tall! This even goes against what was decided in the General Plan!
2. This is not workforce housing. These apartments will be too expensive and may require extra folks to live within one apartment in order to pay for the rent.
3. The traffic in this area will be horrendous and will only INCREASE the GHG problem.
4. Why is the city carrying so much of the price?

I ask you to GREATLY reduce the footprint of this project. It goes against what exists in our city now.

Thank you,

Silvana Zucca

Thousand Oaks Resident since 1972

From: **Shawn Moradian** <toba.bid@gmail.com>

Date: Tue, Nov 30, 2021 at 16:01

Subject: Re: T.O.B.A. Letter of Support for Lakes Project Item 8.A - November 30, 2021

To: Steve Kasten <stevekasten@att.net>

CC: Kelvin Parker <kparker@toaks.org>, Andrew Powers <apowers@toaks.org>, Haider Alawami <halawami@toaks.org>, Patrick Hehir <phehir@toaks.org>, nslim@toaks.org <nslim@toaks.org>, aadam@toaks.org <aadam@toaks.org>, claudia4slowgrowth@roadrunner.com <claudia4slowgrowth@roadrunner.com>, bengler@toaks.org <bengler@toaks.org>, ejones@toaks.org <ejones@toaks.org>, kmcnamee@toaks.org <kmcnamee@toaks.org>, Tracy Noonan <tracynoonan@toaks.org>

Thank you Steve, looking forward to seeing you there.

Shawn Moradian

Chairman & President

Thousand Oaks Boulevard Association

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[2815 Townsgate Road, Suite 200 - Westlake Village, CA 91361](https://www.thousandoaksboulevard.com)

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On Tue, Nov 30, 2021 at 2:33 PM Steve Kasten <stevekasten@att.net> wrote:

Hi Shawn,

I will be attending. Confirming at 6 pm at Council Chambers.

Steve

(818) 419-2624 Mobile

On Tuesday, November 30, 2021, 12:06:46 PM PST, Shawn Moradian <toba.bid@gmail.com> wrote:

RE: City Council Hearing - Agenda Item 8. A: TO Lakes, LLC. ("Applicant"); 2200 E. Thousand Oaks Blvd ("Property")

Dear Mr. Parker:

Please see attached. Kindly confirm receipt?

Respectfully submitted,

Shawn Moradian

Chairman & President

Thousand Oaks Boulevard Association

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website: www.thousandoaksboulevard.com

| Name | City | Item # | In favor/ Opposed | Comment |
|-----------------|--------------|--------|----------------------|---|
| Wendy Zimmerman | Newbury Park | 6 | N/A | Please direct the Finance Department to accept protests against the proposed wastewater rate hikes by email in addition to US Mail and delivery of a paper copy. City accepts comments by email on everything else. The snail mail requirement is a deliberate attempt to cut down on protests against the wastewater rate increase. Requiring US mail in order to comment and oppose the rate hikes is environmentally unsound, costly and onerous for homeowners in the district, By Council allowing the Finance Department to stifle our voices and means of expressing our needs and opinions is a move in bad faith and very behind the times. Please give staff this direction to accept and include email protests immediately. Time is of the essence, the hearing is December 4. Thank you. |

| Name | City | Item # | In favor/ Opposed | Comment |
|-------------|------------------|--------|----------------------|---|
| Matt Midura | Westlake Village | 8A | In favor | <p>Dear Mayor Bill-de la Peña and City Councilmembers,</p> <p>Good evening. My name is Matt Midura, and I currently serve as the Secretary of the Greater Conejo Valley Chamber of Commerce Board of Directors. As a local small business owner, parent, and community resident, I appreciate the opportunity to share my support for the Mixed-Use Project at 2200 East Thousand Oaks Boulevard (The Lakes).</p> <p>This project will provide much-needed housing for our business community, including our growing biotech sector that currently accounts for 15% of jobs in the City of Thousand Oaks.</p> <p>I commend the Thousand Oaks City Council for considering this innovative project as today's professionals are looking for this type of quality housing in Thousand Oaks and throughout the region.</p> <p>In order to attract and retain talent for our business community, we must continue to create a variety of housing options that will draw new talent and their families to the Conejo Valley.</p> <p>Thank you again for this opportunity to voice my support for this crucial mixed-use project that will continue to serve our community for years to come.</p> <p>Sincerely,</p> <p>Matt Midura Chair Emeritus / Secretary, Board of Directors Greater Conejo Valley Chamber of Commerce</p> |

| Name | City | Item # | In favor/ Opposed | Comment |
|----------------|------------------|--------|----------------------|--|
| Patrick DuRoss | Westlake Village | 8A | In favor | <p>As a resident of Thousand Oaks for over 30 years and a member of the business community here locally, I support the Mixed Use Project at The Lakes for several reasons. 1. I believe this location is an area of opportunity for the city to improve and to bring life into the downtown corridor including existing retail at The Lakes. 2. As a member of the General Plan Advisory Committee, the overwhelming majority of input from residents called out a need for revitalization around this area and need for additional housing opportunities in areas that are not surrounded by single family housing. I believe this is one of the few locations in the city that is conducive to providing this level of density. 3. I work with many businesses in the life science and tech community that produces great jobs for our residents. We want those companies to stay here and grow here. Those companies need to attract younger professionals that often commute from other parts of the region. If those companies can't hire more young employees here locally, we run the risk of those companies relocating and creating negative impacts to many of our single family home owners in the area. This project will provide not only the housing opportunities for these younger employees, but will help bring some vibrancy to the restaurants and entertainment options that these young employees are looking for. As a resident, my family would like to see these entertainment options on TO Blvd as well.</p> <p>Lastly, the Caruso Company has a proven history of building first class quality projects. I am in favor of the council supporting this project.</p> |

| Name | City | Item # | In favor/ Opposed | Comment |
|--------------|---------------|--------|----------------------|---|
| Max Ghenis | Oxnard | 8A | In favor | <p>Dear Councilmembers,</p> <p>Our community is in a housing crisis that's pushing up rents, displacing low-income people, and damaging the environment. Projects like The Lakes are the solution. We need more homes, and we need them to be dense. With more housing developments like these, we can achieve more walkability, affordability, and inclusiveness to build the sustainable community we want and need.</p> <p>On behalf of Ventura County YIMBY, I urge you to support this project.</p> <p>Thank you, Max Ghenis</p> |
| Robin Berman | Thousand Oaks | 8A | N/A | <p>The city of Thousand Oaks is in a unique position to set the standard that the tallest building in the city be environmentally friendly, LEED certified and have some portion, perhaps 25% below market rate units. This was once public property, formerly Jungle Land, destined to be the jewel of the city, adjacent to City Hall. Instead, it sits half empty, it's sky high rent keeping out potential businesses that would benefit the community. If the city is willing to unload the property, and build the tallest building, at least have some civic benefit for affordable housing, and set the bar to be the highest rated environmentally conscious building (LEED). Add solar, drought tolerant natives, public art, a world class playground to draw people there...At one time there was going to be space for an art museum or the Discovery Science museum. Not sure if these plans are completely scrapped or not. Please do not waste this opportunity to set the gold standard for future development in Thousand Oaks. We don't need a gleaming white tower for the benefit of few. At least some affordable housing would be justification for the sale and development of The Lakes.</p> |

| Name | City | Item # | In favor/ Opposed | Comment |
|-----------------|--------------|--------|----------------------|---|
| Wendy Zimmerman | Newbury Park | 8A | Opposed | <p>Thousand Oaks desperately needs more affordable housing and yet Caruso is not being required to provide any affordable units in his proposed apartment building. This opportunity should not be wasted, and in fact, by not mandating affordable units, is an insult that smacks of favoritism to the people of this community. TO is already behind, and affordable units MUST be included in EVERY apartment project. Not making Caruso provide affordable units in his complex just makes the rich richer and the less fortunate who need housing poorer. Caruso can absolutely afford to include greatly needed affordable apartments, and the area is suitable for them. Please, do NOT approve this project unless there affordable units.</p> <p>Further, we have a 58' height limit which is plenty high. At 75 feet the building presents visual clutter and an eyesore from the freeway for thousands who will drive past it on the 101 Freeway every day. The rules are the rules for EVERYONE. Stop pandering to Caruso's every whim. Even the planning commission decreased the height from 75 to 65 feet. At worst case, following the recommendation of the planners would be better than 75 feet of apartments looming over us.</p> <p>Please note I am not opposed to apartments in back of the Lakes. I am opposed the lack of affordable units and the unreasonable height that creates an eyesore and blocks our views. Stop the favoritism and make Caruso do the right thing if he wants to build apartments. We have given him much more than enough.</p> <p>Thank you.</p> |

| Name | City | Item # | In favor/ Opposed | Comment |
|-----------------|--------|--------|----------------------|--|
| Mindy Greenberg | Oxnard | 8A | In favor | <p>Dear Councilmembers,</p> <p>Our community is in a housing crisis that's pushing up rents, displacing low-income people, and damaging the environment. Projects like The Lakes are the solution.</p> <p>We need more homes, and we need them to be dense. With more housing developments like these, we can achieve more walkability, affordability, and inclusiveness to build the sustainable community we want and need.</p> <p>Warm Wishes,</p> <p>Mindy Greenberg</p> |