

MINUTES OF THE CITY COUNCIL

Thousand Oaks, California

November 30, 2021

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1. CALL TO ORDER:

Mayor Claudia Bill-de la Peña called the meeting to order at 6:00 p.m. in Council Chambers, 2100 Thousand Oaks Boulevard, Thousand Oaks, California.

2. PLEDGE OF ALLEGIANCE: Mayor Bill-de la Peña led the pledge of allegiance.

3. ROLL CALL:

Present: Councilmembers Adam, Jones, McNamee, Engler and Mayor Bill-de la Peña present in chambers.

Also present in person and via video conference: City Manager Andrew P. Powers, City Attorney Tracy M. Noonan, Assistant City Manager Ingrid Hardy, City Clerk Cynthia M. Rodriguez, Finance Director Jaime Boscarino, Community Development Director Kelvin Parker, Public Works Director Cliff Finley, Cultural Affairs Director Jonathan Serret, Human Resources Director Tim Giles, Interim Library Services Director Melissa Hurtado, Police Chief Jeremy Paris, Fire Chief Jeff Shea, Chief Assistant City Attorney Patrick Hehir, Planning Division Manager Stephen Kearns, Senior Planner Nizar Slim, Information Technology Supervisor Atanas Beltchev, Cable Operations Supervisor Carl Jarecky, Senior Video Specialist Richard Swingler, Senior Video Specialist Alma Trejo-Rodriguez, and Assistant Analysts Sandra Delgado and Christy Glaubke.

4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:  
None.

5. SPECIAL PRESENTATIONS: None.

6. PUBLIC COMMENTS:

Speakers: Karen Wilburn, Newbury Park; Natalia Staneva, Thousand Oaks; Suzanne Duckett, Thousand Oaks.

Additional information supplemental packet.

7. CONSENT CALENDAR:

(See Exhibit A for Consent Calendar Listing)

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8. PUBLIC HEARINGS:

- A. Hearing, advertised as required by law, opened to consider: Mixed-Use Project at 2200 East Thousand Oaks Boulevard (The Lakes); Applicant: T.O. Lakes, LLC, presented by Senior Planner Slim, Chief Assistant City Attorney Hehir, and Finance Director Boscarino. Community Development Director Parker, Planning Division Manager Kearns, Deputy Public Works Director Heydari, Public Works Director Finley, Police Chief Paris, City Attorney Noonan, and City Manager Powers responded to questions. Additional information supplemental packet.

ORDINANCE AMENDING SPECIFIC PLAN NO. 11 (2200 EAST THOUSAND OAKS BOULEVARD), AND ITS ASSOCIATED GENERAL PLAN AMENDMENT; AND AUTHORIZING THE LAND USES AND DEVELOPMENT STANDARDS IN SAID SPECIFIC PLAN (APPLICANT: T.O. LAKES, LLC)  
ORD. NO. 1<sup>st</sup> Reading

ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (2200 EAST THOUSAND OAKS BOULEVARD; APPLICANT: T.O. LAKES, LLC)  
ORD. NO. 1<sup>st</sup> Reading

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT; DEVELOPMENT AGREEMENT; DEVELOPMENT PERMIT; SPECIFIC PLAN AMENDMENT; PROTECTED TREE PERMIT; AND MITIGATED NEGATIVE DECLARATION FOR THE USE OF CERTAIN PROPERTY WITHIN SAID CITY AT 2200 THOUSAND OAKS BOULEVARD [(LU) 2021-70009; (LD) 2021-70435; (DP) 2021-70434; (SPA) 2021-70436, (PTP) 2021-70438; (DAGR) 2021-70437 and (MND) 2021-70424; THOUSAND OAKS, LAKES, LLC]  
RES. NO. 2021-063

Speakers: Rick Caruso, Applicant, pro; Chris Robertson, Applicant representative, pro; Dianne McKay, Thousand Oaks, pro; Julia Ladd, Thousand Oaks, pro; Amy Commans, Oak Park, pro; Billy Martin, Thousand Oaks, pro; Daryl Lafferty, Thousand Oaks, con; Vincent Burneikis, Thousand Oaks, pro; Tim McDougall, Newbury Park, pro; Vincent Vlastic, Thousand Oaks, con; Diana Merville, Thousand Oaks, con (submitted document); Richard Lemmo, Newbury Park, pro; Mary Anne Van Zuyle, Thousand Oaks, pro; Gordon Clint, Newbury Park, con; Adam Haverstock, city not stated, pro; Max Ghenis, Oxnard, pro; Tom Cohen, Thousand Oaks, pro; Natalie Yanez, city not stated, pro; Behrooz Kooklan, Thousand Oaks, pro; Clint Fultz, Thousand Oaks, con; Gary Raymond, Thousand Oaks, con; Karen Wilburn, Newbury Park, con; Shawn Moradian, Thousand Oaks, pro; Dave Gulbranson, Westlake Village, pro; Bill Koehler, Agoura Hills, pro; Carolyn Guillot, Thousand Oaks, con (submitted document); Lauren Lerch, Simi Valley, pro; Danielle Borja, Thousand Oaks, pro; Cathy Schutz, Westlake Village, pro; Steven Kasten, Calabasas, pro.

City Council recess at 9:23 p.m.; reconvened at 9:34 p.m.

8. PUBLIC HEARINGS: (Continued)

- A. Mixed-Use Project at 2200 East Thousand Oaks Boulevard (The Lakes); Applicant: T.O. Lakes, LLC (Continued)

Speakers (Continued): Nancy Israel, Thousand Oaks, con; Jackson Piper, Newbury Park, pro; Karen Martin, Thousand Oaks, con; Kinsie Flame, Newbury Park, pro; Kat Selm, Thousand Oaks, con; Faith Grant, Westlake Village, con; Scott Hirayama, Thousand Oaks, pro; Douglas Baker, Thousand Oaks, pro; Lila Faz, Thousand Oaks, pro; Gary Hartung, Thousand Oaks, pro; Mike Naoum, Thousand Oaks, con; Suzanne Duckett, Thousand Oaks, con; Michael Dutra, Newbury Park, pro; Janet Miller Wall, Thousand Oaks, con; Matthew Trouts, Thousand Oaks, pro; Elizabeth Dritz, Thousand Oaks, pro; Rose Ann Witt, Thousand Oaks, con; David Mead, city not stated, pro; Kerry Lyne, Sherman Oaks, pro; Fu Deng, Thousand Oaks, pro; Joann, city not stated, pro; Ashley Dearing, city not stated, pro; Bret Nielsen, Westlake Village, pro; Veronica Haverbeck, Newbury Park, con; Christina Berke, Newbury Park, con; Isaac Yoon, Alhambra, pro.

Written Statements: Jennifer Groll, Thousand Oaks, con; Toni Anderson, Oak Park, con; Melinda Sjodin, Thousand Oaks, con; Silvia Estin, Newbury Park, con; Paula Gallegos, Thousand Oaks, con; Camille Saso, Thousand Oaks, con; Mary Torrisi, Thousand Oaks, con; Mary Freed, Thousand Oaks, con; Lou Ann Lemmo, Newbury Park, pro; Rick Lemmo, Newbury Park, pro; Karen Schatz, Thousand Oaks, con; Carolyn Guillot, Thousand Oaks, con; Diana Merville, Thousand Oaks, con; Anne Marie Winic, Thousand Oaks, con; Suzanne Huberth, Thousand Oaks, con; Cathy Partridge, Thousand Oaks, con; Claudia Morrison, Thousand Oaks, con; Rose Ann Witt, Thousand Oaks, con; Anonymous, Newbury Park, con.

Mayor received City Council concurrence to continue past 11:00 p.m.

Mayor Bill-de la Peña closed the public hearing.

8. PUBLIC HEARINGS: (Continued)

- A. Mixed-Use Project at 2200 East Thousand Oaks Boulevard (The Lakes); Applicant: T.O. Lakes, LLC (Continued)

Motion by Councilmember Adam to accept the Planning Commission recommendation to approve the project and: adopt resolution approving General Plan Amendment (LU 2021-70009) to change the General Plan land use designation from Commercial to Commercial/Residential; approve Development Permit 2021-70434 for construction of up to a 165-unit apartment building and associated site improvements; approve Land Division (LD 2021-70435) to create two air parcels and one master parcel; approve Protected Tree Permit (PTP 2021-70438) to allow the encroachment within the protected zone of five protected oak (*Quercus agrifolia*) trees; and accept the Mitigated Negative Declaration (MND 2021-70424) and mitigation monitoring plan; approve the sale of property pursuant to the terms and conditions set forth in the Development Agreement and Purchase and Sale Agreement; approve the Amended and Restated Maintenance, Use, and Reciprocal Easement Agreement pursuant to the terms and conditions set forth in the Development Agreement; read ordinance in title only, and if no objection, introduce ordinance to amend Specific Plan 11 to modify and establish specific development standards for the mixed-use project, including residential development standards; read ordinance in title only, and if no objection, introduce ordinance to approve Development Agreement (DAGR) 2021-70437; and direct staff to make the following applicable changes to the omnibus resolution and development agreement: (1) Reduce the floors from seven to six stories; (2) Modify the community benefit fee schedule starting at month 24 instead of month 48; (3) Modify documents to reflect Planning Commission's November 15, 2021 actions; (4) Modify site plans that were submitted by the applicant on November 8, 2021 to reflect City Council's approval of project; (5) Correct administrative error regarding Measure E allocation of units to reflect 228 units, with actual project entitlements of 165; and (6) Correct minor administrative errors, carried 3-2 by the following vote: Ayes - Adam, McNamee, and Engler; Noes - Jones and Bill-de la Peña.

9. STUDY SESSIONS: None.

10. DEPARTMENT REPORTS: None.

11. COMMITTEE/COMMISSION/BOARD REPORTS: None.

12. CITY COUNCIL AS SUCCESSOR AGENCY TO THOUSAND OAKS REDEVELOPMENT AGENCY REPORTS: None.

13. COUNCIL ISSUES/RECOMMENDATIONS: None.

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14. CITY MANAGER:

- A. Announcements and upcoming issues: City Manager Powers provided an update on the December 7, 2021, City Council Reorganization Meeting.

15. CLOSED SESSIONS REQUESTED: None.

16. PUBLIC NOTICES: None.

17. ADJOURNMENT:

City Council adjourned at 11:42 p.m. to City Council Reorganization Meeting on Tuesday, December 7, 2021.

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Claudia Bill-de la Peña, Mayor  
City of Thousand Oaks City Council

Attest:

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Cynthia M. Rodriguez, City Clerk  
City of Thousand Oaks City Council

AGENDA POSTED: November 24, 2021

MINUTES APPROVED: December 14, 2021

*The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the City of Thousand Oaks City Council on the date cited above.*

**EXHIBIT A**

7. CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. AND B. ARE TO APPROVE  
RECOMMENDATIONS FOR ITEMS C. AND D. ARE TO ADOPT*

Motion by Councilmember Adam to approve Consent Calendar, carried 5-0 by the following vote: Ayes - Adam, Jones, McNamee, Engler, and Bill-de la Peña; Noes - None.

- A. General, Utilities, Golf Course, and Theatres Demands – ratify November 17, 2021, and November 24, 2021; approve December 1, 2021, subject to review and ratification
- B. Minutes of City Council meeting of November 16, 2021

ORDINANCES FOR SECOND READING:

- C. ORDINANCE ADOPTING SPECIFIC PLAN NO. 21 (1872 NEWBURY ROAD), AND ITS ASSOCIATED GENERAL PLAN AMENDMENT; AND AUTHORIZING THE LAND USES AND DEVELOPMENT STANDARDS IN SAID SPECIFIC PLAN (APPLICANT: DAYLIGHT THOUSAND OAKS, LLC) (Introduced 11/09/21; 5-0) ORD. NO. 1689-NS
- D. ORDINANCE AMENDING THE THOUSAND OAKS MUNICIPAL CODE REPEALING IN ITS ENTIRETY CHAPTER 2, ARTICLE 11 OF TITLE 10 AND ADDING CHAPTER 2, ARTICLE 11 OF TITLE 10 ADOPTING REGULATIONS FOR WATER CONSERVATION (Introduced 11/16/21; 5-0) ORD. NO. 1690-NS