



AGENDA

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2151 • Fax 805/449.2150 • www.toaks.org

City Council/Public Financing Authority (TOPFA)

REGULAR MEETING

Tuesday, July 11, 2023

Andrew P. Fox City Council Chambers

Closed Session: 5:00 PM

Regular Session: 6:00 PM



If you would like to submit a written comment, please complete the online [Comment Form](#). Please see Public Input section below for more information.

The Brown Act prohibits a person from having to register to attend a City Council meeting. The Zoom app requires registration if you would like to attend via video/teleconference. If you do not wish to register to attend the City Council meeting via Zoom, City Council chambers is open and accessible to the public. If you would like to speak on an agenda item REMOTELY (NOT in person), please complete the online [Speaker Form](#). Please see Public Input section below for more information.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the City Council meeting, please contact the City Clerk Department (805) 449-2151 within 48 hours of the meeting.

Kevin McNamee, Mayor/Authority Chair

Al Adam, Mayor Pro Tem/Authority Vice-Chair

Bob Engler, Councilmember/Authority Director

David Newman, Councilmember/Authority Director

Mikey Taylor, Councilmember/Authority Director

Executive Team

Andrew P. Powers, City Manager/Auth. Exec. Dir.
Ingrid Hardy, Assistant City Manager
Kelvin Parker, Community Development Director
Laura B. Maguire, City Clerk/Auth. Secretary
Jonathan Serret, Cultural Affairs Director
Jim Friedl, General Manager, CRPD
Jeff Shea, Fire Chief
Jeremy Paris, Police Chief

Tracy M. Noonan, City Attorney
Akbar Alikhan, Deputy City Manager
Jaime Boscarino, Finance Dir./City & Auth. Treasurer
Clifford G. Finley, Public Works Director
Tim Giles, Human Resources Director
Jennifer Patterson, Library Services Director
Alexandra South, Strategic Communications/Public Affairs Dir.

MISSION STATEMENT:

Extraordinary Service to the Citizens We Serve is Our Purpose

The following is provided to assist with public participation:

AGENDA AVAILABILITY: The City Council Agenda is posted at the entry to the Civic Arts Plaza/City Hall, 2100 E. Thousand Oaks Boulevard, Thousand Oaks [main posting location pursuant to the Brown Act, G.C. 54954.2(a)]. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at www.toaks.org. Televised City Council Meetings are broadcast live and re-broadcast Thursdays at 6:00 p.m. and Sundays at 10:00 a.m. and 6:00 p.m. on TV (Frontier Channel 3, Spectrum Channel 10). Meeting videos are also available on YouTube (CTO Meetings) immediately following the live broadcast.

PUBLIC INPUT: To provide your comments to the City Councilmembers please submit comments via the online [Comment Form](#). Written comment cards will also be available for submission at the meeting. If you would like to speak REMOTELY (NOT in person) on an agenda item during the meeting, please complete the online [Speaker Form](#) (you will be asked to provide an email address and telephone number). Be advised that those participating via Zoom do so at their own risk. The City Council meeting will not be cancelled if any technical issues occur during the meeting. If you would like to speak IN PERSON, speaker cards will be available at the meeting and MUST be submitted in person. Doors open half an hour before meeting start time. Persons addressing the City Council are requested to state their name and community of residence for the record. If you need further assistance, please email the City Clerk Department at cityclerk@toaks.org or call (805) 449-2151. Please be advised that communications directed to the City Council are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law. Communications will NOT be edited for redactions and will be printed/posted as submitted.

SPANISH INTERPRETATION: If you need interpretation of your communications to the City Council from Spanish into English, please contact the City Clerk Department at (805) 449-2151 or by email at cityclerk@toaks.org. Notification of at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN AL ESPAÑOL: Si necesita una interpretación del español al inglés para sus comunicaciones al Consejo de la Ciudad, comuníquese con el Departamento del Secretario Municipal al (805) 449-2151 o por correo electrónico a cityclerk@toaks.org. Por favor, avísenos con al menos 48 horas de anticipación para que la ciudad pueda hacer los arreglos necesarios.

CONSENT CALENDAR: Matters listed on Consent Calendar that do not require significant reporting and/or discussion for decision or considered to be routine, will be approved by one motion as recommended. There will be no separate discussion unless Councilmember or staff member requests separate discussion prior to approval.

SUPPLEMENTAL INFORMATION: Any agenda related information received and distributed to the City Council after the Agenda Packet is produced is 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. Both the Thursday and Tuesday Supplemental Packets are available for public review on the City’s website.

JUDICIAL REVIEW: Any legal action by an applicant seeking to obtain a judicial review of the City Council’s decision on a Hearing or issue listed on this Agenda may be subject to the 90-day filing period, of and governed by, Code of Civil Procedure Section 1094.6. Also refer to TOMC Section 1-4.05.

1. CALL TO ORDER: Closed Session - 5:00 p.m.
2. ROLL CALL:
3. CLOSED SESSION:
 - A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: City Attorney; Pursuant to Government Code Section 54957 (b)(1)
 - B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – Title: City Manager; Pursuant to Government Code Section 54957 (b)(1)
 - C. CONFERENCE WITH LABOR NEGOTIATORS – City designated representatives: Mayor Kevin McNamee and Human Resources Director Tim Giles; unrepresented employee: City Attorney; Pursuant to Government code Section 54957.6
 - D. CONFERENCE WITH LABOR NEGOTIATORS – City designated representatives: Mayor Kevin McNamee and Human Resources Director Tim Giles; unrepresented employee: City Manager; Pursuant to Government Code Section 54957.6
4. CLOSED SESSION REPORT:
5. PLEDGE OF ALLEGIANCE:
6. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA ITEM:
7. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS: None
8. PUBLIC COMMENTS: To be heard before 6:45 p.m. If additional speakers for public comments remain at 6:45 p.m., remainder of speakers may be called at the end of the meeting. (Resolution Nos. 2011-066/067)
9. CONSENT CALENDAR:
 - A. General, Utilities, Golf Course, and Theatres Demands
RECOMMENDATION:
Ratify June 21, 2023, June 28, 2023, and July 5, 2023; approve July 12, 2023, subject to review and ratification
 - B. Minutes of City Council meeting of June 20, 2023
RECOMMENDATION:
Approve
 - C. Thousand Oaks Public Financing Authority Annual Update
RECOMMENDATION:
 1. Receive and file annual update.
 2. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

D. CI 5527 Conejo Canyons Bridge Standby Letter of Credit

RECOMMENDATION:

1. Authorize Finance Director to apply for Irrevocable Standby Letter of Credit (Letter of Credit) as required by California Department of Fish and Wildlife (CDFW) for performance security in an amount not to exceed \$250,000.
2. Delegate authority to the Finance Director to complete Wells Fargo Bank Letter of Credit application and administer Letter of Credit, including renewals and periodic reductions, until canceled by CDFW.
3. Find that this action is not a project as defined under the California Environmental Quality Act.

E. California Automated Permit Processing Program Grant

RECOMMENDATION:

1. Accept California Automated Permit Processing (CalAPP) Program Grant in a not-to-exceed amount of \$80,000 for implementation and compliance with Senate Bill (SB) 379 (Wiener, 2022).
2. Find that this action is not a project as defined under the California Environmental Quality Act (CEQA).

F. Interceptor Capital Improvement Program Unit W (CI 5445)

RECOMMENDATION:

1. Approve Sixth Amendment to Professional Services Agreement Contract No. 12186-2019 with AECOM Technical Services, Inc. of Los Angeles, CA, for Condition Assessment and Preliminary Design Phase Services on the Unit W Capital Improvement Program Project in the amount of \$31,000, for a revised not-to-exceed amount of \$297,749.
2. Authorize expenditure in the amount of \$31,000 from A/C #624-8250-682-8300 (CI 5445, Wastewater Interceptor Capital Improvement Project Unit W).
3. California Environmental Quality Act: A Mitigated Negative Declaration was approved for this project by City Council on February 22, 2022.

G. Grant R. Brimhall Library Aquarium Maintenance

RECOMMENDATION:

1. Approve a three-year agreement with Aquatic Contractors (Thousand Oaks, CA) for supplies and maintenance of the 3,600-gallon saltwater aquarium at the Grant R. Brimhall Library effective July 1, 2023, through June 30, 2026, in a not-to-exceed amount of \$138,300.
2. Authorize expenditure in the amount of \$46,100 for each fiscal year from A/C #110-7310-673-4200 (Library Fund/Building Repairs and Maintenance).
3. Find that this action is not a project as defined under the California Environmental Quality Act.

H. Conejo Canyons Bridge at Hill Canyon Treatment Plant (CI 5527)

RECOMMENDATION:

1. Approve Sixth Amendment to Professional Services Agreement No. 11855-2018 with Stantec Consulting Services, Inc., Santa Barbara, CA, in the amount of \$37,853 for additional design and engineering services related to Conejo Canyons Bridge at Hill Canyon Treatment Plant (CI 5527) for a new not-to-exceed total amount of \$396,460 and extending the term of the Agreement to June 30, 2024.

2. Approve expenditure in the amount of \$37,853 from A/C #001-4410-671-8300 (CI 5527, Conejo Canyons Bridge at HCTP).

3. Find that this action is not a project as defined under the California Environmental Quality Act.

I. Bus and Car Wash Project (CI 5468)

RECOMMENDATION:

1. Approve Professional Services Agreement with Stantec Consulting Services, Inc., (Los Angeles, CA) in a not-to-exceed amount of \$406,949 for engineering and design of the Bus and Car Wash Project (CI 5468), plus extra services of \$40,000, with a term ending June 30, 2024.

2. Authorize expenditure in the amount of \$451,949 (\$406,949 Agreement, plus extra services of \$40,000, and \$5,000 City Furnished Materials and Supplies) from A/C #651-5550-682-8300 (CI 5468, Bus and Car Wash).

3. Find that this action is not a project as defined under the California Environmental Quality Act.

J. La Granada Reservoir Improvements (CI 5292)

RECOMMENDATION:

1. Authorize staff to reauthorize the La Granada Reservoir Improvements Project (CI 5292) for construction bids.

2. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 14 CCR 15302.

10. PUBLIC HEARINGS:

A. Transition to District Elections Hearing #4 - District Boundary Maps and Sequencing of Elections

ORDINANCE AMENDING TITLE 1, "GENERAL PROVISIONS," BY ADDING CHAPTER 16, "DISTRICT-BASED ELECTIONS," OF THOUSAND OAKS MUNICIPAL CODE TO ESTABLISH DISTRICT-BASED ELECTORAL SYSTEM, ADOPT MAP DESCRIBING BOUNDARIES OF EACH DISTRICT, AND IDENTIFY DISTRICTS TO HOLD DISTRICT-BASED ELECTION IN 2024 AND 2026 TO IMPLEMENT DISTRICT-BASED ELECTIONS (ELECTIONS CODE § 10010)

RECOMMENDATION:

1. Receive report from National Demographics Corporation (NDC) on focus and draft maps proposed to date, process for obtaining public input on draft maps and potential sequencing for district-based elections pursuant to Elections Code Section 10010.
2. Conduct public hearing to receive public input on district boundaries and sequencing of elections.
3. Designate a preferred map and sequence of elections for inclusion in the ordinance.
4. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to designate the district map and sequence of elections to transition from an at-large election system to a district-based election system.
5. Find that this action is not a project as defined in the California Environmental Quality Act.

- B. Proposed 333-Unit Mixed-Use Apartment Complex – 2150 W. Hillcrest Drive
(Continued from June 20, 2023)

RESOLUTION ADOPTING AND CERTIFYING FINAL ENVIRONMENTAL IMPACT REPORT AND APPROVING GENERAL PLAN AMENDMENT, ZONE CHANGE; SPECIFIC PLAN; DEVELOPMENT AGREEMENT; DEVELOPMENT PERMIT; AND PROTECTED TREE PERMIT FOR THE USE OF CERTAIN PROPERTY WITHIN SAID CITY AT 2150 WEST HILLCREST DRIVE (APN #667-0-113-075) [APPLICATIONS: 2021-70169-LU; 2022-70776-Z; 2022-70778-SP; 2022-70777-DAGR; 2022-70773-DP; 2022-70780-PTP AND 2022-70774-EIR (LATIGO HILLCREST, LLC)]

RESOLUTION APPROVING SPECIAL USE PERMIT TO ALLOW SALE AND CONSUMPTION OF ALCOHOL FOR CERTAIN PROPERTY WITHIN SAID CITY AT 2150 WEST HILLCREST DRIVE (APN #667-0-113-075) [APPLICATION: 2022-70779-SUP (LATIGO HILLCREST, LLC)]

ORDINANCE ADOPTING SPECIFIC PLAN NO. 24 (2150 WEST HILLCREST DRIVE), AND ITS ASSOCIATED ZONE CHANGE; AND AUTHORIZING LAND USES AND DEVELOPMENT STANDARDS IN SAID SPECIFIC PLAN (APPLICANT: LATIGO HILLCREST LLC)

1ST READING

ORDINANCE APPROVING DEVELOPMENT AGREEMENT WITH LATIGO HILLCREST, LLC, RELATING TO DEVELOPMENT OF PROPERTY LOCATED AT 2150 WEST HILLCREST DRIVE (APN #667-0-113-075), THOUSAND OAKS, CALIFORNIA (DEVELOPMENT AGREEMENT 2022-70777-DAGR)

1ST READING

RECOMMENDATION:

1. Adopt resolution to certify the Final Environmental Impact Report (EIR) 2022-70774-EIR in accordance with the California Environmental Quality Act (CEQA); and approve General Plan Land Use Element Amendment (LU) 2021-70169-LU, Zone Change (Z) 2022-70776-Z; Specific Plan (SP) 2022-70778-SP; Development

Agreement (DAGR) 2022-70777-DAGR; Development Permit (DP) 2022-70773-DP, and Protected Tree Permit (PTP) 2022-70780-PTP.

2. Adopt resolution to approve Special Use Permit (SUP) 2022-70779-SUP.

3. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to approve Zoning Change (Z) 2022-70776-Z and Specific Plan (SP) 2022-70778-SP.

4. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to approve Development Agreement (DAGR) 2022-70777-DAGR.

11. STUDY SESSIONS:

A. Overview of Draft General Plan 2045 (2019-70760 GPA)

RECOMMENDATION:

1. Receive presentation on the Draft General Plan 2045.

2. Find that the presentation does not constitute a project pursuant to the California Environmental Quality Act (CEQA). The adoption of a General Plan is considered a project under CEQA and an Environmental Impact Report (EIR) will be released for this project prior to adoption. No action is being taken at this time.

12. DEPARTMENT REPORTS: None

13. COMMITTEE/COMMISSION/BOARD REPORTS: None

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

15. COUNCIL ISSUES/RECOMMENDATIONS:

16. CITY MANAGER:

A. Announcements and upcoming issues

17. PUBLIC NOTICES: None

18. ADJOURNMENT: Adjourn to Regular Meeting July 18, 2023

Agenda Post Date/Time: Jul 6, 2023, 5:00P.M.

CCD:610-40\h:\common\agenda\2023\07-11-23.docx