



STAFF REPORT

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TO: Andrew P. Powers, City Manager

FROM: Kelvin Parker, Community Development Director

DATE: May 21, 2024

SUBJECT: **Proposed Mixed-Use Development (500 East Thousand Oaks Boulevard)**

RECOMMENDATION:

1. Adopt resolution finding that following review and consideration of the Addendum to Thousand Oaks Boulevard Specific Plan Environmental Impact Report (EIR) No. 327 prepared for the project, and in accordance with the California Environmental Quality Act (CEQA), there are no new or increased impacts to the environment beyond what was analyzed in the EIR.
2. Approve Special Use Permit (SUP) 2023-70011 and Protected Tree Permit (PTP) 2023-70067 based on the findings and subject to the recommended conditions of approval included in the resolution.
3. Read ordinance in title only, waive further reading, and if no objection, introduce ordinance to approve Development Agreement (DAGR) 2023-70001.
4. Authorize expenditure in the amount of \$100,000 to Southern California Edison (SCE) from A/C #541-5310-631-5500 (MI 2652, Undergrounding Citywide Private Development) for preliminary engineering of the City's portion of the utility undergrounding on Hodencamp Road.

LEVINE ACT ITEM: Yes

FINANCIAL IMPACT:

No Additional Funding Requested. Staff time required to prepare the report is included in the Adopted FY 2023-24 General Fund Budget. \$300,000 is included in the Adopted FY 2023-2025 Undergrounding Capital Fund Budget (MI 2652). The total estimated cost of the engineering deposit to SCE is not to exceed

Proposed 328-Unit Mixed-Use Development – 500 E. Thousand Oaks Boulevard
May 21, 2024
Page 2

\$100,000. Further, the applicant submitted the required filing fees and is required to reimburse the costs associated with processing the requested permits and environmental documents.

BACKGROUND:

Project Objective

The overall objective of the project is to provide a mixed-use development consisting of 328 multi-family residential units (including 44 lower-income affordable units), common areas, amenities, commercial retail and restaurant space, two parking structures containing a total of 459 parking spaces, and 16 surface parking spaces (475 total on-site parking spaces). The proposed project is characterized by a mixed-use development that includes an internal vehicular and pedestrian-friendly roadway separating three buildings which comprise a total of 609,633 gross square feet of building area, including 54,763 square feet of common public open space, 26,219 square feet of private open space, and 8,500 gross square feet of commercial (Attachment #1). The project would create a mixed-use residential apartment community within walking distance of several commercial centers offering dining, retail, grocery stores, and professional and recreation uses, consistent with the Thousand Oaks Boulevard Specific Plan (SP 20) goals, policies, and objectives.

City Council Initiation

On January 26, 2021, a Residential Capacity Allocation and initiation of a General Plan Amendment for the above project was authorized by City Council, which allocated 235 dwelling units for the residential component of the project. Subsequently, the City adopted an updated General Plan, including a new Land Use Map, which allocates units to each residential land use based on its assigned density. Therefore, the Measure E allocation is no longer necessary.

The entitlement applications submitted on March 29, 2022, included a General Plan Land Use amendment application. However, when the application was submitted, the City was in the process of updating the General Plan, which was approved by City Council on December 5, 2023. The project site is located within the Mixed-Use land use designation of the adopted General Plan. Therefore, the project is consistent with the new land use designation and consideration of the project no longer requires a General Plan Amendment.

Typically, decisions on Development Permits are rendered by the Planning Commission, with City Council consideration if a Planning Commission decision is appealed. Since this project involves a Development Agreement between the

Proposed 328-Unit Mixed-Use Development – 500 E. Thousand Oaks Boulevard
May 21, 2024
Page 3

applicant and the City, the subject applications require the Planning Commission to make a recommendation to City Council.

Planning Commission

On April 22, 2024, the Planning Commission held a public hearing for the project (Attachment #2). During the hearing, six public speakers commented on the project. Five speakers were in support and one speaker was opposed to the project. Speakers generally commented on project location and its compatibility with surrounding uses, reductions in vehicle miles traveled, needed housing and affordable units, and prevailing wage and local hire.

During the hearing, minor corrections to the April 22, 2024, Planning Commission staff report and resolution (Attachment #3) were made pertaining to Level of Service discussion within the traffic section of the staff report and replacing 'should' with 'shall' in Condition No. 122 - Affordable Housing Covenant. It should be noted that the conclusions of the staff report regarding traffic evaluation are not affected by the minor corrections and changes.

The Planning Commissioners voted 4-0 (Commissioner Farris abstained) to recommend City Council approve the project as submitted.

DISCUSSION/ANALYSIS:

This discussion provides a broad overview of the project, including key aspects of the proposed mixed-use development. A detailed discussion on project features is contained in the staff report to the Planning Commission dated April 22, 2024 (Attachment #2), which includes Planning Commission Hearing Supplemental Packet 1.

Project Description

The subject site consists of one vacant, irregularly-shaped parcel totaling 6.09 acres which lies within the south-central portion of the City. The project site is bound by Thousand Oaks Boulevard to the north, 101 Freeway (US 101) to the south, a self-serve car wash and commercial office uses to the east, and Lombard Street to the west. The property was previously disturbed in the early 1970s to accommodate a plumbing supply storage building. Currently, the site is primarily used for temporary seasonal uses, including pumpkin sales in the fall and as a Christmas tree lot in the winter.

The proposed project involves the demolition of the remaining parking lot hardscape within the western portion of the site to accommodate the construction of a 609,633-square-foot mixed-use development. The project proposes 328 residential units to be distributed across one 4-story mixed-use building, one 4-

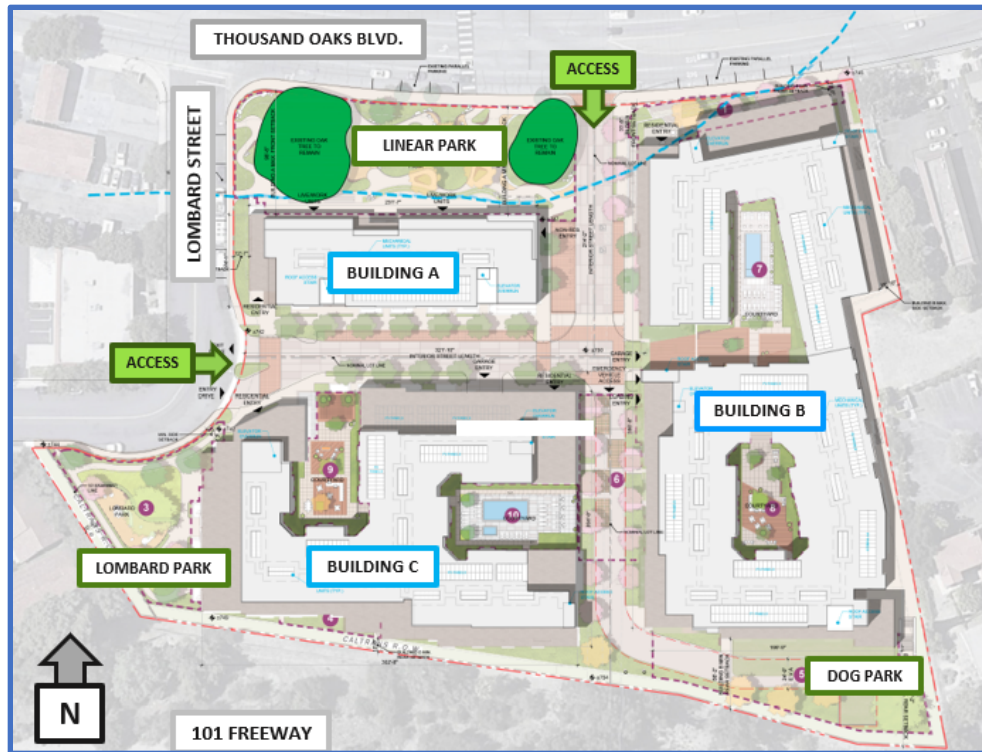
and 5-story podium-style mixed-use building, and one 5-story podium-style multi-family residential building. Maximum building heights range from 47 feet to 62 feet.

The project would create a mixed-use apartment community comprised of three buildings, which would appear at ground level as four buildings due to the massing break of the largest easterly building (Building B). The northerly buildings, fronting Thousand Oaks Boulevard (Buildings A and B) would be mixed-use, with three and four levels of apartments above a ground floor consisting of mixed residential and commercial tenant spaces. In addition, three live/work residential units are proposed on the north side of Building A. These live/work units are intended to accommodate low-intensity commercial operations. These two-bedroom and two-bath live/work units provide a dedicated workspace area that functions similarly to a home-based business and is ideal for small, start-up businesses that require minimal work area. The podium building (Building C) is located at the southwest portion of the site and consists of a 269,416 square foot, five-story podium-style residential structure, with a 120,725 square-foot semi-subterranean parking garage.

Primary ingress and egress to the site are provided from two driveways, both accessed from Thousand Oaks Boulevard and Lombard Street. The internal road extending from both Thousand Oaks Boulevard and Lombard Street leads to the parking garage entrances within Buildings B and C. The internal road is lined with sidewalks and surface parking spaces designed with permeable pavers and raised crosswalks. In addition, a pedestrian-oriented road extends to the south between Buildings B and Building C, which serves not only as access to the residential units on the ground floor and the dog park but also for Ventura County Fire Department (VCFD) emergency vehicle access as well (see Figure 1).

Figure 1: Proposed Site Plan

Proposed 328-Unit Mixed-Use Development – 500 E. Thousand Oaks Boulevard
May 21, 2024
Page 5



The Thousand Oaks Municipal Code (TOMC) requires the project provide a minimum of 448 on-site parking spaces and 475 parking spaces are provided on-site, which is 27 more spaces than required. The 475 parking spaces consist of 16 surface parking spaces, and 32 commercial and 427 residential parking spaces within the two semi-subterranean parking structures.

The project's architectural design is a contemporary-modern style. The buildings include earth-toned colors primarily consisting of stucco finishes, fiber cement siding, simulated wood fiber cement panels, brick veneer, glass balconies with metal railings, canopies, and trellises. The architectural design incorporates vertical and horizontal articulation, roof line variation, and detailing throughout. Additional decorative roofline trim and enhanced façade materials are proposed to improve building design and reduce building size, mass, and scale.

The project includes a 21,154-square-foot linear park along Thousand Oaks Boulevard and a 12,049-square-foot park along Lombard Street. The applicant has agreed with Conejo Recreation and Park District (CRPD) to donate the land to help provide parkland and park improvements necessary to serve residents of the new development. The park improvements would be passive and would provide a neighborhood park level of service with features such as seating and gathering spaces, walkways, preservation of two large mature oak trees, game areas, a small playground, and open turf areas with landscaping. The developer

will be responsible for developing and maintaining the parks. In return, CRPD would reduce the Quimby fees by 50 percent.

Concessions, Waivers, and Modifications

Per California Government Code Section 65915(d)(2)(C) and the Density Bonus Law, the applicant is also entitled to three Concessions and requesting four Waivers, since the applicant is providing at least 24 percent of the total units for lower-income households. The three requested Concessions and four Waivers include:

Concessions

1. Building Height – Allow an increase in the number of allowable stories for a building, from three stories to five stories;
2. Building Windows Details – Decrease the minimum window depth to two inches instead of three inches and incorporate vinyl window frames instead of aluminum, fiberglass, wood, or manufactured wood; and
3. Retail Frontage – Decrease the minimum required retail area for Building A (fronting Thousand Oaks Boulevard) from 50 percent to 18 percent retail area.

Waivers

1. Building Setback – Increase in the front yard building setback for mixed-use Building A from the maximum allowable 15 feet to 98.5 feet;
2. Building Design – Increase the building interior corridor length to 150 feet instead of maximum 100 feet;
3. Courtyards – Allow courtyards within the podium buildings to be located more than one story above street level; and
4. Building Access – Decrease the number of ground floor residential units within Building C that provide a main entrance directly from the street from 19 residential units to 14 residential units.

Objective Design Standards (Modifications)

The proposed project is subject to the Objective Design Standards per Section 9-4.2202 of the TOMC. The proposed project includes three Modifications to the Objective Design Standards (ODS) as follows:

1. Building Massing and Articulation – Increase Building B length to 369 feet instead of the maximum 200-foot length;
2. Building Articulation – Decrease major and minor massing breaks for buildings over three stories tall; and

3. Open Space Design – Decrease the minimum 60 percent landscaped green area of the common usable open space.

Staff supports these requests for modification because the design and layout of the project considered the existing flood plain at the northwest portion of the site, the elevated topography at the southeastern portion of the site, and existing and future surrounding development. The floodplain presents design hardship and construction within the floodplain is limited. Furthermore, the natural setting of the site would change because the floodplain supports two mature oak trees. The proposed buildings have been sited and designed with architectural components that are compatible with existing site conditions and surrounding property characteristics. Although Building B exceeds the 200-foot maximum allowable building length, as designed Building B provides:

1. A massing break at the building midpoint by incorporating a courtyard along the western elevation;
2. A third-story element setback of 20 feet, fourth-story element setback of 32 feet, and the fifth-story element setback of 215 feet from Thousand Oaks Boulevard; and
3. Varying façade elements such as balconies, trellis, and rooftop terraces.

The decrease in building massing breaks is supported because the proposed buildings incorporate vertical and horizontal elements, building articulation, roofline variation, and decorative material finishes and colors. Further, the architectural design of all structures differentiates between the first and upper floors using material changes, increased upper-floor setbacks, and ground-floor patios to reduce the massing from the ground level.

A reduction to the required landscaped green area of the proposed common useable open space is supported because the project includes an expansive 54,763 square foot quasi-public open space area, including a dog park that complements the proposed mixed-use development.

The proposed Modifications would result in a development consistent with the scale and character of the surrounding area, would not be detrimental to the adjacent properties, or detract from the overall environment.

Residential Unit Types

The proposed 328 residential units would be distributed across all three buildings. Building A provides 1,500 square feet of commercial space as well as 43 residential units. Building B provides 7,500 square feet of commercial space as well as 154 residential units. Building C is a residential-use-only building and provides 131 residential units. The unit types within the two proposed mixed-use

buildings (Buildings A and B) include six studio units, 88 one-bedroom units, and 103 two-bedroom units, including three live/work units at Building A. The unit types within Building C include six studio units, 68 one-bedroom units, and 57 two-bedroom units (see Table 1). The 44 affordable units are dispersed throughout all buildings and consist of two studio units, 21 one-bedroom units, and 21 two-bedroom units.

Table 1 – Unit Mix

Unit Type	No. of Units	Total Unit (%)	Average Sq. Ft.
Studio	12	3.7%	568
1-Bedroom	156	47.6%	747
2-Bedroom including 3 Live/Work	160	47.5%	1,141
TOTAL	328		819

Amenities and Open Space

The proposed project includes quasi-public and private amenities. Quasi-public amenities include publicly accessible ground-level plazas and expansive open space with seating areas. Approximately 54,763 square feet of a common public open space area is proposed. The open spaces are connected by a system of pathways and paseos to provide residents and visitors with multiple opportunities to gather. The private common outdoor amenities encompass approximately 26,203 square feet. These spaces include outdoor landscaped areas, swimming pools, courtyard spaces, barbecue areas, and roof decks. Two fourth-floor roof-deck areas are provided in mixed-use Buildings A and B, each including seating and planter areas.

Indoor common amenities total approximately 12,529 square feet, which include a leasing office, learning center, club/lounge area, bike rooms, co-working area, and fitness rooms. Private amenities are provided for each unit and of the 328 units a total of 318 units include private open space, either in the form of a balcony or patio. The balconies and patios range between 42 to 450 square feet and are an average size of 82 square feet. The project also includes 1,600 square feet of resident storage, consisting of 474 square feet in the Building B parking garage and 1,126 square feet in the Building C parking garage. The proposed project conforms with the requirements of SP 20 and the intent of the TOMC by providing ample private and common-area open space areas and other amenities for use by residents and visitors.

Building Height

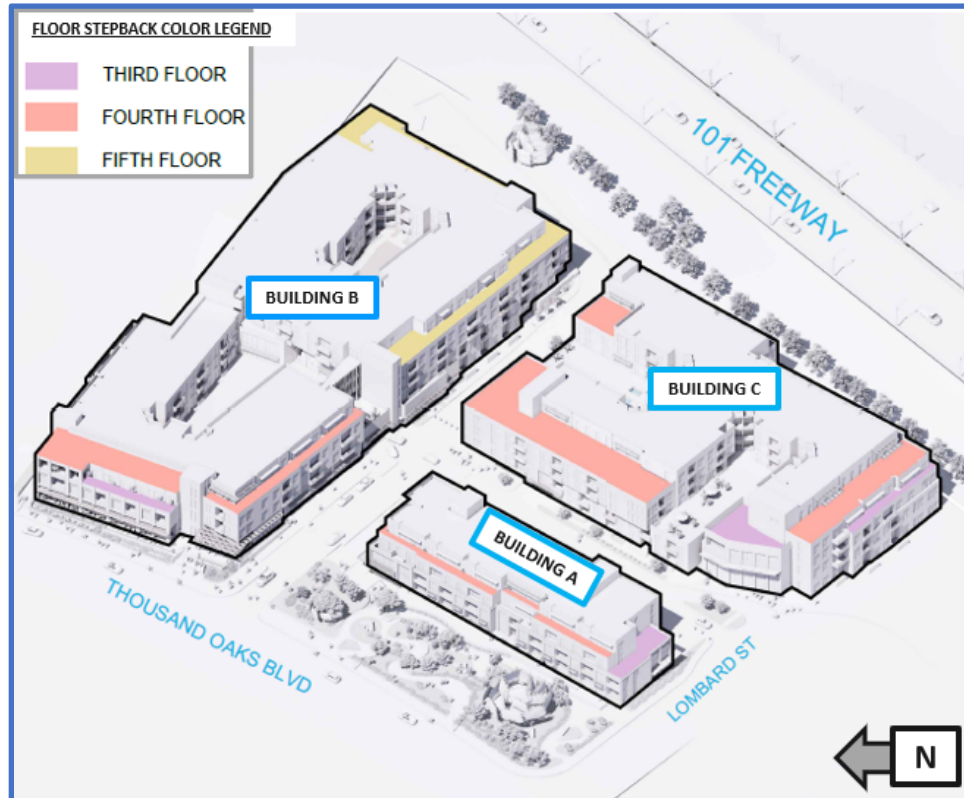
Proposed building heights, as measured from the top of the building down to the lowest adjacent finished grade, range from 47 feet (Building A), 57.55 feet (Building B), and 62 feet (Building C). SP 20 allows buildings up to three stories with a 50-foot maximum average height. The proposed buildings are four and five stories,

and the average height is 45 feet which complies with the requirements and design intent of SP 20.

A Concession to exceed the maximum number of stories from three to five, as allowed by the State Density Bonus Law, is being requested. Although the proposed project exceeds the maximum allowable number of stories per SP 20, the proposed buildings have been designed to include a staggered building façade design with increased third-, fourth-, and fifth-floor setbacks. This further reduces the visual impacts from public view and provides visual interest from surrounding properties. The two proposed buildings fronting Thousand Oaks Boulevard (Buildings A and B) have been designed to comply with SP 20 development standards requiring a 10-foot third-floor setback from the buildings' first floor. The proposed third and fourth-floor elements of both Buildings A and B include increased building setbacks from the first floor. The fifth floor of Buildings B and C includes increased building setbacks from the floor levels below, further reducing the size, mass, and scale of the proposed buildings. Additionally, the recently adopted General Plan (2045) Land Use Element identifies the project site as Mixed-Use land use designation that allows a maximum of 50 feet in height. This designation facilitates a variety of multi-family residential housing that supports walkable, transit-ready neighborhoods.

Although Building B is a four- and five-story structure with a maximum 57.55-foot building height, the structure is partially notched into the existing slope within the eastern portion of the site. The third-, fourth-, and fifth-floor setbacks are provided on the external façades of the proposed buildings fronting Thousand Oak Boulevard which further reduce the appearance of height from neighboring properties. Buildings B and C provide rear setbacks from the US 101 ranging from 100 to 125 feet. Within the 125-foot Building B setback is a proposed dog park and Ventura County Fire Department emergency vehicle turn-around which provide a buffer between Building B and US 101. The fourth and fifth stories of Buildings B and C would be visible from US 101. It should be noted that half of the third floor of both Buildings B and C will be partially visible from the US 101 since the site sits below the US 101 and existing landscaping within the slope of the Caltrans right-of-way will provide screening (see Figure 2).

Figure 2 – Project Massing



Parking

The parking structure at Building B, serving both mixed-use Buildings A and B, is a two-level structure at grade. The entrance is located at the midpoint of the east side of the building. It is not visible from any public road due to the location of Building A immediately to the northwest and Building C immediately to the west, including existing commercial buildings to the west along Lombard Street.

Building C proposes a semi-subterranean parking structure serving the residential-use-only building and mixed-use Building A. Ingress and egress to the parking structure are provided on the north side of the building and are screened by Building A to the north, which minimizes public view of the entry areas. A total of 475 parking spaces are proposed for the mixed-use and apartment buildings.

Pursuant to the State Density Bonus Law, the parking ratios required for multi-family apartment buildings are one parking space per one-bedroom unit and one-and-a-half parking spaces for a two-bedroom unit. Guest parking is not required. The applicant is proposing the minimum required residential parking, totaling 408 parking spaces and 19 guest parking spaces for the proposed multi-family residential uses. A condition of approval has been applied to the project allowing

Proposed 328-Unit Mixed-Use Development – 500 E. Thousand Oaks Boulevard
May 21, 2024
Page 11

a maximum 50 percent reduction of surplus guest parking spaces to serve the commercial component of the project subject to review and approval of the Community Development Department.

Thousand Oaks Boulevard Specific Plan requires off-street parking for restaurant and commercial uses. As shown in Table 2, the project is required to provide one parking space per 300 square feet for retail uses. This includes one parking space per 200 square feet of gross leasable restaurant area for the first 2,000 square feet, and one parking space per 100 square feet of gross leasable restaurant area over 2,000 square feet.

Table 2: Vehicle Parking Supply and Demand

Parking Categories	Parking Ratio	Number of Units/ Commercial s.f.	Parking Required	Parking Provided
Residential				
1 Bedroom	1 space/unit	168	168	408
2 Bedroom	1.5 spaces/unit*	160	240	
Guest Parking**	0 spaces/unit	328	None	19***
Total Residential		328	408	427
Commercial				
Retail	1 space/300 s.f.	5,300 s.f.	18	48
First 2,000 s.f.	1 space/200 s.f.	2,000 s.f.	10	
>2,000 s.f.	1 space/100 s.f.	1,200 s.f.***	12	
Total Commercial		8,500 s.f.	40	
Total Parking			448	475

*1.5 space/unit allowed by State density bonus law.

**State density bonus law exempts provision of guest parking.

***The 19 surplus spaces within Building C are not designated for either use type specifically and may be used by either commercial visitors or residential guests.

SP 20 allows on-street parking spaces immediately adjacent to and on the same side of the street of the subject property to be counted toward meeting the off-street parking requirement for the project. The proposed project includes 14 on-street parking spaces that may be used by either commercial visitors, residents, or guests. As previously mentioned, the project requires a minimum of 448 parking spaces, and 475 parking spaces are provided on-site. Additionally, the project provides 120 bicycle spaces, including three electric bicycle charging stations and three electric scooter charging stations.

Traffic

As required by CEQA, a Vehicle Miles Traveled (VMT) analysis was conducted to evaluate the project's transportation impacts. The proposed project Circulation and

Vehicle Miles Traveled Study dated April 2024, details the VMT analysis and is summarized in Table 3, Project VMT Analysis Summary.

Table 3 – Project VMT Analysis Summary

Project Component	VMT Calculation Methodology	Citywide Average Daily VMT	Project TAZ* Daily VMT	Project Difference
Residential	Citywide average daily VMT per resident	15.32 VMT	11.05 VMT	28% less than the citywide average
Commercial	Citywide average daily VMT per employee	22.55 VMT	21.72 VMT	4% less than the citywide average

* TAZ = Traffic Analysis Zone

The VMT analysis of the project determined the impacts resulting from the project would be less than significant and no mitigation measures are required (see the Transportation Section included with the Addendum to EIR No 327). As shown in Table 3 above, the project's daily residential VMT per capita and commercial VMT per employee would be approximately 28 percent and four percent less than the City-wide averages, respectively. As such, neither the VMT per capita nor VMT per employee would exceed the citywide average VMT baselines, and the project-generated VMT impact would be less than significant. It should be noted that the study provides a conservative analysis. The VMT analysis assumed a proposed ground-floor commercial area that included 3,200 square feet of restaurant use out of the total 8,500 square feet of commercial area proposed. The resulting analysis is conservative in assuming more intense commercial uses would occur, and actual impacts would be reduced if general retail were to occupy the total 8,500 square feet of commercial area proposed.

The Traffic Impact Study examined eight intersections in the project vicinity to assess the Level of Service (LOS) plus the proposed project. Per Resolution No. 2019-011, LOS C is the minimum standard acceptable except for specific intersections on Thousand Oaks Boulevard, Hillcrest Drive, and Moorpark Road that maintain LOS D as the minimum standard acceptable. Based on the analysis, all studied intersections currently operate at LOS C or better during morning and evening peak hours. The study concluded that all study intersections would continue to operate at LOS C or better with the proposed project. As such, the project will not cause adverse impacts related to LOS at nearby intersections. In addition, the Public Works Department has included conditions of approval requiring adequate line of sight visibility, traffic impact fees, and any necessary traffic signal, signs, and striping to accommodate the proposed project driveways.

It should be noted that the proposed Thousand Oaks Boulevard driveway is designed to accommodate full inbound movements and right-turn outbound movements only. The proposed Lombard Street driveway is proposed to accommodate full inbound and outbound access.

Protected Tree Permit

The project would result in the removal of 22 protected oak trees consisting of 17 Coast Live Oak trees and five Valley Oak trees, as well as the encroachment into the protected zone of six Coast Live Oak trees, two Valley Oak trees, and one Holly Oak tree. The City's Oak Tree Consultant has reviewed the requested removal and encroachment into the protected oak trees and determined that the tree removals are necessary to allow site preparation and grading activities for the proposed building and associated site improvements.

The removal of 22 protected oak trees results in the project 64 oak trees to be planted on-site. The proposed landscape plan identifies a total of six Island Oak trees (36-inch box specimens) to be planted on the project site. Conditions of approval require the applicant to plant the remaining 58 trees at an off-site location for public benefit or provide an in-lieu payment of \$102,614.77 to the City's Open Space Conservation Fund.

Development Agreement

A development agreement is required to be adopted by ordinance for the proposed project (Attachment #4). Development agreements are typically executed to provide certainty to the involved parties and to memorialize understanding concerning the development of property (Attachment #5). In this case, the applicant requested approval of a Development Agreement for several reasons, including:

1. The proposed site is difficult to develop due to topography and floodplain and has sat vacant for decades. A commercial development was approved in the 1990s but never constructed.
2. The project would take several years to implement due to market uncertainty, higher interest rates, and increasing materials and labor costs. The Development Agreement will allow up to seven years to construct the project.
3. Maintaining development fees at the rate in existence as of the agreement's effective date.
4. Receiving Objective Design Standards modifications resulting in cost-savings.

In exchange for the benefits to the applicant, the Development Agreement also contains some public benefits, including:

1. Undergrounding existing high voltage 66KV overhead powerlines and overhead electricity, telephone, and cable television utility lines that bisect the subject property.
2. Entering into a cooperative agreement with the City to assist with the undergrounding of the SCE systems located along Hodencamp Drive from Thousand Oaks Boulevard to Hillcrest Drive. The Development Agreement contains two possible undergrounding programs of utilities. A Reimbursement Agreement is required between the parties to address the responsibilities to obtain permits, manage construction and design, and cost-sharing.
3. The project will allocate 44 lower-income restricted affordable units.
4. Linear public parks along Thousand Oaks Boulevard and Lombard Street.

Environmental Review (CEQA 2023-70004)

A comprehensive evaluation of the potential environmental impacts of this project was performed. An addendum to EIR No. 327 was prepared for the project and analyzed as required under the CEQA Guidelines, Sections 15162 and 15164. The evaluation determined that the project will not result in new significant impacts nor substantially increase the severity of previously analyzed impacts beyond those already identified in EIR No. 327. However, appropriate measures are identified in the Addendum to ensure mitigations are in place so no adverse environmental impacts result from the project as outlined in the mitigation monitoring plan applicable to the project. The 500 E. Thousand Oaks Boulevard EIR Addendum and Appendices A-E and F-K can be found at the following address: <https://www.toaks.org/departments/community-development/planning/environmental-impact>

Project Modifications

In response to minor corrections to the April 22, 2024, Planning Commission staff report and resolution, City staff has applied an additional modification to Condition of Approval No. 23 to correct a citation of the 2022 California Energy Code, more specifically pertaining to compliance with California's Building Energy Efficiency Standard. Additionally, a specific condition of approval has been applied to the project concerning the Levine Act (GC 84308). These conditions have been reviewed and are acceptable to the applicant as well.

Conclusion

City staff has evaluated the project in terms of compatibility with existing and future surrounding development. Overall, the proposed project has been designed to meet the intent of the City's standards, codes, and policies. The proposed building design and site layout integrates well with surrounding development and has a cohesive architectural design meeting the City's Architectural Design and Freeway Design Guidelines. Based on the analysis and findings contained in this report, staff recommends approval of this project, subject to the conditions of approval in the attached resolution (Attachment #3).

Levine Act (California Government Code § 84308):

This item is subject to the Levine Act. City Councilmembers who have received a campaign contribution of more than \$250 (aggregated) within the preceding 12 months from a party or their agent/representative, or a financially interested participant involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; or if applicable (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the official knew or should have known about the contribution, and participate in the proceeding.

All parties and their agents/representatives must disclose on the record of this proceeding any aggregated contribution of more than \$250 made to any Councilmember within the preceding 12 months (Attachment #6). Councilmembers are prohibited from accepting, soliciting, or directing a campaign contribution of more than \$250 (aggregated) from a party, their agent/representative, or a financially-interested participant during a proceeding and for 12 months following the date a final decision is made. In addition, a party, their agent/representative, or a financially interested participant is prohibited from contributing more than \$250 (aggregated) to a Councilmember during a proceeding and for 12 months following the date a final decision is made.

COUNCIL GOAL COMPLIANCE:

Meets the following City Council goals:

C. Operate City government in a fiscally and managerially responsible and prudent manner to ensure that the City of Thousand Oaks remains one of California's most desirable places to live, work, visit, recreate, and raise a family.

F. Provide and enhance essential infrastructure to ensure that the goals and policies of the Thousand Oaks General Plan are carried out and the City retains its role and reputation as a leader in protecting the environment and preserving limited natural resources.

I. Maintain a strong local employment base geared toward retaining high quality businesses; Sustain a healthy business community; and, Diversify the local economy, with a specific emphasis on small businesses and high technology/biomedical jobs.

J. Implement high quality revitalization projects within Thousand Oaks Boulevard and Newbury Road Areas; Develop a pedestrian-oriented, viable, and self-sustaining "Downtown;" and, continue to support production of long-term affordable housing.

PREPARED BY: Carlos Contreras, Senior Planner

Attachments:

- Attachment #1 – Project Plans, dated February 15, 2024
- Attachment #2 – Planning Commission Staff Report of April 22, 2024
- Attachment #3 – Resolution for SUP 2023-70011 and PTP 2023-70067
- Attachment #4 – DAGR 2023-70001 Ordinance
- Attachment #5 – DAGR 2023-70001 Exhibit A
- Attachment #6 – Levine Act Disclosure

Documents Provided Under Separate Cover:

- #1 – Addendum (CEQA 2023-70004), dated April 2024:
<https://www.toaks.org/departments/community-development/planning/environmental-impact>