

THOUSAND OAKS PLANNING COMMISSION



Supplemental Information Packet 2 November 18, 2024 Agenda Related Items Meeting of November 18, 2024

Supplemental Information:

Any agenda-related public documents received and distributed to a majority of the Planning Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically they are distributed on the Thursday or Friday preceding the Planning Commission meeting and/or on Monday before the meeting. Supplemental Packets on Thursday or Friday are available for public inspection in the Community Development Department, 2100 East Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). All Supplemental Packets are available for public review at the Planning Commission on the City's website www.toaks.org.

Americans with Disabilities Act (ADA)

Americans with Disabilities Act (ADA): In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the Planning Division, (805) 449-2500. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City in ensuring that reasonable arrangements can be made to provide accessibility to the meeting or service.



Community Development Department
MEMORANDUM

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

To: Planning Commission

From: Kelvin Parker, Community Development Director

Date: November 18, 2024

Subject: **Item 07B – 2021-70567-DPMN, and 2021-70523-PTP
CRPD Conejo Community Park at Hendrix Avenue Public
Correspondence**

The following contains public correspondence was received after the printing of the packet.

cdd:420-78/cc/H:COMMON/Planning Commission/Agenda Packet/2024/2024-11-18/Supplemental 2.pdf

From: [Justine Kendall](#)
To: [Lori Goor](#); [Fabiola Zelaya Melicher](#); [Krystin Rice](#); [Patrick Hehir](#); [Mark Bueno](#)
Subject: Fw: Proposed Project: Conejo Community Park 1175 Hendrix Ave
Date: Saturday, November 16, 2024 6:42:09 PM

Hello All,

Latest comment, below. Mark, I'm sending to you also because they have a traffic concern as well.

Justine

Justine Kendall, AICP | Senior Planner

She/ Her

Community Development Department

Planning Division

2100 Thousand Oaks Boulevard

Thousand Oaks, CA 91362

Email: jkendall@toaks.org

Office: (805) 449-2355

[City of Thousand Oaks](#)

For information on services available at City Hall, visit www.toaks.org/cdd.

From: Katie Torrison <katietorrison@gmail.com>
Sent: Saturday, November 16, 2024 1:15:22 PM
To: Justine Kendall <JKendall@toaks.gov>; rchristy@crpd.org <rchristy@crpd.org>
Subject: Proposed Project: Conejo Community Park 1175 Hendrix Ave

You don't often get email from katietorrison@gmail.com. [Learn why this is important](#)

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 Planning commission/Park/City Officials.

I will not be able to attend the public hearing on Nov.18th 2024-but wanted to communicate my concerns for the proposal for the Conejo Community Park. As a resident of Shadow Oaks and owner of property on Hendrix Ave. that backs up directly to the park, I am very concerned about the size and scope relative to the property and surrounding neighborhood.

Privacy & security concerns and volume of people coming to the park, parking, and disruption of nature. Construction period/noise pollution & I am against building a two-story structure that would directly impact my privacy (house backs up to the park). It's already been an issue in the past with people trespassing, displaced people sleeping on/near our property. More exposure to the park will lead to an increase in this and potential crime.

The park has existed as a neighborhood park and I fear that the current proposed project will impact the safety, and change the overall "feel" of the area. In other words, it could negatively impact the desirability of the neighborhood. This project should exist for a larger acreage park that isn't located within a neighborhood of homes.

Also, the city needs to install speed bumps or a 4-way stop near the park on Hendrix Ave. Children (and adults) are at risk of getting hit by a car on a daily basis as cars exceed 45mph near the park and corner at Hendrix/Dover.

Thank you,
Katie Torrison
1131 Hendrix Ave
Thousand Oaks, CA 91360
Case # 2021-70567-DPMN & 2021-70523 PTP

From: [Justine Kendall](#)
To: [Fabiola Zelaya Melicher](#); [Lori Goor](#); [Krystin Rice](#); [Patrick Hehir](#)
Subject: Fw: For MONDAY's MEETING
Date: Sunday, November 17, 2024 10:50:21 AM

Justine Kendall, AICP | Senior Planner

She/ Her

Community Development Department

Planning Division

2100 Thousand Oaks Boulevard

Thousand Oaks, CA 91362

Email: jkendall@toaks.org

Office: (805) 449-2355

[City of Thousand Oaks](#)

For information on services available at City Hall, visit www.toaks.org/cdd.

From: garye54@roadrunner.com <garye54@roadrunner.com>
Sent: Sunday, November 17, 2024 10:49:03 AM
To: Justine Kendall <JKendall@toaks.gov>
Subject: For MONDAY's MEETING

You don't often get email from garye54@roadrunner.com. [Learn why this is important](#)

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.

No more tree removals. This has got to stop. I started visiting Thousand Oaks 50 years ago and am a 40-year resident. Growth is inevitable, but there must be a way to save our beautiful trees. They are too important to our lives. The shade they provide, the air they clean, the beauty they bring to our city.

It seems like any new development is met with the idea that some trees have to go, even at our parks. I say NO! One of the very best parks we have, Dover/Hendrix, in a beautiful setting with a building that disappears into it and yes, it needs updating, but no to the point of removing even one tree and certainly we don't need more heat producing concrete.

Honestly let's be more forward thinking. You want to plant a new tree to replace what you remove; it won't be fully grown in time to provide shade and reduce the heat. Find a designer or architect that is willing to save our trees, not destroy them. Don't ruin a very

popular park.

gary Anderson

From: [Community Development Department](#)
To: [Lori Goor](#)
Subject: FW: Development permit-Minor modification 2021-70567-DPMN Protected Tree Permit 2021-70523-PTP
Date: Monday, November 18, 2024 7:41:15 AM

Arrived in CDD inbox over weekend.

-----Original Message-----

From: Liam Joyce <topangap@mac.com>
Sent: Sunday, November 17, 2024 6:22 PM
To: Community Development Department <CommunityDevelopment@toaks.gov>
Subject: Development permit-Minor modification 2021-70567-DPMN Protected Tree Permit 2021-70523-PTP

[You don't often get email from topangap@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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 for your service working on the Planning Commission.

Conejo Community Park is a beautiful natural park just the way it is. We moved to 1239 Dover Ave 5 years ago. We thoroughly enjoy living in Thousand Oaks. We were very attracted to our home for the quiet park that is a less than 100 yards from our front door. Thankfully, the park hosts many family gatherings, music in the park, and baseball. The traffic is very reasonable. We have only called police once to complain about music coming from the park.

I did attend a public hearing via zoom a few years ago held by the parks department. I expressed my concern then about the increased traffic at Dover and Hendrix and asked if stop signs would be installed. Their response was I needed to contact the TO traffic department. Thoroughly unsatisfactory response from the Parks Dept.

- 1) As residents, the new building will cause a great deal of construction traffic and noise.
- 2) When the building is completed, we have a very serious concern about increased traffic, noise, crowds, and a potential other nuisances.
- 3) The park is beautiful and calm. This new project will dramatically change a peaceful park into an event center. Will there be an increased number of parties with loud music, crowds w alcohol, and problems that arise from event like settings
- 4) Moving these trees is going to significantly alter the beautiful setting this park holds.
- 5) Will the city increase police presence at the park?
- 6) Will Dover and Hendrix have a four way a stop sign?
- 7) How is this huge 16,000 sq. ft. project going to affect our property taxes and draw on TO's resources?

My wife and I would seriously request this project not go forward and the resources (funds) be allocated to greater needs of TO.

Thank you for considering our concerns.

Liam and Denise Joyce

1239 Dover Ave.
Thousand Oaks, Ca 91360
Sent from my iPad



VENTURA COUNTY FIRE DEPARTMENT

Dustin Gardner, Fire Chief
165 Durley Avenue, Camarillo, CA 93010-8586

Website: VCFD.org
Twitter: @VCFD
Facebook: @VenturaCountyFire
Instagram: @VenturaCountyFire

Contact: Dustin Gardner
Fire Chief
Phone: (805) 389-9710
Email: dustin.gardner@ventura.org

August 9, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of the Ventura County Fire Department, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

The Ventura County Fire Department believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expand resiliency within our community. The Ventura County Fire Department supports CRPD's proposed project, will participate in the planning, design, and/or implementation as needed, and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community. These improvements will provide functional and aesthetic value to the greater community and the greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dustin Gardner", with a long horizontal stroke extending to the right.

Dustin Gardner
Fire Chief

c: Conejo Recreation & Park District



COUNTY OF VENTURA
BOARD OF SUPERVISORS

SUPERVISOR
JEFF GORELL
Second District

MEMBERS OF THE BOARD
MATT LAVERE, CHAIR
JEFF GORELL
KELLY LONG
JANICE S. PARVIN
VIANEY LOPEZ

August 9, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To Whom It May Concern:

On behalf of Ventura County Supervisorial District 2 residents, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

I believe the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. I support CRPD's proposed project, will participate in the planning, design and/or implementation as needed and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. The Conejo Community Park and Center Improvement Project will also be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

Jeff Gorell
Supervisor, Second District

cc: Conejo Recreation & Park

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0044
(916) 319-2042

DISTRICT OFFICE
223 E THOUSAND OAKS BLVD, #412
THOUSAND OAKS, CA 91360
(805) 370-0542

E-MAIL
Assemblymember.Irwin@assembly.ca.gov



COMMITTEES
CHAIR: REVENUE & TAXATION
AGRICULTURE
BUSINESS & PROFESSIONS
HIGHER EDUCATION
PRIVACY & CONSUMER PROTECTION
SELECT COMMITTEES
CHAIR: CYBERSECURITY

August 11, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

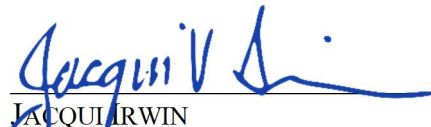
As the representative of the 42nd Assembly District, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

The Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,


JACQUI IRWIN
Assemblymember, 42nd District

C: Conejo Recreation & Park District

Kevin McNamee
Mayor

August 10, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

**RE: COMMUNITY RESILIENCE CENTERS PROGRAM – CONEJO COMMUNITY
PARK AND CENTER IMPROVEMENT PROJECT**

To Whom It May Concern:

On behalf of the City of Thousand Oaks, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

The City of Thousand Oaks believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. The city supports CRPD's proposed resiliency and emergency evacuation project, will participate in the planning, design, and implementation as needed, and is committed to the broad objectives of California Strategic Growth Council goals and evacuation center planning with the County Human Services Agency (HSA).

The project proposes to replace the existing 7,000sf building built in 1965 by local volunteer efforts with a new 19,000sf building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and park system and region. This project also addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the district's most vulnerable residents.

Emergency Evacuation Centers are critical to our region and the city works closely with the HSA on evacuation center planning. Thousand Oaks is surrounded by open space and is designated as a Very High Fire Severity Zone. Climate change factors such as high winds, extreme heat, and severe drought make the region susceptible to wildfires. These zones are also predisposed to Public Safety Power Shutoffs (PSPS). Investor-owned utilities (IOUs) can enact PSPS based on elevated weather conditions such as strong winds and low humidity to prevent the incidence of wildfires caused by electrical equipment.

As an example, the 2018 Hill/Woolsey Fires swept through Thousand Oaks in Ventura County and Los Angeles County cities of Westlake Village, Agoura Hills, Calabasas, and Malibu, burning almost 100,000 acres. In Thousand Oaks alone, two-thirds of the city was evacuated. The fire destroyed 36 residential structures and two commercial buildings. An additional twelve residential structures were deemed uninhabitable.

Thank you for your consideration of this vital project and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kevin McNamee', with a stylized, sweeping flourish extending to the right.

Kevin McNamee
Mayor

CC: Conejo Recreation & Park District

cmo: 660-40/Conejo RPD Resiliency Center City of Thousand Oaks 080923.ml

SUPERINTENDENT

Mark W. McLaughlin, Ed.D.

DEPUTY SUPERINTENDENT, BUSINESS SERVICES

Victor P. Hayek, Ed.D.



August 10, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

RE: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of Conejo Valley Unified School District, I am writing in support of the Conejo Recreation and Park District's (CRPD) grant application.

The Conejo Valley Unified School District works collaboratively with CRPD for the benefit of our community. We believe the Conejo Community Park and Center Improvement Project is vitally important and therefore, the Conejo Valley Unified School District wholeheartedly supports this project. We are willing to participate in the planning, design and/or implementation as needed and are committed to the broad objectives of the California Strategic Growth Council goals.

It is our understanding that the project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building along with a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as give us the ability to serve as an evacuation shelter for the community, something needed and not unfamiliar to us. Additionally, the project will address a meaningful need for park facilities to evolve and provide long-term benefits for our community. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

Dr. Victor P. Hayek
Deputy Superintendent, Business Services
Conejo Valley Unified School District
Serving the communities of Newbury Park, Thousand Oaks & Westlake Village



California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Project Support – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of the Conejo Open Space Conservation Agency (COSCA), I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

COSCA believes the Conejo Community Park and Center Improvement Project is essential to expanding resiliency within our community, and will participate in the planning, design and/or implementation as needed and is committed to the broad goals and objectives of California Strategic Growth Council.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community. These improvements will provide functional and aesthetic value to the greater community and the park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

COSCA has keen interest in this project because we have seen and experienced the value of community-wide responses to disasters and the prospect of climate-related threats that effect natural and built environments, and our many neighbors. Expanding park facilities to serve broader uses offers the best opportunities for locating emergency evacuation areas, cooling centers, and other amenities to serve vulnerable residents, while also contributing to the day-to-day health of our community and residents.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

Brian Stark
COSCA Administrator

C: Conejo Recreation & Park District



California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of the Greater Conejo Valley Chamber of Commerce, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

The Greater Conejo Valley Chamber of Commerce believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. The Greater Conejo Valley Chamber of Commerce supports CRPD's proposed project, will participate in the planning, design and/or implementation as needed and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the district's most vulnerable residents.

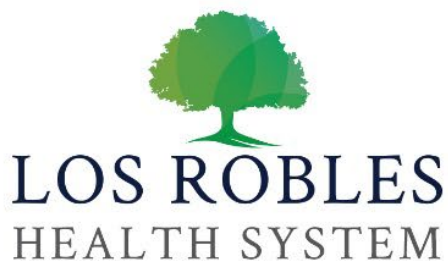
The Greater Conejo Valley Chamber of Commerce is excited about the State Grant for a Resiliency Center because it signifies an investment in our community's future. By allocation a \$10,000,000 grant to the Conejo Community Center, we are not only revitalizing a recreational hub, but also improving a critical asset during times of disaster. Aside from the aesthetic value the building would bring, this multi-purpose facility would cater to everyday recreational needs while ensuring that the community is well-equipped to provide shelter and resources during climate-induced emergencies such as fires and earthquakes. We recognize this building's potential to place an emphasis on engagement within the community while ensuring safety for residents.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

A handwritten signature in black ink, reading "Danielle Borja". The signature is written in a cursive, flowing style. The first name "Danielle" is written with a large, open 'D' and the last name "Borja" follows in a similar cursive script.

Danielle Borja
President/CEO
Greater Conejo Valley Chamber of Commerce
C: Conejo Recreation & Park District



August 28, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To Whom It May Concern:

On behalf of Los Robles Health System, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

As an organization, we recognize the impact and value that the Conejo Community Park and Center Improvement Project will have on our community and support the project's goals and expanded resiliency it will offer to local residents over the coming years.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and will provide expanded recreational improvements. We also see the value in the project's increased ability to serve as an evacuation shelter for the community as a part of disaster relief planning.

These improvements will provide a functional and aesthetic value to the greater community and park system. The project addresses a meaningful need within our community by adapting to our growing population and current needs. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Additionally, as a Board member of Safe Passage Youth Foundation this facility will serve the children in our community by providing a safe space to host a multitude of activities for them to learn, explore, grow and thrive. Thank you for your efforts to support a healthy, thriving, and resilient California.

Sincerely,

Amy Commans
V.P. Community, Employer & Government Relations



August 28, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

SUBJECT: Letter of Intended Support for Conejo Community Park and Center Improvement Project

Southern California Edison ("SCE") is pleased to offer this letter of intended support for the proposal entitled Conejo Community Park and Center Improvement Project submitted by the Conejo Parks and Rec District in response to the California Strategic Growth Council's subject grant application.

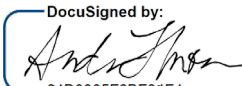
SCE, a subsidiary of Edison International ("EIX"), is an investor-owned electric utility operating in the State of California, covering over 50,000 square miles and serving 15 million people. SCE has a strong interest in successfully enabling promising technologies and supporting the long-term success of the cities and customers within the SCE service area. SCE has a vested interest in supporting projects which help increase community awareness to climate change and resiliency, as well as ensuring our underserved areas are guaranteed fair and equitable access to these resources.

As such, SCE agrees with the Project's overall goals to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Any potential participation or support provided by SCE is conditioned upon the successful negotiation of mutually acceptable contractual arrangements. For the avoidance of doubt, this letter may not be construed by the Conejo Parks and Rec District or any third party as creating any legally binding obligation by SCE.

We support the advancement of this project and wish you a successful outcome from the proposal selection process.

Sincerely,

DocuSigned by:

84D8885F2BFF6F5A

Andrew C. Thomas
Government Relations Manager, SCE Local Public Affairs
Southern California Edison Company



California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of Conejo Valley Little League (CVLL), I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

CVLL believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. CVLL supports CRPD's proposed project, will participate in the planning, design and/or implementation as needed and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

CVLL is excited about the Conejo Community Park and Center project as the park and baseball field are an important part of our league and tradition. The baseball field is where our leagues Little League teams play with the annual aspirations of making it to the Little League World Series. In 2004, CVLL was the USA Little League Champions

and played at this park. It's a very special place to us all. And as a member of the community for over 50 years, myself and now my family have grown up at this park and baseball field and would love to see it enhanced and continue to provide a wonderful environment for our countless families and CVLL for the future.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stacy Hibbard', with a stylized, flowing script.

Stacy Hibbard
President – Conejo Valley Little League
CC: Conejo Recreation & Park District

SAFE PASSAGE YOUTH FOUNDATION

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

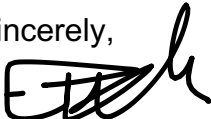
On behalf of Safe Passage Youth Foundation, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

The Safe Passage Youth Foundation believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. The Safe Passage Youth Foundation supports CRPD's proposed project, will participate in the planning, design and/or implementation as needed and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Safe Passage is committed to work with CRPD. Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,


Timothy A Hagel
Chief/Director

CC: Conejo Recreation & Park District
482 Greenmeadow Avenue, Thousand Oaks Ca 91361 www.safepassageyouth.org

Conejo Valley Botanic Garden

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of Conejo Valley Botanic Garden I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

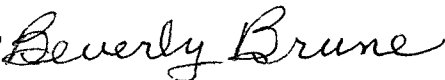
The Conejo Valley Botanic Garden believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. The Conejo Valley Botanic Garden supports CRPD's proposed project, will participate in the planning, design and/or implementation as needed and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. Also, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

The Conejo Valley Botanic Garden is excited about the Conejo Community Park and Center project because it will provide a comfortable and safe refuge for the community in times of emergency.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely, 

Beverly Brune
Conejo Valley Botanic Garden
C: Conejo Recreation & Park District

California State Senate

SENATOR
HENRY STERN

TWENTY-SEVENTH SENATE DISTRICT



California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

I believe the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. My office supports CRPD's proposed project and will participate in the planning, design and/or implementation as needed and is committed to the broad objectives of California Strategic Growth Council goals.

The project proposes to replace the existing 7,000 SF building built in 1965 by local volunteer efforts with a new 19,000 SF building and a variety of community-serving park improvements. The proposed new building will be constructed to current standards and codes and provide expanded recreational improvements as well as the increased ability to serve as an evacuation shelter for the community.

These improvements will provide functional and aesthetic value to the greater community and greater park system. In addition, the project addresses a meaningful need within the community for park facilities to evolve and provide for the community they serve. Most critically, the Conejo Community Park and Center Improvement Project will be a significant resource in addressing climate resilience and serving the District's most vulnerable residents.

Thank you for your attention to this matter and for your efforts in supporting a healthy, thriving, and resilient California.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Stern", with a stylized flourish at the end.

Henry Stern
California State Senator, 27th District
District Office
5016 N. Parkway Calabasas, Suite 222
Calabasas, CA 91302

September 14, 2023

California Strategic Growth Council
Attn: Community Resilience Centers Program
1400 Tenth Street
Sacramento, CA 95814

Re: Community Resilience Centers Program – Conejo Community Park and Center Improvement Project

To whom it may concern:

On behalf of the City of Thousand Oaks, I am writing in support of the Conejo Recreation and Park District's (CRPD) subject grant application.

The City of Thousand Oaks believes the Conejo Community Park and Center Improvement Project is vitally important to increase positive community use and expanded resiliency within our community. City staff through various departments have worked closely and supported CRPD on several large-scale park projects over the years.

Most recently the development of two new park facilities; Sapwi Trails Community Park and Paige Lane Neighborhood Park as well as the renovations and expansion of the City-owned, and CRPD programmed Alex Fiore Thousand Oaks Teen Center and Goebel Adult Community Center interior and exterior spaces.

These projects included CRPD cooperatively working with City staff and the public in order to provide the community benefit of additional park facilities. The CRPD-managed projects provided high-quality park amenities in a timely manner for the public to benefit.

Thank you for considering this letter and your efforts to support a healthy, thriving, and resilient California.

Sincerely,



Andrew P. Powers
City Manager

C: Conejo Recreation & Park District

To: Planning Commission
From: Kelvin Parker, Community Development Director
Date: November 18, 2024
Subject: Item 07C - VTTM 2022-70793, RPD 2022-70851, PTP 2022-70874,
UUW 2024-70002, CEQA 2023-70006 – **Findings and Conditions of Approval**

Attached please find please find corrections to the project recommended findings and suggested conditions of approval, after the printing of the November 18, 2024 Planning Commission packet. The modifications result in: 1) the addition of one condition of approval which provides further details on the Inclusionary Housing In-Lieu Fee required for the project; 2) deleting a Department of Public Works condition of approval (Condition #177) pertaining to trash bins, which is no longer apply to the project because the proposed project does not include a pool house; and 3) a minor revision to the project Findings further clarifying that the maximum density calculation for the project is 20.7 units and since this is not a Density Bonus project the density would not be rounded up the density and therefore, the maximum density for the project is 20 dwelling units.

Conditions of Approval

INCLUSIONARY HOUSING IN-LIEU FEE

26. **Inclusionary Housing In-lieu Fee** – Prior to the issuance of any building permits, the applicant shall pay the required Inclusionary Housing In-Lieu Fee for the project pursuant to Section 9-10.306 Alternative Compliance Procedures of the Thousand Oaks Municipal Code. The project consists of 18 single-family units requiring 5% of units to be reserved in the moderate-income category, which results in 0.9 units.
- (a) In-lieu fees shall be paid according to a fee schedule adopted by the City Council under Resolution No. 2023-056 and will be adjusted annually based on the percentage change in new home prices rent increases in Ventura County.
 - (b) In-lieu fees shall be paid prior to the issuance of the first building permit for the development. For phased developments, the developer may pay a pro rata share of the in-lieu fee concurrently with the issuance of building permits for each development phase.

SUSTAINABILITY

177. ~~**Solid Waste, Recycling and Organics Collection** – Covered 3-bin enclosures are required for the collection of solid waste, recycling, and organics (food waste). The design of the enclosure must be large enough to accommodate collection containers for source-separated solid waste, organic waste, and recyclable materials. Since the~~

~~development is small a covered enclosure that accommodates three residential carts will be allowed.~~

Project Findings

WHEREAS, the findings of the Planning Commission supporting approval of said VTTM 2022-70793 are as follows:

- 1. The project is consistent with the Thousand Oaks General Plan and any applicable Specific Plan (TOMC Section 9-3.702(h)(1)).*

The proposed project is consistent with the Thousand Oaks General Plan goals and policies because it is a single-family residential development that supports residential uses consistent with densities anticipated by the “Low Density Residential (2 to 4.5 dwelling units per acre)” land use designation. The proposed density is 3.9 dwelling units per acre, which does not exceed the maximum allowable density specified for the subject property. The project site totals 4.61 acres, based on the lot size the maximum density for this project is 20 dwelling units (4.61 acres x 4.5 dwelling units per acre = 20.7 or 20 units) Further, the Tentative Map does not propose changes to the existing land use and zoning designations. The proposed development on the subject property is consistent with the General Plan Land Use Element designation of Low Density Residential and is consistent with all other applicable goals. Policies, and objective of the General Plan.

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