

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

**Agenda Related Items - Meeting of September 12, 2023**  
**Supplemental Packet Date: September 12, 2023**

**5:00 p.m.**

### **Supplemental Information:**

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

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THE FOLLOWING 4  
PAGES ARE RELATED TO  
ITEM 12A

**From:** Jonathan Friedman <[jfriedman@jemstreet.com](mailto:jfriedman@jemstreet.com)>

**Sent:** Friday, September 8, 2023 3:58 PM

**To:** Kelvin Parker <[KParker@toaks.org](mailto:KParker@toaks.org)>

**Cc:** Lynn Oshita <[LOshita@toaks.org](mailto:LOshita@toaks.org)>; Thomas Cohen <[tcohen@cohenlanduselaw.com](mailto:tcohen@cohenlanduselaw.com)>; Danielle Hastie <[danielle.hastie@ccinvest.com](mailto:danielle.hastie@ccinvest.com)>

**Subject:** Urgency Ordinance - Senior MHP

**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.

Hi Kelvin,

Don't usually like to send emails at 3:30 on a Friday but I just received the Staff Report for the Urgency Park Ordinance that will be heard on Tuesday. I am not an attorney and Tom is understandably busy recently, but here goes my question.

The Staff Report seems to suggest the Urgency Ordinance will only be placed on the 5 Senior Parks. But Attachment 2, Section 1 states "... To add a senior mobile home park overly zone to five mobile home parks within the City." Wouldn't it be a little cleaner to list the 5 Senior parks in the Urgency Ordinance itself? Without such a list, I am concerned there may be some ambiguity as to the status of the 3 non-senior parks during the "Urgency " period. Does the adoption of the Urgency Ordinance in any way preclude the other 3 parks (53 Conejo being one) from proceeding with a request for a different land use or from refurbishing the park through HCD and renting to anyone we choose?

Thank you for taking the time to clarify this for California Commercial Investments and me.

Jon  
805-338-1151

**From:** Jonathan Friedman <[jfriedman@jemstreet.com](mailto:jfriedman@jemstreet.com)>  
**Sent:** Saturday, September 9, 2023 11:35 AM  
**To:** Patrick Hehir <[PHehir@toaks.org](mailto:PHehir@toaks.org)>  
**Cc:** Kelvin Parker <[KParker@toaks.org](mailto:KParker@toaks.org)>; Fabiola Zelaya Melicher <[FZelaya@toaks.org](mailto:FZelaya@toaks.org)>; Tracy Noonan <[TNoonan@toaks.org](mailto:TNoonan@toaks.org)>; Lynn Oshita <[LOshita@toaks.org](mailto:LOshita@toaks.org)>; Tabitha McAtee <[TMcAtee@toaks.org](mailto:TMcAtee@toaks.org)>  
**Subject:** RE: City Council 09/12/23 Agenda Item regarding Mobile Home Parks

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Patrick,

Thanks for getting back to me. In my 40 years of being in development I am still not clear on the legal relationship between Staff Reports and the actual ordinance that may get adopted. With that said would Staff be willing to consider my proposed change attached? Strange things happen after the hearings and I believe my suggested revision removes any uncertainty.

Thanks again and I'll see everyone Tuesday night.

Jon

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF THOUSAND OAKS DECLARING AN INTENTION TO  
CONSIDER AMENDMENTS TO THE THOUSAND OAKS  
MUNICIPAL CODE AND RELATED RESOLUTIONS  
CONCERNING A SENIOR MOBILE PARK OVERLAY  
ZONE

WHEREAS, on September 12, 2023, the Thousand Oaks City Council considered the adoption of an urgency ordinance regarding senior mobile home park overlay zones for certain mobile home parks located within the City;

WHEREAS, an urgency ordinance is needed to move expeditiously to enact zoning regulations in response to efforts to remove senior-only status on one or more mobile home parks within the City;

WHEREAS, Government Code Sections 36934 and 36937 allow a local jurisdiction to adopt an urgency ordinance with a four-fifths (4/5s) vote, becoming effective immediately upon passing; and

WHEREAS, the City Council also desires to initiate duplicative amendments to the Municipal Code to be presented and analyzed through the standard land use process for such amendments as set forth in the Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Thousand Oaks as follows:

Section 1: It is the intention of the City Council to consider an amendment to the Thousand Oaks Municipal Code, to add a senior mobile home park overlay zone to **the five existing senior** mobile home parks within the City **as shown on attached Exhibit "A"**.

Section 2: This amendment is hereby referred to staff for processing to the Planning Commission for public hearing and back to the City Council.

PASSED AND ADOPTED this 12th day of September 2023, by the following vote:

Ayes:

Noes:

Absent:

\_\_\_\_\_  
Kevin McNamee, Mayor  
City of Thousand Oaks, California

ATTEST/CERTIFY:

\_\_\_\_\_  
Laura B. Maguire, City Clerk

Date Attested: \_\_\_\_\_

APPROVED AS TO FORM

\_\_\_\_\_  
Patrick J. Hehir, Chief Assistant City Attorney

APPROVED AS TO ADMINISTRATION:

\_\_\_\_\_  
Andrew P. Powers, City Manager

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