



Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
 Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org
 Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

APPLICATION FOR APPEAL TO CITY COUNCIL OF A PLANNING COMMISSION DECISION

APPELLANT INFORMATION*:Name (person): PATRICK NAYLONCompany/Organization (if applicable): INDIVIDUALAddress: 5808 HIGHCLIFF COURTCity/State/Zip: WESTLAKE VILLAGE, CA 91362Phone: (818 355 4) Email: PATRICK.NAYLON@NAYLONASSOCIATES.C

If appellant is not the applicant, state the basis for filing this appeal as an "aggrieved person."

I AM FILING AS AN INDIVIDUAL AND OWNER OF THE ADJACENT PROPERTY LOCATED AT 1800FOURSITE LANE, THOUSAND OAKS, CA 91362

***NOTE: IF THE APPELLANT** is a Corporation, the name, address and title of all Officers shall accompany this application. If the appellant is a General Partner, the name and address of all General Partners shall accompany this application.

PLANNING COMMISSION DECISION:Case #: 2021-70328-RPD AND 2023-70002 Date of Decision: JULY 10., 2023

Community Development Department Decision was to (check only one):

☒ Approve application☐ Deny application**I REQUEST THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:**

(Check only one.)


- ☐ Approve the application subject to the conditions imposed by the Community Development Department.
- ☐ Approve the application, but add, delete or change one or more conditions (please attach a separate sheet with the specific condition changes you are requesting).
- ☒ Deny the application.

THE GROUNDS OF APPEAL ARE:

(If appeal requests changes to conditions imposed by the Community Development Department, justify each change – attach additional pages if necessary.)

PLEASE SEE ATTACHED LETTER DATED JULY 20, 2023 SETTING FORTH MY OPOSITION TO THE
APPROVAL BY THE PLANNING COMMISSION.

SIGNATURE OF APPELLANT:


Signature of Appellant

Date 7/20/23

**CERTIFICATION
(For Department Use Only)**

The Community Development Department hereby certifies that the appeal and filing fee have been received as follow:

At 1:27 (a.m./p.m.), on July 20, 20 23.
By (Staff Accepting Appeal) Michelle McMurry Filing Fee \$ 1,515.00 (ck# 2872)
Name of Project Planner: Jessie Kendall



PATRICK R. NAYLON
ATTORNEY AT LAW
3835 EAST THOUSAND OAKS BLVD. SUITE 277
WESTLAKE VILLAGE, CALIFORNIA 91362
TEL: (818) 879-1533
(818) 355-4176

July 20, 2023

City Council of Thousand Oaks
Planning Commission of Thousand Oaks
Community Development Department
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

RE: 170 Erbes Road
Thousand Oaks, CA 91362
(herein "the Erbes Project")

Dear Sir/Madam:

This is an appeal of the Planning Commission's approval at the hearing dated July 10, 2023 of the Erbes Project.

I base this appeal on the violation of the Erbes project as to the application of the density bonus laws of California, the City of Thousand Oaks Municipal Code, the City of Thousand Oaks Fire Code and the Thousand Oaks General Plan.

I have been personally denied my rights to due process in that the project constitutes a "taking" of my property violating the federal and state constitutions.

Therefore, I have no option but to submit this communication to the City as my opposition to the Erbes Project. Generally speaking the Erbes Project is grossly overbuilt, violates the intent of the Thousand Oaks General Plan and is an abuse of the so-called "density bonus laws" enacted by the State of California in 1979.

STATEMENT OF FACTS.

I am the owner of the apartment building located at 1800 Foursite Lane, Thousand Oaks, CA 91362. (herein "Foursite Lane") I am an attorney and real estate broker licensed in the State of California since 1972. I have practiced in the field of real estate transactions, litigation and construction. I have built many luxury homes, apartment buildings, shopping centers, gas stations and single tenant structures since 1972. I am well-versed in all areas of construction from planning to leasing or sale.

I emphasize that this is not a normal case of 2 property owners differing over the use of each other's property. Foursite Lane is 15 to 20 feet below the grade line of the Erbes Project and this must be taken into account when examining the issues. If the 2 properties were on a level playing field there would be no justifiable argument against the Erbes Project in light of current law.

ARGUMENT.

I base my argument that the Erbes Project is illegal on the following grounds:

1) Description of Foursite Lane

Foursite Lane is a 20 unit apartment complex that contains about 18,000 square feet of living space and has 43 parking on about 1 acre of land. It was built in 1984 and I have owned it since 1999. It is contiguous to the Erbes Project on its north side separated by an approximately 15 foot to 20 foot high retaining wall which currently supports the dirt upon which the Erbes Project will be built. 13 of the Foursite Lane apartments have patios which face the retaining wall. Therefore, the living space of these 13 apartments is about 15 to 20 feet below the Erbes Project grade. The retaining wall runs the length of Foursite Lane from Erbes Road up to about 200 feet on the property line between the two (2) properties. 13 of the 20 units face the retaining wall. Attached hereto as Exhibit A is a photograph of part of the retaining wall on the Foursite Lane Property.

2) Description of the Erbes Project

The Erbes Project is located on 3/4 of an acre. There is a proposed 30 unit apartment complex containing approximately 50,000 square feet of living space with 42 parking and a height of 42 feet with set backs ranging from 5 feet to 15

feet from the Foursite Lane retaining wall or boundary line. The original zoning was RPD-20 which allowed 20 units per acre or, in that case, 15 units maximum. The General Plan designates the property as "high density" which allows 30 unit per acre or, in that case, 22 units. The original limitations for the site are a maximum height of 35 feet and setbacks of 15 feet. The City has applied the density bonus laws which would allow the construction height to be raised to 42 feet and to allow a reduction in setbacks to 5 feet from 15 feet.

THIS REDUCTION ONLY APPLIES TO THE NORTH SIDE OF THE PROPERTY.

All of these exceptions drastically and irrevocably affect the north side of the Erbes Project which is where the Foursite Lane retaining wall and apartments are located. These exceptions and variances to the zoning constitute an illegal and unjustified application of the density bonus laws because they create a threat to the environment and the public safety and health of the tenants of Foursite Lane.

3) Application of the density bonus laws

The density bonus laws are in effect to give incentives to developers to provide more housing for the State of California. If a developer wants to make use of the laws some of the proposed apartment units must be rented to low-income tenants and the local city zoning laws are superceded by the state laws. For each low income tenant a waiver or an exception is given to the developer and in this case the City has given a variety of incentives and exceptions which strip away normal limitations. This is unfair and unreasonable as they relate to Foursite Lane. The City has the right to refuse the application of the density bonus laws in whole or in part if it finds that there is "an unmitigable impact on public health or safety." The following list of problems which will occur if this project is approved will create environmental, health and public safety issues for the tenants of Foursite Lane and the general public:

a) The Erbes Project will interfere with the solar panels in the patios of the Foursite Lane tenants. The State of California passed a law codified in Section 714 and 714.1 called the Solar Rights Act which gives all homeowners the right to "sunlight" between adjacent property owners by easement. This concept is further expanded in California Civil Codes Sections 801 and 801.5. This easement can be implied or in writing. The law requires that cities in the State of California do not allow or permit construction which will interfere with the "sunlight" easement. If

the height of the Erbes Project is 42 feet and the depth of the ground floor of the Foursite Lane tenants is 10 to 15 feet below the existing grade then the height of the new construction may reach 57 feet which will inalterably block sunlight to the patios and the units including the solar units of the Foursite Lane tenants. The Erbes Project architect tried to deal with this problem by submitting a "Sun" study but the results are factitious when looking at the aforesaid disparity in heights. The truth is that the sun will be blocked completely and cast only shadows to the units and patios from approximately 11:00 AM in the day in the winter months and from approximately 1:00 PM in the day in the summer months. At a minimum further studies by the City should be done on this issue.

THE CITY ATTORNEY MISLED THE PLANNING COMMISSION WHEN HE STATED THAT THE CODES CONCERNING "SOLAR RIGHTS" REQUIRE A "WRITING" BETWEEN NEIGHBORS. THAT IS NOT TRUE. THERE IS NO REQUIREMENT FOR A WRITING IN THE CREATION OF AN EASEMENT BETWEEN NEIGHBORING LAND OWNERS. THAT IS A PATENT AND EGREGIOUS MISREPRESENTATION OF THE LAW. A SOLAR EASEMENT CAN BE CREATED WITHOUT A WRITING TO PROVIDE FOR THE SOLE RIGHT OF RECEIVING SUNLIGHT ACROSS THE REAL PROPERTY OF ANOTHER FOR ANY SOLAR ENERGY SYSTEM. I WAS NOT GIVEN THE CHANCE TO CORRECT THE RECORD AND THEREFORE I WAS DENIED MY DUE PROCESS RIGHTS TO A FAIR AND OPEN DISCUSSION OF THE ISSUES.

The act creates the legal right to a solar easement and requires local governments to preserve passive cooling and heating opportunities to the extent feasible in new development projects. In other words the act promotes and encourages the use of solar systems by protecting access to sunlight and that right is across property lines. California Civil Code Sections 801 and 801.5. My tenants need sunlight and they should be protected by these codes.

b) The Erbes Project will cause a diminution in sunlight to the patios of the tenants of the Foursite Lane property which will interfere with the circadian rhythms and psychological well-being of both adults and children. There is no dispute that the Erbes project will cast a shadow on the Foursite Lane property and, more particularly, on the patios of those units facing the retaining wall. There is a plethora of scientific evidence found by neurologists and mental health experts that darkness breeds migraines, fatigue, sleeplessness, insomnia, depression and other symptoms. Light, especially natural sunlight, influences alertness and

cognition. Approving this project will create a deleterious affect on the tenants and their children which is all in a cause to create few more affordable apartments and to service the interests of a developer. This is not a judicious outcome.

c) The Erbes Project will cause a diminution in sunlight to the patios of the tenants of the Foursite Lane property which will constitute a "nuisance" in violation of California law. Nuisance law balances the right of landowners to use land as they see fit against the duty to not use their land to injure a neighbor. In this case, the nuisance is substantial and intentional and therefore strict liability will apply. Light and air have long been recognized to be of esthetic and health value in architecture and construction. Light and air aid in the control of temperature and other sources of energy such as solar. If buildings are adequately spaced there should be no cause for concern. In this case reducing the setbacks is radically injurious to Foursite Lane. Included in this nuisance concept is the fact that the Erbes Project will create a noise nuisance, block cell phone coverage and invade privacy rights since the tenants at the Erbes Project will have a direct view of the patios and interiors of the Foursight Lane tenants. This will be exacerbated by the lack of foliage blocking an intrusion which is another incentive given to the Erbes Project.

d) The Erbes Project will cause a violation of the planning guidelines because the differential in height from the first floor of the Foursite Lane apartment units and patios to the new construction will exceed more than 1 story and, accordingly, the setbacks to 5 feet is improper.

e) The Erbes Project calls for a dumpster and/or a trash chute to be placed within 5 feet of the boundary line at the highest point of the construction and adjacent to the Foursite Lane living spaces. Obviously this will cause noxious fumes to penetrate the Foursite Lane tenants' spaces who will have living rooms, kitchens and bedrooms so close to a trash bin and chute. There will be little or no ventilation which will exacerbate the noxious fumes. This will also constitute a fire hazard since the phrase "dumpster fire" is an illusion to the number of accidental fires emanating from trash bins.

f) The Erbes project is a radical departure from norms mandated by the fire department which jeopardizes Foursite Lane because of its close proximity to the building itself. The roofing eaves of the Foursite Lane are situated in such a manner that any fire or smoke from the Erbes Project will be captured underneath the eaves and this presents an existential threat to the health and safety of the Foursite Lane

tenants

g) The Erbes Project has not submitted any data to show that it is economically feasible to the City to reduce the rents in an attempt to satisfy the obligations required by the density bonus laws.

h) The Erbes Project calls for a reduction in landscaping which will cause a risk of flooding due to lack of drainage.

i) The Erbes Project is not consistent nor compatible with the applicable policies expressed in the City's General Plan. In fact, it is a flagrant abuse of the concept that the general plan be sensitive to highlighting and complimenting the natural environment and natural features.

j) The intent of the density bonus law is to increase affordable housing. The City of Thousand Oaks has the right to deny the request for application of the density bonus laws by this applicant because the statute allows cities to manage their own affairs under the doctrine of "home rule" and where it has met its statewide obligations to provide affordable housing. There are over 1,000 units in the plan stages. All of those projects are not intrusive to the neighborhood such as the Erbes Project is to Foursite Lane and the adjoining single family home at 150 Erbes Road. In fact, it would be fair to say that the described construction is a punitive application of the density bonus laws because of its unfair and unjustified application of the waivers and exceptions.

k) The approval by the City of the Erbes Project is a violation of my federal and state constitutional rights in that it constitutes a "taking" of my property without compensation or excuse and the City and the developer should be enjoined from such action.

4) The Erbes Project is inherently unsafe from a structural analysis.

The structural plans have not been submitted as of this date but the proximity of the setbacks to the existing retaining wall militate against approving construction because there is no engineering calculation that will safeguard the integrity of the retaining wall. Even applying generally acceptable structural guidelines such as a 45 degree angle from competing footings is insufficient to ensure that substantial damage will not occur during construction or in later years after inevitable settling of the earth. In fact, the approval of the ingress and egress is a sample of this

illogic. The egress from the garage is 5 feet from Foursite Lane above grade. That can be interpreted to mean that 10,000 to 15,000 pound cars will transfer a load to the retaining walls in perpetuity. To prevent that from occurring is why we have setbacks and there is no engineer that will guaranty that his formula will be inherently foolproof. In essence it is guesswork and the only real way to obviate this problem is to adhere to safe setbacks. The threat that there be a "zero load" on Foursite Lane was of such paramount importance that the YOLO project installed a 20 foot retaining wall over piles circumscribing the majority of their property. That is impossible with this construction. "Zero load" is required and there is no structural calculation that can achieve that level of protection.

5) The Erbes Project will create a traffic nightmare on Erbes Road.

The construction calls for 42 parking in the Erbes Project. There is no street parking available on Erbes Road. The correct ratio of parking to the number of units and the unit size and square footage has been completely rejected in this case. The need for overflow parking will create a neighborhood problem as these excess vehicles seek to find other properties where they can illegally park.

6) 150 Erbes Road

The single family home located at the souther boundary line will be adjacent to the ingress to the parking garage of the Erbes Project. This will inherently create a dangerous condition to that house and there is no way to mitigate that problem except to deny the application to revise the setbacks. Traffic entering the Erbes project will produce headlights flashing into the front of this home, emit toxic fumes dangerous to the residents, create muffler and other automobile noise and the vehicles will travel only 3 ½ feet from the structure. It is dangerously close to the home. This, in and of itself, should be grounds to effectively scuttle the project or, at a minimum, reconfigure it. A photo of that house is attached hereto as Exhibit B.

7) Foursite Lane tenants

I am submitting as Exhibit C the written petition of my affected tenants requesting a rescision of the Planning Commission approval or any recommendation for approval because it is an affront to their physical, mental and emotional well-being as well as their children.

8) Parking

The Erbes Project calls for a total of 42 parking spaces and no guest spaces. The 42 spaces will service 26 one bedroom units and 4 two bedroom units. It allows a "cut out" in the front of the building on Erbes for passenger pick-up. Since the total amount of units is 30, the correct parking necessary to service the tenants should be 49 spaces or more. There is no street parking on Erbes. There are 26 tandem spaces and 15 standard spaces (or 1 car space). 2 of the spaces must be for handicapped.

THE RATIO OF PARKING SPACES TO THE SIZE AND TYPE OF THE UNITS MEANS THAT THERE WILL BE "CROSS-PARKING". IN OTHER WORDS, THE TANDEM PARKING WILL BE USED BY TENANTS IN DIFFERENT UNITS. THIS IS A DANGER TO THE HEALTH AND SAFETY OF THE TENANTS BECAUSE IT WILL NECESSITATE THAT, IN THE EVENT OF AN EMERGENCY, A TENANT IN ONE UNIT WILL HAVE TO CONTACT A TENANT IN ANOTHER UNIT IN ORDER TO MOVE HIS VEHICLE IN ORDER TO EXIT THE BUILDING. IF ONE TENANT IS BLOCKING ANOTHER TENANT BECAUSE OF THE TANDEM PARKING AND UNABLE TO EXIT THE PROPERTY IN AN EMERGENCY, THIS CONSTITUTES A VIOLATION OF THE PUBLIC SAFETY OF THE TENANTS.

Since there is no parking on Erbes Road and there is no public parking of any kind, there is no place for guests or excess vehicles to park. This will create another violation of the Thousand Oaks Municipal Code.

CONCLUSION.

I have been a resident of this area since 1980. If the City of Thousand Oaks moves forward on this project it is in violation of everything all residents hold important which is a safe, healthy and attractive city. I intend to fully protect my rights as a citizen of this city and state and do whatever is necessary under the law to protect my tenants and my family including requesting a court issue an injunction. An objective application of the city and state laws must take notice that when I purchased Foursite lane in 1999 I assumed that only 15 units would be built on the adjoining property. That assumption should have some weight in determining on how the current guidelines should be applied in fairness to all involved. That includes the State, the City, the developer and adjoining

landowners. The Planning Commission advised me that I should accept the fact that the law has changed and that I should "update" my thinking. I acknowledge that admonition but also argue that there should be a fair and just application of density bonus laws and local ordinances. In this case, a balance is to direct the developer to redo his plans so the Erbes project is not a detriment to the neighboring residents.

I respectfully request that the City Council remand the Erbes Project to the planning commission with the instructions to scale back this project to a reasonable size and scope.

Sincerely,

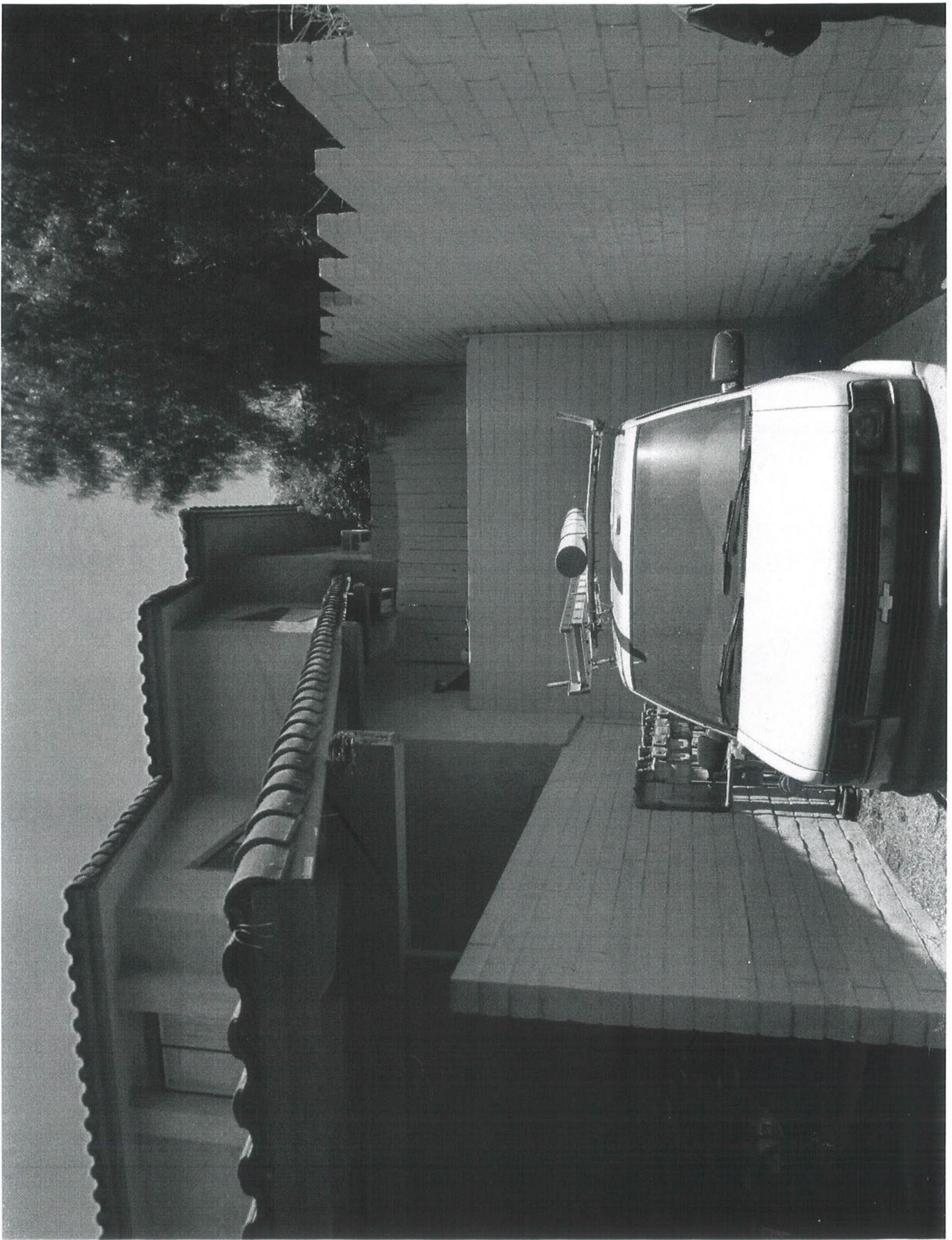


Patrick Naylon

PRN:al

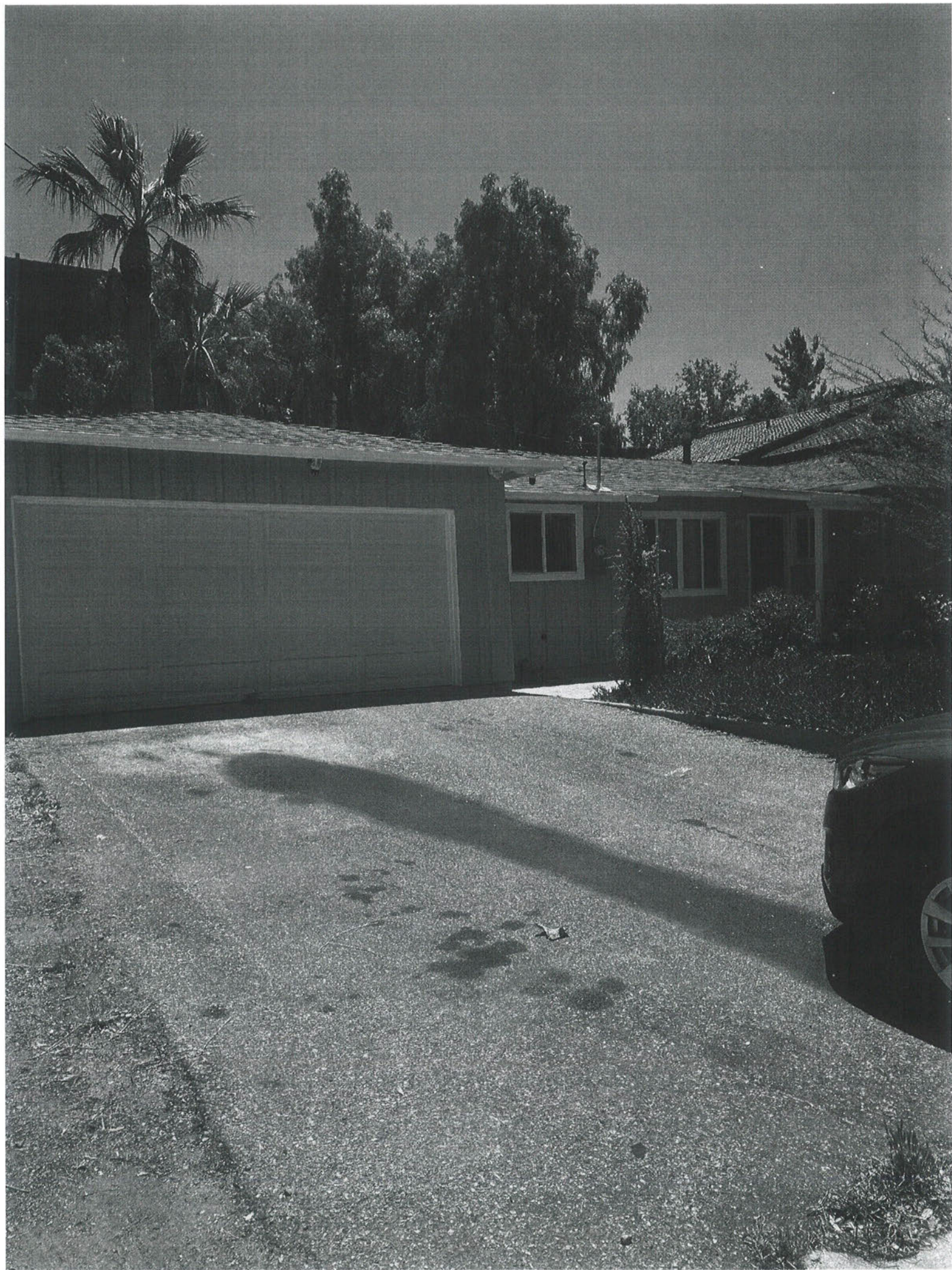
cc: attachments

"A"



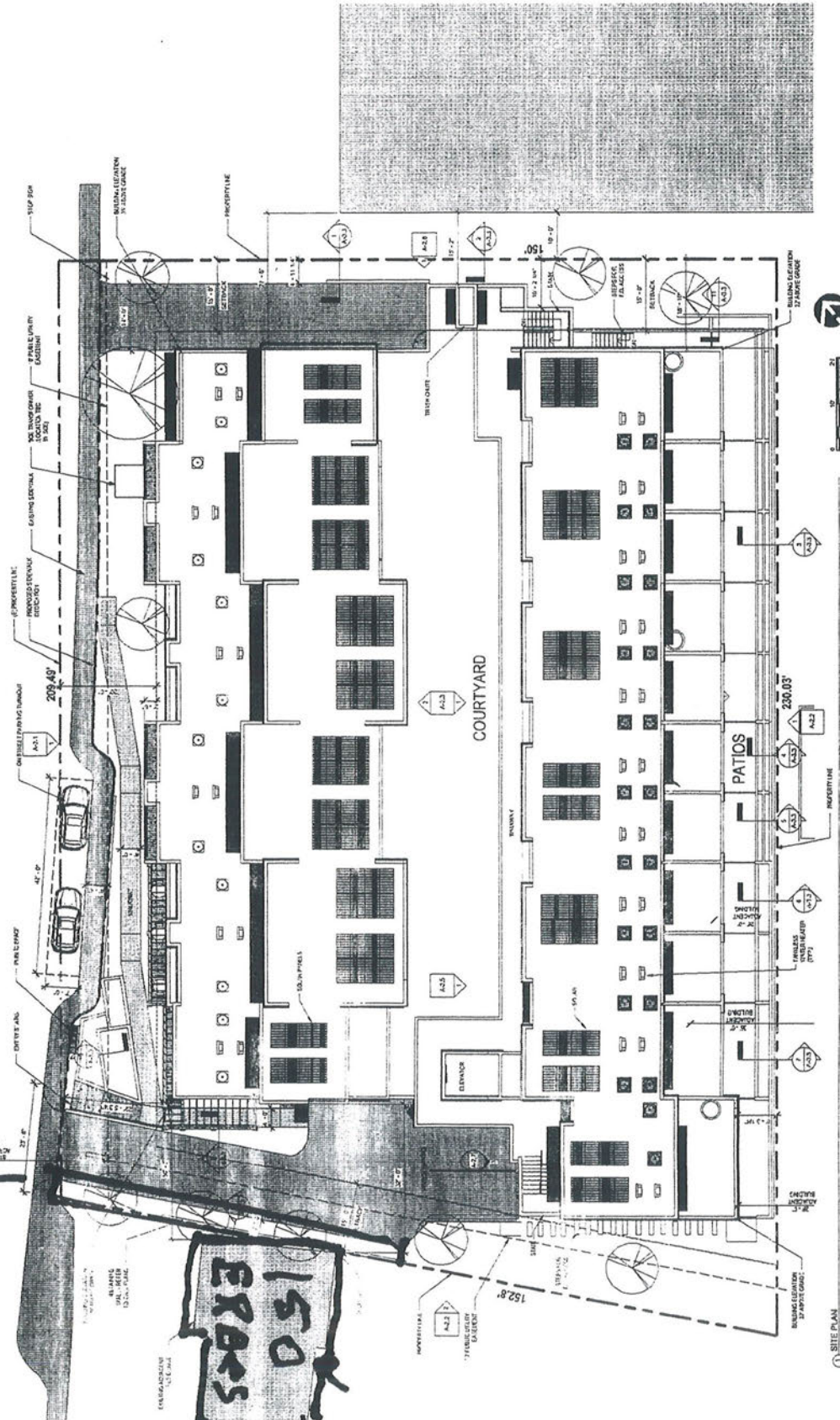
"B"





150
ERBES
3/12

ERBES ROAD



1. SITE PLAN
1/4" = 10'-0"

SITE PLAN

MULTIFAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
CIVIL ENGINEERING & ARCHITECTURE

A-1.1

LAUTERBACH & ASSOCIATES
ARCHITECTS
INC.

SMV PATRICIA, LLC
ALLIED MANAGEMENT GROUP, LLC

"C"

PATRICK R. NAYLON
ATTORNEY AT LAW

3835 EAST THOUSAND OAKS BLVD., SUITE 277

WESTLAKE VILLAGE, CALIFORNIA 91362

TEL: (818) 879-1533

(818) 355-4179

Tenants
1800 Foursite Lane
Thousand Oaks, CA 91362

Re: 170 Erbes Road
Thousand Oaks, CA 91362 (New Project)

Dear Tenant:

The undersigned is the owner of 1800 Foursite Lane, Thousand Oaks, CA 91362 (herein "Foursite Lane") which is the 20 unit apartment building in which you live. The adjacent property to the south of Foursite is a vacant parcel of land on which the City of Thousand Oaks intends to approve the construction of the New Project which is a 30 unit apartment complex which will have a set-back from Foursite of 5 feet to 15 feet from the property line and will be approximately 40 feet high. This is far in excess of the normal and standard setback and height requirements for the City of Thousand Oaks. Your apartment and your patio faces the retaining wall on the property line between Foursite and the New Project. This New Project will adversely affect Foursite and your apartment by blocking sunlight which is necessary for your solar panels which you now have or may want to install in the future; creating interference with cell phone coverage; creating dangerous traffic conditions and traffic flow on Erbes Road; creating undue noise, creating a fire hazard, creating inadequate and improper ventilation, creating a high load and extreme pressure on the retaining wall and generally will be an eye-sore and in particular is an overbuilt and too dense of a project to approve.

Your signature which is attached to this letter will be submitted to the Planning Commission and will register with them a notice that you have reviewed the site plan and elevations and adamantly and strenuously object to the New Project.

Also, your signature will advise the Planning Commission that you work either full

or part time at your apartment, have children who reside with you and use the patio as a necessary part of your living quarters. Allowing this project to go to completion as designed will adversely affect your health and well being.

Sincerely,

A handwritten signature in dark ink, appearing to read 'P. Naylor', followed by a long, horizontal, slightly wavy line that extends to the right.

Patrick R. Naylor

PRN:al

OBJECTION TO PROPOSED DEVELOPMENT AT 170 ERBES ROAD, THOUSAND OAKS,
CA. (NEW PROJECT)

1) THE UNDERSIGNED RESIDES AT 1800 FOURSITE LANE APARTMENT #7
THOUSAND OAKS, CA. MY APARTMENT BACKS UP TO A RETAINING WALL ON
THE PROPERTY LINE BETWEEN FOURSITE AND THE NEW PROJECT.

2) I HAVE REVIEWED THE SITE PLAN OF THE NEW PROJECT AND I DO NOT
APPROVE IT BASED ON THOSE REASONS SET FORTH IN THE LETTER OF PATRICK
NAYLON DATED JULY 9, 2023.

3) I HAVE ^{no} ~~1~~ CHILDREN LIVING WITH ME, ^{but} ~~AND~~ THIS MAY AFFECT ^{my own and} ~~THEIR~~
SAFETY, HEALTH AND WELL BEING. ^{for those who live in the complex}

4) I HAVE OR INTEND TO HAVE SOLAR PANELS INSTALLED TO REDUCE THE COST
OF ELECTRICITY TO MY UNIT INCLUDING THE 40 GALLON HOT WATER HEATER.

APARTMENT NUMBER: #7

BY: Gow Weiss

PRINT NAME: Gow Weiss

OBJECTION TO PROPOSED DEVELOPMENT AT 170 ERBES ROAD, THOUSAND OAKS,
CA. (NEW PROJECT)

1) THE UNDERSIGNED RESIDES AT 1800 FOURSITE LANE APARTMENT 60
THOUSAND OAKS, CA. MY APARTMENT BACKS UP TO A RETAINING WALL ON
THE PROPERTY LINE BETWEEN FOURSITE AND THE NEW PROJECT.

2) I HAVE REVIEWED THE SITE PLAN OF THE NEW PROJECT AND I DO NOT
APPROVE IT BASED ON THOSE REASONS SET FORTH IN THE LETTER OF PATRICK
NAYLON DATED JULY 9, 2023.

3) I HAVE 1 CHILDREN LIVING WITH ME AND THIS MAY AFFECT THEIR
SAFETY, HEALTH AND WELL BEING.

4) I HAVE OR INTEND TO HAVE SOLAR PANELS INSTALLED TO REDUCE THE COST
OF ELECTRICITY TO MY UNIT INCLUDING THE 40 GALLON HOT WATER HEATER.

APARTMENT NUMBER: 60

BY: _____

PRINT NAME:

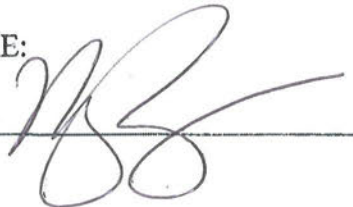
Neftali Perez
Briana Perez

OBJECTION TO PROPOSED DEVELOPMENT AT 170 ERBES ROAD, THOUSAND OAKS,
CA. (NEW PROJECT)

- 1) THE UNDERSIGNED RESIDES AT 1800 FOURSITE LANE APARTMENT #5
THOUSAND OAKS, CA. MY APARTMENT BACKS UP TO A RETAINING WALL ON
THE PROPERTY LINE BETWEEN FOURSITE AND THE NEW PROJECT.
- 2) I HAVE REVIEWED THE SITE PLAN OF THE NEW PROJECT AND I DO NOT
APPROVE IT BASED ON THOSE REASONS SET FORTH IN THE LETTER OF PATRICK
NAYLON DATED JULY 9, 2023.
- 3) I HAVE 1 CHILDREN LIVING WITH ME AND THIS MAY AFFECT THEIR
SAFETY, HEALTH AND WELL BEING.
- 4) I HAVE OR INTEND TO HAVE SOLAR PANELS INSTALLED TO REDUCE THE COST
OF ELECTRICITY TO MY UNIT INCLUDING THE 40 GALLON HOT WATER HEATER.

APARTMENT NUMBER: #5

BY: MARIE DAYAL.

PRINT NAME: 

OBJECTION TO PROPOSED DEVELOPMENT AT 170 ERBES ROAD, THOUSAND OAKS,
CA. (NEW PROJECT)

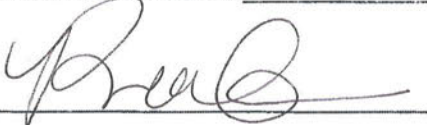
1) THE UNDERSIGNED RESIDES AT 1800 FOURSITE LANE APARTMENT 4
THOUSAND OAKS, CA. MY APARTMENT BACKS UP TO A RETAINING WALL ON
THE PROPERTY LINE BETWEEN FOURSITE AND THE NEW PROJECT.

2) I HAVE REVIEWED THE SITE PLAN OF THE NEW PROJECT AND I DO NOT
APPROVE IT BASED ON THOSE REASONS SET FORTH IN THE LETTER OF PATRICK
NAYLON DATED JULY 9, 2023.

3) I HAVE 2 CHILDREN LIVING WITH ME AND THIS MAY AFFECT THEIR
SAFETY, HEALTH AND WELL BEING.

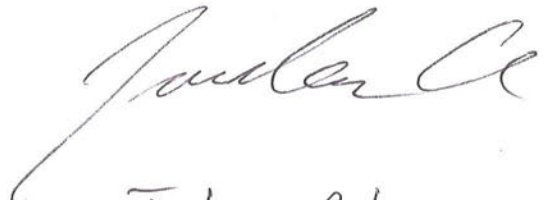
4) I HAVE OR INTEND TO HAVE SOLAR PANELS INSTALLED TO REDUCE THE COST
OF ELECTRICITY TO MY UNIT INCLUDING THE 40 GALLON HOT WATER HEATER.

APARTMENT NUMBER: 4

BY: 

PRINT NAME:

Rachel Asvanonda


Jordan Anderson

OBJECTION TO PROPOSED DEVELOPMENT AT 170 ERBES ROAD, THOUSAND OAKS,
CA. (NEW PROJECT)

- 1) THE UNDERSIGNED RESIDES AT 1800 FOURSITE LANE APARTMENT 3
THOUSAND OAKS, CA. MY APARTMENT BACKS UP TO A RETAINING WALL ON
THE PROPERTY LINE BETWEEN FOURSITE AND THE NEW PROJECT.
- 2) I HAVE REVIEWED THE SITE PLAN OF THE NEW PROJECT AND I DO NOT
APPROVE IT BASED ON THOSE REASONS SET FORTH IN THE LETTER OF PATRICK
NAYLON DATED JULY 9, 2023.
- 3) I HAVE 2 CHILDREN LIVING WITH ME AND THIS MAY AFFECT THEIR
SAFETY, HEALTH AND WELL BEING.
- 4) I HAVE OR INTEND TO HAVE SOLAR PANELS INSTALLED TO REDUCE THE COST
OF ELECTRICITY TO MY UNIT INCLUDING THE 40 GALLON HOT WATER HEATER.

APARTMENT NUMBER: 3

BY: Julio Orellana

Olivia Ogorman

PRINT NAME:

Julio Orellana

Olivia Ogorman

2872

NAYLON & ASSOCIATES INC
3835 E THOUSAND OAKS BLVD, STE R-277
WESTLAKE VILLAGE, CA 91362

90-716213222

DATE

7/19/03

PAY
TO THE
ORDER OF

City of Thousand Oaks
Thousand Oaks High School

\$1515

DOLLARS



JPMorgan Chase Bank, N.A.
www.Chase.com

[Signature]

FOR

MP

**INVOICE (INV-00009127)
FOR CITY OF THOUSAND OAKS**

BILLING CONTACT
SMV PATRICIA, LLC



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00009127	07/20/2023	08/19/2023	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
2021-70328-RPD	Appeal PC Decision to City Council [PL]	\$1,515.00
170 Erbes Rd Thousand Oaks, CA 91362		SUBTOTAL \$1,515.00

REMITTANCE INFORMATION
City of Thousand Oaks 2100 Thousand Oaks Blvd Thousand Oaks, CA 91362

TOTAL **\$1,515.00**

City of Thousand Oaks
Finance
2100 Thousand Oaks Blvd
Thousand Oaks, CA 91362
(805) 449-2518
Welcome

07/20/2023 02:17PM Luisa E.
000504-0009 000002797

INVOICE

SMV PATRICIA, LLC
2021-70328-RPD
External Item Reference: INV-00009127
External Payment Reference: 2023007051
2023 Item: INV-00009127
Balance due: \$0.00 \$1,515.00
Payment Id: 4524

\$1,515.00

Subtotal \$1,515.00
Total \$1,515.00

CHECK \$1,515.00
Check Number 2872

Change due \$0.00

Paid by: SMV PATRICIA, LLC

Thank you for your payment

CUSTOMER COPY

cdd:420-46/H:COMMON/City Council/CC Agenda Items/2023/101023/Allied Appeal Attach #3/pz (FILE ID: 2021-70328-RPD and PM-2023-70002)