

TO: Planning Commission

FROM: Kelvin Parker, Community Development Director

DATE: July 10, 2023

SUBJECT: **Proposed 30-Unit Apartment Complex
Residential Planned Development 2021-70328-RPD and
Parcel Merger (PM) 2023-70002**

APPLICANT: **Allied Management Group**

LOCATION: 170 Erbes Road, Assessor's Parcel Number (APN)
670-0-250-230

REQUEST:

1. That the Planning Commission find that the project qualifies for Class 32 Infill (Section 15332) and Class 5 Minor Alterations to Land Use Limitations (Section 15305) Categorical Exemptions under the California Environmental Quality Act (CEQA); and
2. That the Planning Commission approve the following applications for construction of a multi-family residential project and associated landscape, hardscape, and grading located at 170 Erbes Road (Attachment #s 1, 2, and 3):

Residential Planned Development (RPD) No. 2021-70328-RPD: To allow construction of a 47,344 square foot, 30-unit apartment project with a density bonus, including five affordable units, consisting of one building with an intermixed single-level above-grade parking structure and a total of 42 parking spaces.

The applicant is requesting concessions as allowed by State density bonus law to allow the following:

- a) An increase in maximum allowed height from twenty-five (25') feet to forty-one feet- eight inches (41' 8"); and
- b) A decrease in the north side yard setback from 15 (15') feet to five feet.

and a waiver of the Thousand Oaks Municipal Code (TOMC) to allow:

- a) A reduction of the landscaping required around the perimeter of the above-ground portions of the proposed parking structure on the northeast side; as allowed by TOMC Sec. 9-4.2405.

Parcel Merger (PM) No. PM-2023-70002: to allow the merger of three parcels into one parcel to establish one legal lot.

RECOMMENDATION:

That the Planning Commission adopt a Resolution (Attachment # 4) based on the findings and subject to the conditions contained therein to:

1. Find that the project is Categorically Exempt from the CEQA Guidelines pursuant to Class 32 Section 15332 and Class 5 Section 15305; and
2. Approve 2021-70328-RPD and PM-2023-70002.

PLANNING COMMISSION REVIEW:

Applications for the approval of multifamily uses within the RPD zone require approval by the Planning Commission. In addition, the proposed project involves a request for encroachment within natural terrain that exceeds a 25% gradient. Planning Commission approval is required for any grading activity within natural sloping terrain exceeding 25% gradient (TOMC Section 7-3.07).

BACKGROUND:

Project Site and Setting

The subject site is located on Erbes Road approximately 800 feet northeast of the intersection of Thousand Oaks Boulevard and Erbes Road (see Figure 1). The subject property is generally rectangular-shaped lot of about 0.74 gross acres in size.

The topography of the vacant site ascends approximately 33 feet from Erbes Road (northwest) to the rear (southeast) of the property which ends at the base of an existing retaining wall serving the 45-unit "YOLO East" apartments located at 1825 Los Feliz Drive. The site is currently vacant and covered in mowed grasses and a few non-protected trees.

The property is one of the last remaining vacant lots on Erbes Road and, although it is assigned a single tax Assessor Parcel Number (APN), the subject site is three separate legal lots, which are requested to be merged as part of this project (Figure 2).

Figure 1: Existing Conditions

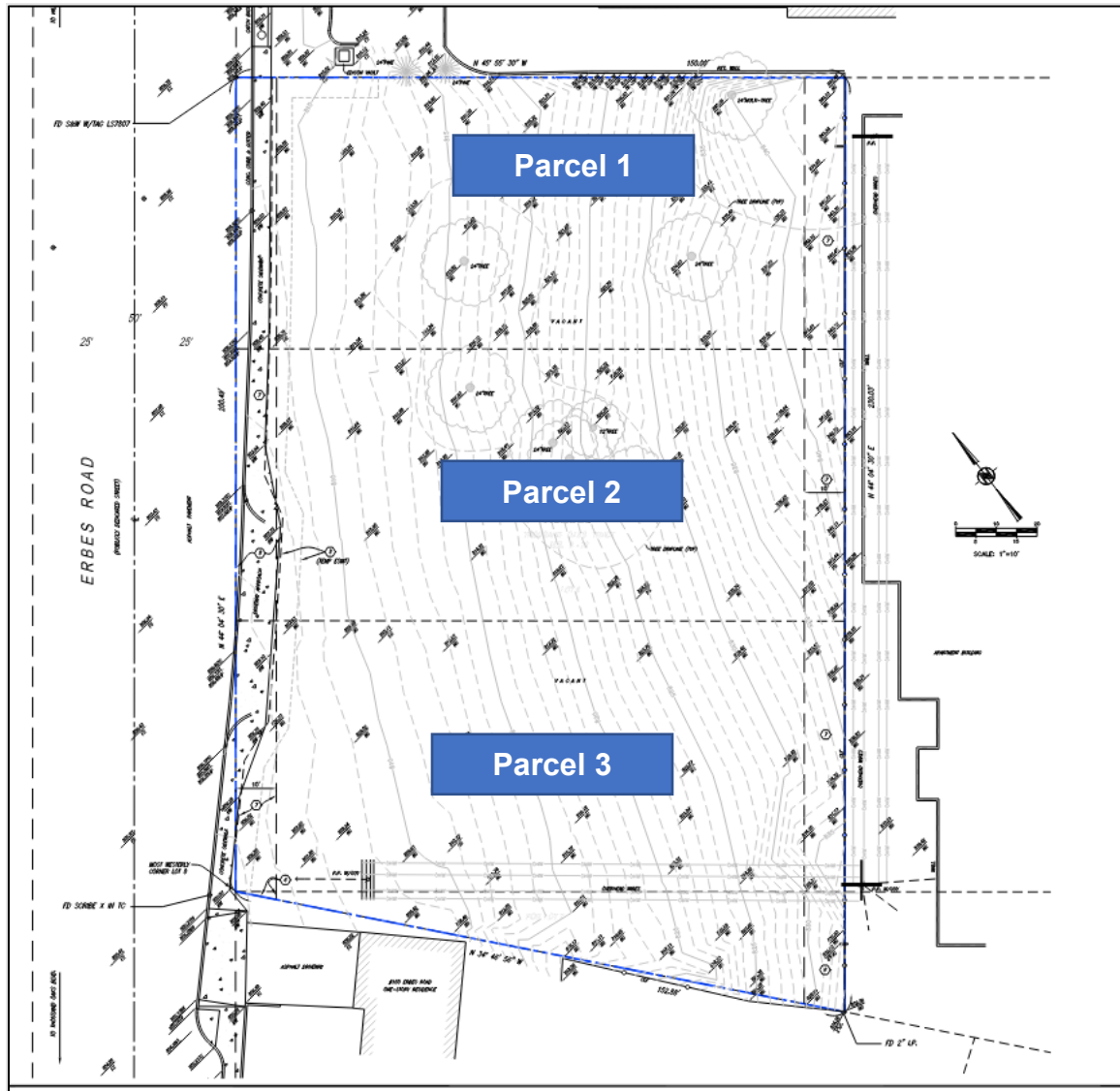


Source: GIS 2022

Existing multi-family residential surrounds the site to the east, north, and west, including across Erbes Road, with single-family residential development on the property to the south.

The project site proposes direct access from Erbes Road which is improved with a five-foot sidewalk. Public transit areas (bus stops) are available along the Boulevard, with the nearest located about 850 feet from the project entrance, providing service connections along Thousand Oaks Boulevard, Hampshire Road, Hillcrest Drive, Moorpark Road, Westlake Village, and the Thousand Oaks Transit Center. Bicycle lanes are located along on the Boulevard and Hillcrest Drive in this area. Estella Park is the nearest public park, approximately 550 feet north of the proposed project entrance.

Figure 2: Site Survey



Source: Site Survey, Attachment #5

Past Actions

The site has been designated "High Density Residential" (15-30 dwelling units per net acre) since the City's General Plan was adopted in 1970.

On May 22, 1978, the Planning Commission approved RPD 78-241 to allow the construction of six apartment units on the subject site. The permit expired and the project was never constructed.

On July 22, 1986, the City Council approved Z-1986-576 (Ordinance No. 928 NS) which changed the zone for the subject site from RPD-10U to RPD-20U.

On November 8, 2009, the Planning Commission approved RPD 2006-70582, Tentative Tract Map (TTM) 2006-70571, and Development Agreement (DA) 2006-70580 (Resolution No. 53-2009 PC) to allow the construction of an eight-unit condominium townhome project on the subject site. The permit expired and the project was never constructed.

Application Process

On August 25, 2020, a Pre-Application was submitted. Staff met with the applicant and provided development requirements and other project specifics.

On June 7, 2021, the formal application was submitted to the community development department.

On July 14, 2022, the Notice of Application was mailed and posted at the property site.

On June 26, 2023, the Notice of Hearing was mailed and posted at the property site.

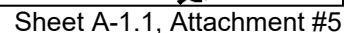
Project Description

Building Form and Design

The proposed project includes the construction of a three story 30-unit split-level apartment building with the intermixed single-level above-grade parking structure notched into the existing slope (Attachment #5). Overall, the average height of the building is 32 feet, six inches. The proposed structure includes a maximum parapet height of 41 feet, eight inches which occurs at the top of the parapet screening the mechanical equipment, above the second-story lofts facing the street. The site topography informs the form of architectural design, as the structure appears to notch into the existing slope moving from Erbes towards the Yolo East Apartment building to the east.

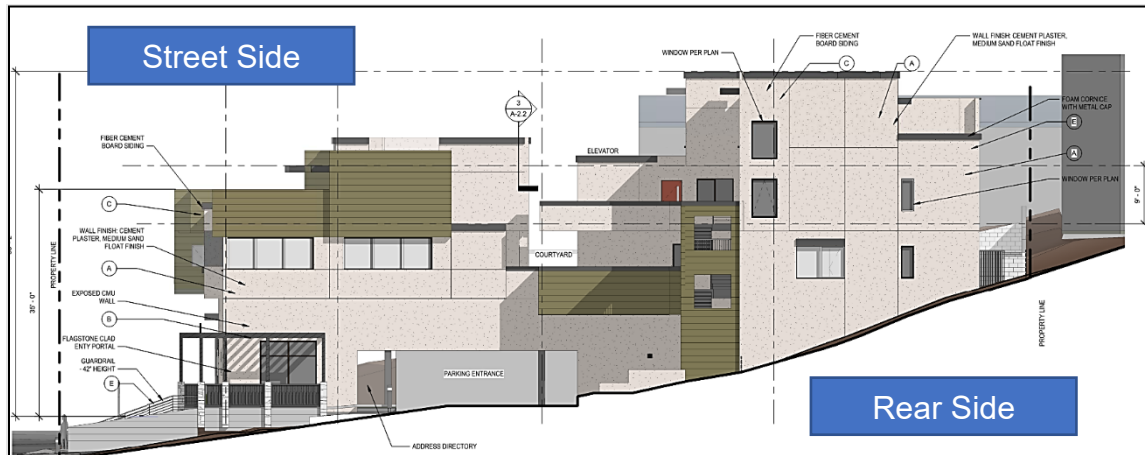
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Figure 3– Site Plan



A semi-subterranean parking structure forms the ground floor of the two-story northwest (street side) building area, courtyard, and a portion of the three-story southeast (rear side) building area (See Figure 4). The second level, above the garage, has eight two-story units on the street side, the courtyard behind, and eleven one-story units along the rear property line. The third level and mezzanine level has another eleven two-story units adjacent to the rear property line.

Figure 4 – West Elevation (Ingress Side)



Sheet A-2.2, Attachment #5

The project's architectural design is a Contemporary style, similar to the adjacent Yolo East apartments. The exterior walls of the building are earth-toned colors primarily consisting of cement plaster and fiber cement board siding with metal awnings, decorative balcony railings, cornice cap details, and louver screens at the garage level. Frontage improvement features include cast concrete wood grain around the street-facing planters, and a trellis wrapping one corner of the ground floor lobby (see Figure 5 and Attachment #5).

Figure 5 – Conceptual Rendering of Street-Facing Facade



Sheet A-0.1, Attachment #5

Amenities and Common Open Space

All units include private patios and balconies, as well as access to the common courtyard. The ground level provides enclosed parking areas, trash enclosure, utilities area, a mail room and lobby, an outdoor seating area with trellis, and bicycle stands. The second floor consists of apartments, a gym area, outdoor BBQ, firepit, and business center with wet bar.

Residential Unit Types

The project proposes 26 one-bedroom units, four two-bedroom units, for a total of 30 units (see Table 1).

Table 1 – Unit Mix

Unit Type	Number of Units	Percentage of Total Units	Affordable Units*	Average Sq. Ft.
1-Bedroom - FLAT	10	33.3%	2	555
1-Bedroom - LOFT	16	53.3%	2	745
2-Bedroom - FLAT	1	3%	0	885
2-Bedroom - LOFT	3	10%	1	1,110
TOTAL	30		5	723

**Affordable units provided: (2) One-Bedroom Loft (units 02 & 03), (2) One-Bedroom Flats (units 17 & 18), (1) Two-Bedroom Loft (unit 01).*

Five of the 30 units will be designated as affordable for households in the lower-income category, which is defined as households with incomes at, or below, 80% or less of the Area Median Income (AMI) for Ventura County, as established by the California Department of Housing and Community Development (HCD) (see Table 2)

Table 2: 2023 Ventura County Income Limits

Based on current effective median income of Ventura County, as set forth in 25 Cal. Code Regs. Section 6932. These median income numbers are revised annually.

Annual Income	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	7 Person Household	8 Person Household
Acutely Low (15%)	\$ 13,000	\$ 14,850	\$ 16,700	\$ 18,550	\$ 20,050	\$ 21,500	\$ 23,000	\$ 24,500
Extremely Low (30%)	\$ 27,900	\$ 31,900	\$ 35,900	\$ 39,850	\$ 43,050	\$ 46,250	\$ 49,450	\$ 52,650
Very Low (50%)	\$ 46,500	\$ 53,150	\$ 59,800	\$ 66,400	\$ 71,750	\$ 77,050	\$ 82,350	\$ 87,650
Lower (80%)	\$ 74,400	\$ 85,000	\$ 95,650	\$ 106,250	\$ 114,750	\$ 123,250	\$ 131,750	\$ 140,250
Median (100%)	\$ 86,450	\$ 98,800	\$ 111,150	\$ 123,500	\$ 133,400	\$ 143,250	\$ 153,150	\$ 163,000
Moderate (120%)	\$ 103,750	\$ 118,550	\$ 133,400	\$ 148,200	\$ 160,050	\$ 171,900	\$ 183,750	\$ 195,600

Landscaping and Protected Trees

A conceptual landscape plan has been submitted that demonstrates landscaping on the site throughout the setback areas and within the courtyard space (see Sheet L-1.1 and 1.2, Attachment #5).

There are no protected trees currently onsite. One 24-inch box Coast Live Oak tree is proposed as part of the conceptual landscape plan.

Vehicular Access and Parking

Primary ingress to the parking garage underneath the residential units is provided from a new one-way driveway accessed from Erbes Road on the south side and egress is provided via another new one-way driveway on the other side of the garage, exiting onto Erbes Road on the north end of the property.

Forty parking spaces will be located in the garage, and two temporary spaces located just outside the garage entrance for a total of 42 parking spaces. Two on-street spaces already exist in a pull-in area in front of the property but do not count towards the proposed parking. In addition, infrastructure for electric vehicle charging stations and bicycle parking in front of the building is proposed.

Pedestrian Access and Walkability

The proposed project includes direct pedestrian access to the lobby and small outdoor seating area from the existing sidewalk along the property frontage. Direct street access is not provided to the residential units as none are located on the ground floor.

The project is within a short walking distance of several commercial centers offering dining, retail, grocery, professional, and recreation uses, thus reducing the potential number of vehicle trips from the project.

EVALUATION:

Consistency with General Plan and Zoning Designation

The General Plan Land Use Element designation for the property is “High Density Residential (30 dwelling units per acre)” and the zone is RPD-20U (Residential

Planned Development- maximum 20 dwelling units per acre). A multifamily use is allowed in this zone, subject to review and approval of an RPD permit. Per California State Law (Government Code Section 65589.5), as the General Plan Land Use Designation allows for a greater density than the zoning designation, the higher density level applies¹.

The net lot acre size is 0.709 acres, calculated by subtracting the public utility easements onsite and sidewalk dedication proposed. Therefore, the maximum density for this project, without a density bonus, is twenty-two (22) dwelling units (0.709 net acres x 30 dwelling units per acre = 21.27 units, rounded up to 22 units)². The project proposes a base unit count of 22 residential units (not including density bonus units, described below) and is therefore consistent with both the General Plan Land Use Element designation and the Zoning designation.

Objective Design Standards were adopted by the City Council following the submittal of this project to the City under MCA 2020-70250. Per Section 9-4.2202 Applicability, the Objective Standards apply to projects not accepted as complete prior to the effective date of the article. This project was deemed complete before the effective date and therefore, is subject to the Architectural Design Guidelines adopted under Resolution No. 2005-108 and the TOMC as it existed prior to the implementation of MCA 2020-70250.

Density and Affordable Housing

As described above, the maximum base density for this project without a density bonus is 22 dwelling units. The State density bonus law assigns density bonus units based on the percentage of affordable units provided by a project, and the income level of those units.

In this case, the applicant is providing 20% of the base number of units as affordable units in the lower-income category, which equates to five affordable low-

¹ Pursuant to Government Code Section 65589.5(j)(4): For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.

² Pursuant to Government Code Section 65915(q): Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

income units. This allows the project to add 35 percent more units as a “density bonus”. This bonus translates to eight density bonus units per statutory allowance, for a total of 30 maximum dwelling units allowed, as explained in Table 3.

Table 3 – Project Density Bonus Formula

Unit Type	Formula	Result	Proposed
Base Density	0.709 acres x 30 units per acre	=21.27 Base Density Units Allowed, rounded up**	22 Base Density Units
Affordable Units	22 Base Density Units x 0.20	=4.4 Affordable Units Required, rounded up**	5 “Lower” Income Affordable Units
Bonus Units	22 Base Density Units x 0.35*	=7.7 Additional Market Rate Units Allowed, rounded up**	8 Additional Units
MAXIMUM ALLOWED	22 Base Density Units + 8 Additional Units	=30 Dwelling Units Allowed	30 Dwelling Units Proposed

* Five Lower Income units are proposed to contribute to the density bonus calculation = 35% density bonus pursuant to Government Code Section 65915.

** Pursuant to Government Code Section 65915(q): Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.

The remainder of the units not designated as affordable will be offered at market-rate which is considered to be the “Above Moderate” income level. Once building permits are issued for the development, each unit will count towards the City’s 6th Regional Housing Needs Assessment (RHNA) cycle, ending in 2029, as shown in Table 4 below.

Table 4: 6th Regional Housing Needs Assessment

	Income Categories				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA 6th Cycle	735	494	532	860	2,621

An affordable housing agreement would be required to establish the specific obligations of the project including a) that all affordable units are dispersed throughout the project; b) that the affordability level be set at a “Lower” income level for five units; c) that the affordable units shall have the same standard features and amenities provided to market rate units of the same type and; d) that the restricted-income covenants are required by state law to be in effect for 55 years.

Concessions

Per California Government Code Section 65915(d)(2)(B), the applicant is also entitled to two incentives, or concessions, for this project since the applicant is providing at least 17% of the base density number of units to low-income households. The two requested concessions include:

1. An increase in maximum allowed height from twenty-five (25') feet to forty-one feet- eight inches (41' 8").
2. A decrease in the north side yard setback from 15 feet to five feet.

Each concession is discussed later in this report, in the building height and setback sections, respectively.

Parking Reduction Request

In addition, pursuant to Density Bonus Law, state Government Code Section 65915(p), 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. Government Code Section 65915(p) does not require guest parking. As discussed in more detail below, the applicant has made this request to remove the requirement for guest parking spaces only.

Architectural Style

The project's architectural design is a contemporary style, with exterior walls primarily finished in cast concrete and cement fiberboard finish siding, in a mix of five colors which complement the multifamily apartment visible from behind the proposed project. The exterior walls of the buildings are earth-toned colors with pops of a brighter color at the courtyard facing doorways. The existing residential developments in the area contain a mixture of architectural styles including

contemporary and Mediterranean. In staff's opinion, the design of the proposed project, with the recommended conditions, is compatible with existing development as well as the intent of the design standards provided in the City's Precise Plan of Design Guidelines by using unified design elements throughout the development.

Building Height

The building height is measured from the top of the building down to the adjacent grade elevation and ranges from approximately 22' to 41' 8" high. Per the TOMC section which was in effect at the time of project submittal, the maximum building height in the RPD zone is 25'. The building height may be raised by increasing the side yards setbacks one-half foot for each two feet increase in height. In order to avoid increasing the side yard setbacks in this way, the applicant has requested a concession to increase the maximum height allowed.

Although the applicant is granted the concession by right, it should be noted that, prior to the adoption of the Objective Design Standards, Section 9-4.2501(a)(2) stated that:

"...The decision-making body may modify the additional side yard setback requirements when necessary to allow buildings in excess of twenty-five (25') feet in order to accommodate the housing need for lower-income households specified in the Housing Element of the Thousand Oaks General Plan".

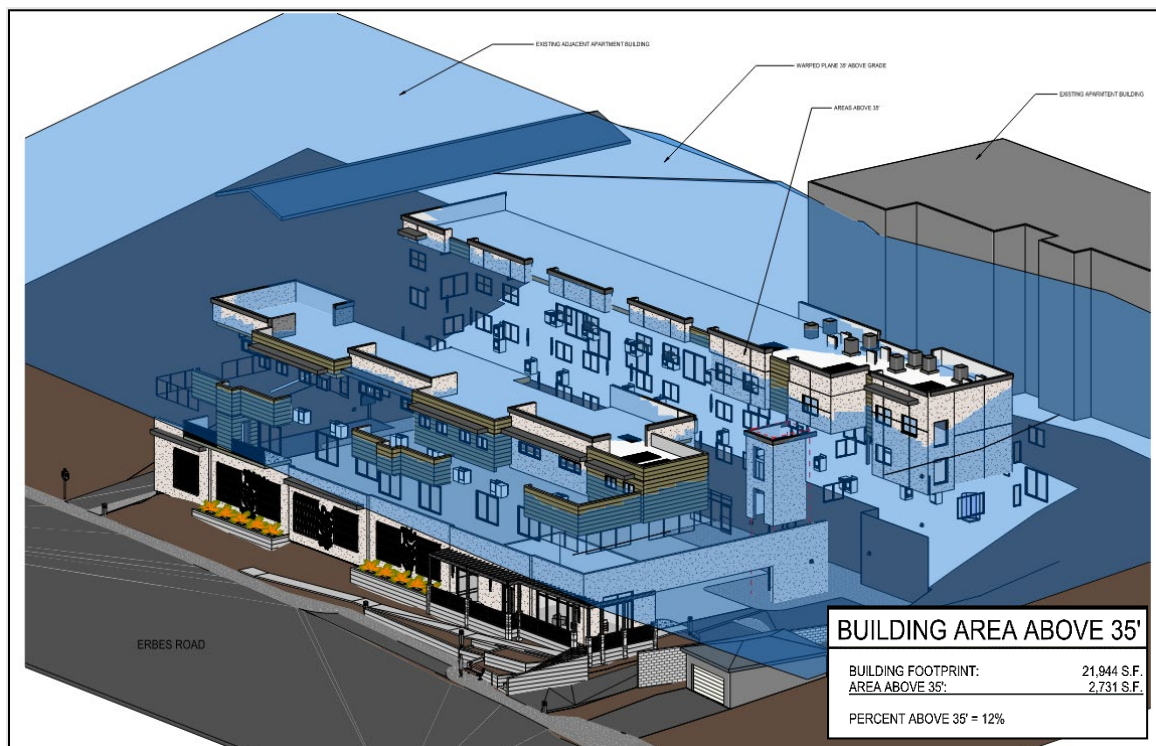
However, as part of the objective standards ordinance (MCA 2020-70250) recently adopted by City Council, that same section, 9-4.2501(a)(2), was changed to read as follows:

"In the R-3 and R-P-D Zones, the maximum height for multi-family dwellings must not exceed 35 feet. Projects including 20 percent or more affordable housing units in the very and low-income categories are allowed to exceed 35 feet up to 45 feet, as long as the taller portion does not cover more than 40 percent of the building footprint."

Although, as explained above, the project was deemed complete prior to the effective date of MCA 2020-70250, and this standard does not technically apply, the project meets the new standard: 20% of the units are to be designated as affordable in the low-income category; only 12 percent of the building footprint

exceeds 35 feet; and no part exceeds 45 feet. The areas above 35 feet are primarily parapet areas, which screen mechanical equipment, and the southwest corner of the structure, where the natural existing grade is slightly lower in elevation (see Figure 6).

Figure 6 – Building Height Exhibit



Sheet A-2.4, Attachment #5

Setbacks

Section 9-4.904(d)(2) of the TOMC requires a minimum front yard setback of twenty (20') feet from an adjacent public street, which is provided (Table 5). The building will have a setback of twenty (20') feet from the property line and eight feet six inches (8' 6") from the edge of the existing sidewalk.

Section 9-4.2501(a)(2) of the TOMC requires a minimum side yard setback of fifteen (15') feet for structures up to 25' in height plus a minimum of one-half feet for each two feet, or fraction thereof, in height above 25'. However, the applicant has requested to increase the height through a concession and therefore, the increased side yard setbacks are not required.

In addition, the applicant has elected to request a concession to allow a side yard setback on the north side of five (5') feet for the trash chute area.

Table 5: Required Setbacks

Yard	Adjacent Street/ Use	Required	Provided
Front	Erbes Road	20' from adjacent public street	20' including existing 4.5' sidewalk
Rear	Multifamily Apartments	At the discretion of Planning Commission	8.33' minimum
Side	Multifamily Apartments	15'	15'
Side	Single-Family Residential	15'	5' (<i>Concession Requested</i>)

The TOMC does not specifically state a minimum rear yard setback requirement for multi-family apartment complexes but rather the required setback is to be determined by the Planning Commission in conjunction with the review of the project (Section 9-4.904(d)(2)(iii)(aa)). Based on past approvals of residential projects in the City, a minimum 15' rear yard setback has generally been required. The applicant is proposing 8'-4" minimum for an approximate length of 26' at the south end of the building, and between 13' and 18' for the remainder of the building. It is staff's position that the proposed rear yard setback is appropriate as adequate light and air will be available to residents of both the existing multifamily building on the adjacent property and the proposed building given the distance between buildings and differences in elevation.

Compatibility with Surrounding Uses

The project is within an urbanized area, approximately 800 feet north of Thousand Oaks Boulevard. Land uses on adjacent properties consist of a 56-unit condominium complex to the west, directly across Erbes road; a 76-unit apartment complex to the northwest; commercial uses to the southwest; a 20-unit apartment building to the north; a 45-unit unit apartment building to the east, and single-family residences to the south.

The front of the building along Erbes Road is three stories, including the parking structure, with a maximum height of thirty-nine (39') feet at the closest corners to the street. Existing developments in the area also utilize two and three-story buildings. The Yolo East Apartments directly east, behind the subject site, will continue to be visible above the proposed project, as they are currently visible from the street.

A second-floor setback on the south side, adjacent to the single-family residence, will reduce height in the area immediately adjacent to that existing structure, while a retaining wall is proposed and required by Condition No. 32 between the property line and the driveway to prevent headlight glare from entering the residential property next door.

The front façade of the proposed project will be elevated slightly from the street with landscaping in the front, similar to other multifamily development across the street and to the north. This setback area will be planted with trees and shrubbery, which will soften the appearance of the building. Additionally, there is vertical and horizontal articulation on the building that enhances its visual appearance from Erbes Road, including a common-use patio on the ground level and balconies projecting from the building face above. Where visible above-ground, the intermixed single-level above-grade parking structure incorporates decorative screens and landscaping, as required by Section 9-2405.5(b)(3)(ii) and (viii). These elements still allow the open ventilation encouraged by 9-4.2405(f)12). While it is generally preferred to locate parking structures towards the rear of the structure or completely underground, the project, as proposed, minimizes land alteration by notching the parking garage into the lower part of the existing slope and stepping the structure in a split-level design as the elevation rises.

The proximity to the commercial areas within the Thousand Oaks Boulevard Specific Plan area and Downtown Campus Master Plan, Estella Park, bus services, and other multifamily uses make the subject site highly suited to the proposed use and density.

Space Allocation Formula

Section 9-4.904(f) of the Municipal Code provides a space allocation formula to be used as a guideline in evaluating the site plan for any residential project in the RPD (Residential Planned Development) zone. For high-density residential projects, the guidelines and proposed allocation, are as follows:

Table 6: RPD Space Allocation Analysis

Subject	Guidelines	Project
Structure Coverage	35%	53%
Paved Areas	25%	8%
Open Space	35%	39%
Other Areas	5%	<1%

Although the structure coverage exceeds the amount stated in the guidelines, the amount of surface paving is greatly reduced from the recommended amount. Due to the site constraints and number of units provided, staff finds that the proposed space allocation is acceptable.

Access and Traffic

Access to the site will be from Erbes Road. Ingress is provided on the southwest side by a one-way driveway that connects to the entrance of an intermixed single-level above-ground parking structure (as defined by Section 9-2405.5(b)(1)(ii)) and egress is provided by a one-way driveway exiting the structure on the northeast side. Each driveway is at least 14' wide, which is the minimum required for one-way drive aisle as specified in Section 9-4.2404(c)(1)(v) of the TOMC. In addition, per 9-4.904(c)(3)(ii) and (iii), stop signs will be posted at the exit and directional signs shall be maintained as needed.

The applicant is proposing a direct, as opposed to meandering, driveway access with a maximum gradient of 15% due to the existing steep topography and short distance from the roadway to the garage entrance (approximately 65 feet). This proposed configuration is intended to minimize grading and slope impacts. The driveway design has been reviewed and approved by the Public Works Department and Ventura County Fire Department (VCFD), which does not require vehicular access on site.

In addition, pedestrian connectivity is incorporated into the design through the landscaped the Americans with Disabilities Act (ADA) accessible walking path up to the street-facing lobby and public sitting area. As conditioned, all accessways meet the minimum design standards of the TOMC and Ventura County Fire Prevention District minimum standards.

Traffic from the project is estimated to result in an average of 15 trips during the P.M. Peak hours. Standard City practice for requiring a Traffic Impact Study and City Policy for requiring a Vehicle Miles Traveled (VMT) analysis is when a project is expected to generate an additional 100 PM trips over the current land use. Since the proposed project net increase in PM Peak hour trips is 15 trips, neither a traffic impact study nor a VMT analysis is required.

Parking

Pursuant to both Government Code Section 65915(p) (State Density Bonus law) and TOMC Section 9-4.2402 the parking ratios required for multi-family apartment buildings are one parking space per one-bedroom unit. However, TOMC Section 9-4.2402 requires two parking spaces per two-bedroom unit as opposed to one-and-a-half parking spaces for a two-bedroom unit, which is allowed per state law. In addition, Government Code Section 65915(p) does not require guest parking where Section 9-4.2402 normally requires one-half parking spaces per unit. As such, the state law would allow the applicant to provide as few as 32 spaces where the TOMC would normally require 49 spaces to be provided, based on the number and type of units provided.

A total of 42 parking spaces are proposed. As the applicant has requested the state standard, guest parking is not required. However, they are providing the TOMC required number of spaces per residential unit type and have provided eight additional spaces to accommodate three temporary rideshare or delivery spaces (within the garage), three ADA spaces and two temporary lobby-access spaces. All parking for the project is provided in the proposed intermixed single-level above-grade parking structure, as allowed by Section 9-2405.5(b)(2)(ii), except for the temporary spaces lobby-access spaces.

The applicant is providing 26 tandem and 15 standard parking spaces. The City has approved tandem parking for apartment buildings in the past when conditions of approval require the tandem spaces to be assigned to each residential dwelling unit to eliminate any parking conflicts. A condition of approval requires the applicant to prepare a "Parking Management Program" where parking spaces, including tandem spaces, are assigned.

Based on Section 9-4.2404(d)(1)(i) of the Municipal Code, a maximum of 35% of the parking spaces may be compact size. Three compact parking spaces, or seven percent of the total are provided, in compliance with the Code standards. The project provides the necessary ADA-compliant parking spaces to the elevator as well. All parking space dimensions meet Code requirements.

In addition, the project provides amenities such as on-site bicycle racks for visitors, a pedestrian area near the southwest corner of the project boundary and, as stated above, a designated drop-off/pick-up area at the front entrance to accommodate private transportation services, such as taxi cabs, Uber™, Lyft™, etc.

Grading

The subject request includes grading on approximately 0.46 acres of the property (65%) which is characterized by 25% or steeper natural terrain. Encroachment into 25% or steeper natural terrain may be allowed by the Planning Commission or City Council. In the past, such encroachments have been allowed if they involve isolated pockets or fingers of steeper terrain, have limited visibility from a community-wide standpoint, and are necessary for a proposed project.

For this project, the area of encroachment is not in a highly sensitive area such as on a protected ridgeline, where the encroachment would result in a negative visual impact as viewed from a street. Due to existing site conditions and constraints encroachment into 25% terrain for the proposed dwelling is unavoidable. To reduce the impact of grading, the applicant has incorporated a split-level design with the building set into the slope utilizing internal and external retaining walls in lieu of a normal graded pad-type design. As such, it is staff's position that the proposed location of the project and split level design minimizes impact to the natural landforms and will result in a desirable project which contributes to the City's housing goals.

As depicted on the grading plan, the site will require approximately 4,361 cubic yards (c.y.) of cut and 378 c.y. of fill for a net export of 3,983 c.y.. Using a capacity of 16 c.y. per truck, it is estimated that 249 truck trips will be necessary to haul away the export material. If approved, the applicant will be required to provide a haul route and management plan to the Public Works Department for review and approval prior to commencing grading activities pursuant to the conditions of approval. Additionally, the TOMC limits construction hours between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday with no work allowed on Sunday, so no grading activities or truck trips are permitted to occur outside these hours.

Private Open Space

Section 9-4.904(e)(5) of the Municipal Code requires that all apartment units have a minimum private patio or balcony area of 100 square feet, with a minimum depth of seven feet. The project meets and, in some cases, exceeds the requirements of this standard, as proposed.

Landscaping

There are several California pepper trees on the property which will be removed. None of these trees are protected by local ordinances or policies and are located within the development footprint area of the proposed building.

A conceptual landscape plan has been prepared to illustrate proposed landscaping within the project. Conditions of approval require that a formal landscape plan be submitted and approved by the Community Development Department prior to issuance of a grading permit.

Table 7: Landscape Coverage Requirements

Landscaped Area Requirement	Project-Specific Requirement	Landscaped Area Provided
10% of Paved Area	2,770 s.f. Paved Area*0.1 = 277 s.f.	5,224 s.f.
25 s.f. per compact space	25 s.f. x 3 spaces = 75 s.f.	
Total	352 s.f.	

As seen in Table 7, the total surface parking and driveway area requiring landscape treatment is about 2,770 s.f. The total landscaped area provided is approximately 5,224 s.f., which exceeds the Municipal Code requirement for minimum parking area landscape coverage of 10% coverage, including an additional 25 s.f. for each compact space (TOMC Sec. 9-4.2404).

While the project complies with Code requirements for the required landscape areas including the landscape area allocation however, Section 9-2405.5(b)(3)(vi) requires that the perimeter of any single-level above-grade parking structure shall be provided with a landscape planter of at least five (5') feet in width at ground level. The project complies with this requirement except for the portions of the parking structure above-grade on the northeast side due to the required driveway width. As such, the applicant is requesting a waiver to provide relief from this requirement, as allowed by TOMC Sec. 9-4.2405. Staff believes the proposed project meets the intent of the code as all parts of the parking structure visible from the street incorporate decorative elements and landscaping.

Walls and Fences

The applicant is proposing to install retaining and stem walls to accommodate the grading of the building, as shown on the site/grading plan. Conditions of approval require that all walls be constructed with decorative masonry or stucco such as the concrete retaining walls cast to have a “wood grain” appearance, as shown on sheet A-2.5 “Colors and Materials” (Attachment #5).

There is an existing tan slumpstone wall located along the northeast property line which will be retained and reinforced in coordination with the neighboring property owner, as needed, subject to review and approval from the City’s Planning and Building Divisions and Public Works Department.

Trash Collection

The applicant is proposing a trash enclosure adjacent to the outside of the parking structure exit. The applicant has received preliminary approval from the trash management company for the design and placement of the trash containers and bulky item pick-up area. The conditions of approval included in the resolution (Attachment #4) have specific requirements for bin and trash hauling.

Overhead Utilities

There are existing overhead electricity, telephone, and cable television utility lines located along the south and east property lines of the site. The TOMC and a condition of approval require all existing on-site and adjacent utility lines to be placed underground and the poles removed in conjunction with development of this project.

ENVIRONMENTAL REVIEW:

The project has been reviewed in conformance with the provisions of the California Environmental Quality Act. The project qualifies for Class 32 (Section 15332) and Class 5 (Section 15305) Categorical Exemptions under the California Environmental Quality Act. Class 32 consists of in-fill projects within city limits on a project site of no more than 5 acres that is substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would

not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. Class 5 allows exemptions for minor lot line adjustments that do not create new parcels. Furthermore, it has been determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE

Following the publication of the Notice of Application on July 14, 2022, several emails requesting clarifying information and one which communicated concerns regarding density, height, and general development impacts. Additionally, as of publication of this staff report, staff has not received any additional correspondence regarding this project. Should any additional correspondence be received after the publication of the report, it will be provided to the Planning Commission via a supplemental packet.

CONCLUSION:

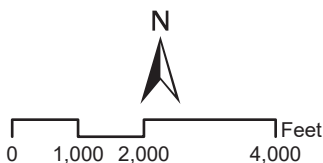
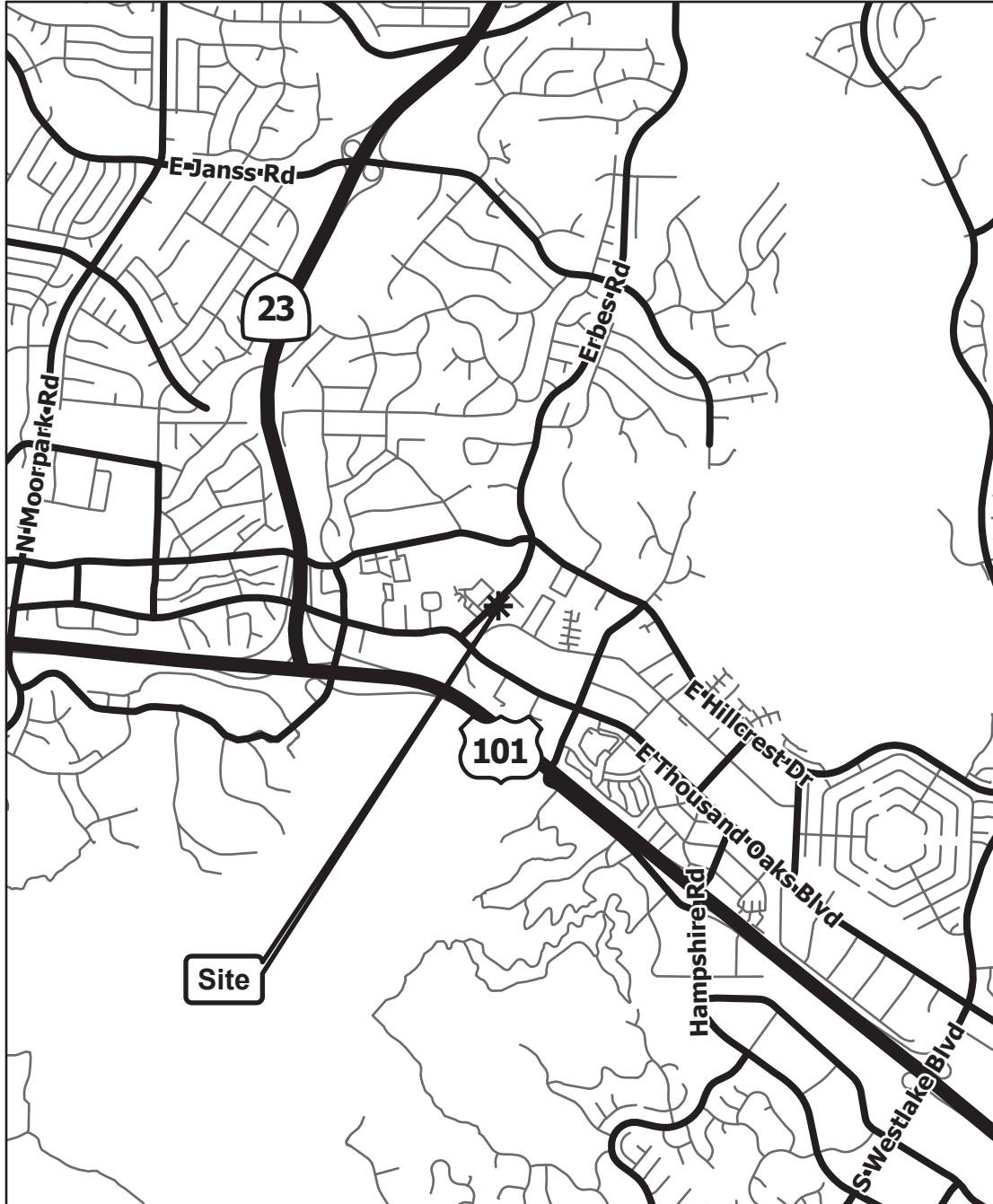
Staff has evaluated the project in terms of compatibility with the hillside terrain and surrounding neighborhood. Overall, the proposed project has been designed to meet the intent of the City's standards, codes, and policies. Staff supports the requested waiver since it is necessary given the constraints of the subject site and to provide the proposed affordable housing units. The proposed building design and site layout integrates well with surrounding development and has a cohesive architectural design meeting the City's Architectural 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 #4).

PREPARED BY: Justine Kendall, Associate Planner

Attachments:

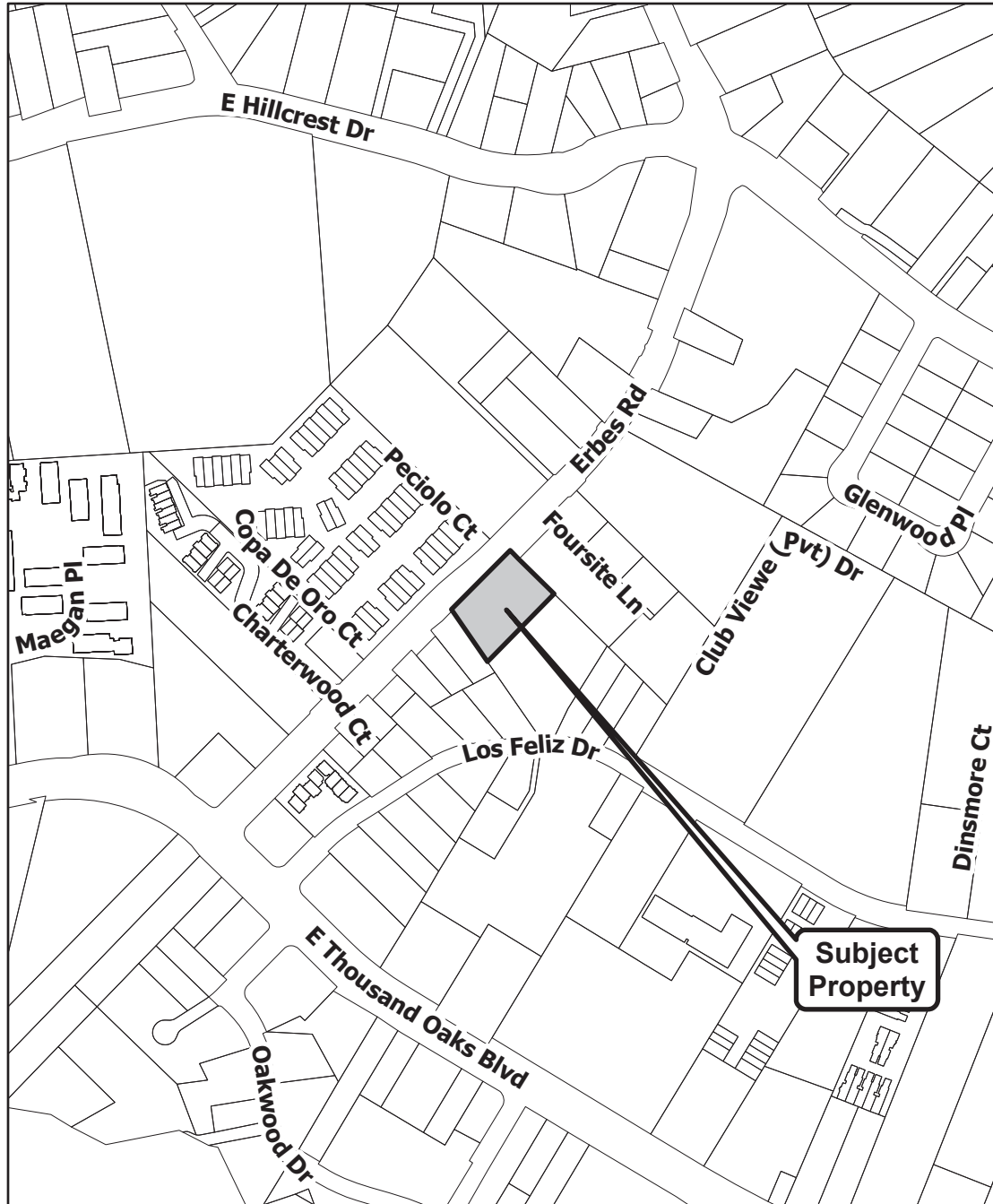
- Attachment #1 – Vicinity Map
- Attachment #2 – Location Map
- Attachment #3 – Aerial Photo
- Attachment #4 – Resolution
- Attachment #5 – Project Plans, dated June 26, 2023

2021-70328-RPD, PM-2023-70002
Allied Management Group
Vicinity Map



City of Thousand Oaks
Community Development Department

**2021-70328-RPD, PM-2023-70002
Allied Management Group
Location Map**

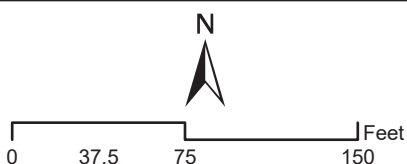


City of Thousand Oaks
Community Development Department

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cdd:420-78/jk/H:COMMON/Planning Commission/Agenda Packet/2023/2023-07-10/Allied/07A ALLIED
2021-70328 ATTACH 2/pz (FILE ID: RPD 2021-70328-RPD)

2021-70328-RPD, PM-2023-70002
Allied Management Group
Aerial Map



City of Thousand Oaks
Community Development Department

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cdd:420-78/jk/H:COMMON/Planning Commission/Agenda Packet/2023/2023-07-10/Allied/07A ALLIED
2021-70328 ATTACH 3/pz (FILE ID: RPD 2021-70328-RPD)

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. _____ PC

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF THOUSAND OAKS
RECOMMENDING CITY COUNCIL DETERMINE
THAT THE PROJECT IS CATEGORICALLY EXEMPT
FROM CEQA AND APPROVE A RESIDENTIAL
DEVELOPMENT PERMIT AND PARCEL MERGER
FOR THE USE OF CERTAIN PROPERTY WITHIN
SAID CITY

Applications. Residential Development Permit No. 2021-70328-RPD and
Parcel Merger No. PM-2023-70002

Applicant: Allied Management Group

Location: 170 Erbes Road, APN: 670-0-250-230

SECTION 1

The Planning Commission of the City of Thousand Oaks, California, DOES
RESOLVE AS FOLLOWS:

WHEREAS, the applicant has filed with the City an application under the
provisions of the City of Thousand Oaks Municipal Code requesting the
following:

1. To find that the project qualifies for a Categorical Exemption under the
California Environmental Quality Act (CEQA).
2. 2021-70328-RPD: To allow construction of a 30-unit apartment project with
a density bonus, including five affordable units, consisting of one building
and an intermixed single-level above-grade parking structure. The applicant
is requesting concessions as allowed by State density bonus law to allow
the following:
 - a) An increase in maximum allowed height from twenty-five (25') feet
to forty-one feet- eight inches (41' 8"); and
 - b) A decrease in the north side yard setback from 15 feet to five feet.

and a waiver of the Thousand Oaks Municipal Code (TOMC) to allow:

- a) A reduction of the landscaping required around the perimeter of the above-ground portions of the proposed parking structure on the northeast side.

3. PM-2023-70002: To merge three existing vacant lots into one single lot.

WHEREAS, on July 14, 2022, a Notice of Application was mailed to all property owners and occupants within a 500-foot radius of the subject property; and

WHEREAS, on July 14, 2022, a Notice of Application sign was posted on the subject property; and

WHEREAS, on June 26, 2023, Notice of Planning Commission Public Hearing was mailed to all property owners of record within a 500- foot radius of the subject site; and

WHEREAS, on June 26, 2023, Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Thousand Oaks; and

WHEREAS, the Planning Commission, upon giving the required notice, did, on the 10th day of July 2023, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, at the July 10, 2023, Planning Commission public hearing, oral and written evidence, including a staff report, were presented and received, and comments and arguments were heard from all interested parties appearing in the matter.

SECTION 2

WHEREAS, the findings of the Planning Commission that the project qualifies for Class 32 Infill (Section 15332) and Class 5 Minor Alterations in Land Use Limitations (Class 15305) Categorical Exemptions under the CEQA are as follows:

1. *Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.*
 - a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The General Plan Land Use Element designation for the property is “High-Density Residential (30 dwelling units per acre)” and the zone is RPD–20U (Residential Planned Development- maximum 20 dwelling units per acre). A multifamily use is

allowed in this zone, subject to review and approval of an RPD permit. Per California State Law (Government Code Section 65589.5), as the General Plan Land Use Designation allows for a greater density than the zoning designation, the higher density level applies. The proposed qualifies for a housing density bonus consistent with California's Density Bonus Law as the project includes 20% or five below-market-rate housing units (for Low-Income Households), which the applicant would maintain as affordable housing units for 55 years. Therefore, the project is consistent with the site's general plan designation and applicable zoning designation and regulations.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Project site is within the incorporated limits of the City of Thousand Oaks. The site is comprised of three separate parcels under common ownership totaling 0.74 gross acres. All the parcels are surrounded by developed properties with urban land uses and within walking distance from public transit and commercial amenities. Section 21072 of the CEQA Guidelines defines a "qualified urban use" as any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses." The proposed Project adheres to the criteria of CEQA Guidelines Section 15332(b) as a site of no more than 5 acres that is substantially surrounded by urban uses.

- c. The project site has no value as habitat for endangered, rare or threatened species.*

The existing plant life on the project site consists of grasses that are routinely mowed for fuel modification purposes and several non-protected trees. In addition, the project site is surrounded on all sides by existing development and therefore does not provide any no value as a habitat for endangered, rare, or threatened species.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic - A traffic generation analysis was completed in June 2023. City Policy for requiring a VMT Analysis and standard City practice for requiring a TIS (Level of Service Analysis) is triggered when a project is expected to generate a minimum of 100 PM peak hour trips over the existing land use. Since the proposed project is estimated to generate a net increase of 15 trips in the PM Peak hour, both a VMT analysis and TIS are not required as the project would not result in any significant effects relating to traffic. Additionally, the site is located within one-half mile walking distance from Thousand Oaks Boulevard., which provides bus stops for Routes 43 and 161 operated by the Thousand Oaks Transportation Center.

Noise – Noise is commonly defined as an unwanted sound that annoys or disturbs people and potentially causes an adverse psychological or physiological effect on human health. Because noise is an environmental pollutant that can interfere with human activities, an evaluation of noise is necessary when considering the environmental impacts of a proposed project.

Human sound perception, in general, is such a change in sound level of 1 decibel (dB) cannot typically be perceived by the human ear, a change in sound level of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level. A doubling of actual sound energy is required to result in a 3 dB (i.e., barely noticeable) increase in noise; in practice, for example, this means that the volume of traffic on a roadway would typically need to double to result in a noticeable increase in noise.¹

In urban environments, simultaneous noise from multiple sources may occur. Because sound pressure levels, in decibels, are based on a logarithmic scale, they cannot be added or subtracted in the usual arithmetical way. Adding a new noise source to an existing noise source, with both producing noise at the same level, will not double the noise level. If the difference between two noise sources is 10 A-weighted decibels (dBA) or more, the higher noise source will dominate, and the resultant noise level will be equal to the noise level of the higher noise source. In general, if the difference between two noise sources is 0-1 dBA, the resultant noise level will be 3 dBA higher than the higher noise source, or both sources if the sources are equal. If the difference between two noise sources is 2 to 3 dBA, the resultant noise level will be 2 dBA above the higher noise source. If the difference between two noise sources is 4 to 10 dBA, the resultant noise level will be 1 dBA higher than the higher noise source.

The primary existing source of noise in the Project area is traffic on Erbes Road and adjacent roadways. The project site is located approximately 800 feet north of Thousand Oaks Blvd. Based on the Sound Level Measurements taken on August 28, 2019, February 21, 2022, and April 6, 2023, for the existing noise levels for the Draft Thousand Oaks General Plan 2045, Chapter 11 Noise, a sound measurement was taken at the intersection of Erbes Road and Hillcrest Drive. Daytime noise levels at the site location ranged between 70 and 90 Leq.² It is anticipated that during the construction of the project, the noise level will increase intermittently. The Noise Element of the General Plan, Appendix A “Noise Standards and Guidelines” establishes noise and land use compatibility standards to guide development. Table A-3. HUD Housing Site Acceptability Standards

¹ California Department of Transportation. 2013a. Technical Noise Supplement to the Traffic Noise Analysis Protocol. Accessed July 2023. Available: http://www.dot.ca.gov/hq/env/noise/pub/TeNS_Sept_2013A.pdf.

² City of Thousand Oaks Public Draft General Plan, Chapter 11, Noise Element, page 222, Available: <https://www.toaks.2045.orr/draft-general-plan>

establishes thresholds for acceptable noise levels during construction. Mitigation measures would be required if noise levels would exceed 10 decibels above 70 decibels. Most construction equipment would meet the allowable noise level from construction equipment at 50 feet distance, including earthmoving (e.g., backhoes, tractors, graders, pavers), material handling (e.g., concrete mixers, concrete pumps, cranes, derricks, etc.), stationary (e.g., pumps generators, compressors), impact (e.g., jackhammers, pneumatic tools) and other such as saws. The construction equipment noise levels would range from 75 to 80 dBA. The existing multi-family project located at the rear of the Project site is at a higher elevation that incorporates a retaining wall over 6 feet in height as well as the property to the north. As part of the project, a screening wall will be constructed along the existing single-family home to the south. These walls will further attenuate noise level by 5 decibels. Lastly, the municipal code section 8-11.01 restricts construction activities to the hours between 7:00 am and 7:00 pm, Monday through Saturday. Therefore, no impacts are anticipated related to the construction of the project.

Air Quality – The Project site is located under the jurisdiction of the Ventura County Air Pollution Control District (APCD). The Ventura County APDC adopted thresholds of significance to assist lead agencies in the evaluation and mitigation of air quality impacts under CEQA. Based on the Ventura County Air Quality Assessment Guidelines (2003), a project of 367 low-rise apartments (Code 211) in the Year 2030, a Significance Threshold of 25 lbs/day would exceed Reactive Organic Compound (ROC) or Nitrogen Oxide (NO_x). The proposed is a low-rise 31-unit apartment that meets the screen-out criteria. The project would be required to implement best practices related to equipment engines being maintained in good condition and in property tune, as per manufacturer's specifications, on-site vehicle speed to be limited to 15 miles per hour and street adjacent to the project site to be swept as needed to remove silt, which may have accumulated from construction activities to prevent excessive amounts of dust.

Water – The Project is situated in an urban area already served by all necessary municipal utilities (i.e., water, wastewater, stormwater, solid waste) and public services (i.e., fire, police, schools). The water purveyor for the Project site is the City of Thousand Oaks. The City of Thousand Oaks municipal water service provides potable water to 31 percent of the city. The potable water distributed by the City is imported water from Calleguas Municipal Water District, which receives its supply from the Metropolitan Water District of Southern California's (MWDSC's) Jensen Treatment Plan. The treatment plant's primary supply source is the State Water Project (SWP) water from the California Aqueduct. The future demands of larger projects, including in-fill development, have been projected in the City's Water Master Plan. The master plan analyzed vacant land use and equivalent dwelling units (EDUs) to forecast water demand. The demand for apartments was estimated at 200 gallons per day.

The estimated water usage is 6,200 gpd using a conservative estimate. The City's average demand at buildout is estimated at 13,200 acre-feet per year (AFY). The average rate of growth in water demands from 2013 to 2040 is estimated at about 0.1 percent per year. The City has implemented a number of water conservation measures that were not accounted for in the water master plan and the EDUs projection is a conservative estimate. The project could induce 84 new residents, as calculated using the citywide persons-per-household ratio of 2.71 based on the U.S. Census Bureau (2017-2021).

Project-related grading and construction, including on-site operation of heavy equipment during grading and construction, would require temporary disturbance of surface and subsurface soils which would potentially result in erosion and sedimentation. During construction, the project applicant would be required to implement structural and non-structural erosion, sediment, waste, and pollutant control Best Management Practices (BMPs).

After construction, the project would be subject to the requirements of a Ventura County Municipal Separate Storm Sewer Systems Permit and City's regulations. These requirements establish limits for the concentration of contaminant entering the storm drain system and require all non-stormwater discharges from entering the storm drain system. Additionally, the applicant would be required to design storm drains that conform to the standards approved by the City Engineer.

Adhering to the Ventura County Municipal Separate Storm Sewer System Permit requirements during construction and operation, the project site would not create an impact on water quality.

- e. The site can be adequately served by all required utilities and public services.*

The project is located within an urbanized setting with established infrastructure and can be adequately served by all required and existing utilities and public services.

- 2. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to ...minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.*

The project is in an area with an average slope of less than 20% and will not change the land use designations of the proposed parcels or thereby the allowed density onsite. In addition, no new parcels are created as three lots are being merge into one.

- 3. Further, as described below, the project would not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required. The*

exceptions to the Categorical Exemptions pursuant to Section 15300.2 of the CEQA Guidelines are:

- a. Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

As described above, the project is consistent with the General Plan, Municipal Code, and City policies. The project site is surrounded on all sides by residential and commercial development. The project site and adjacent sites do not contain any known environmental resources of hazardous or critical concern as designated, mapped or adopted pursuant to law by federal, state or local agencies. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- b. Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

As described in the staff report, the project is consistent with the General Plan, Municipal Code, and City policies. The project is physically compatible with the scale of the surrounding area as the three-story building is of comparable heights and massing with existing development located north, east, and west of the project site. The project use is also compatible with the character of residential and commercial uses located north, east, south, and west of the project site at 170 Erbes Road. Any projects requiring discretionary approval would be analyzed with the General Plan, Municipal Code, and City policies for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- c. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The project site does not include any unusual circumstances that would cause the project to have a significant effect on the environment. The project has a residential character and will not alter the residential and commercial character of the surrounding development. The project site does not contain any known unusual environmental characteristics, or environmental resources of hazardous or critical concern as designated, mapped or adopted pursuant to law by federal, state or local agencies that would be impacted by the implementation of the project.

Additionally, the project is subject to additional review and permitting through Ventura County Air Pollution Control District, Ventura County Environmental Health, Ventura County Fire Department, the City of Thousand Oaks Building & Safety Division, and the City of Thousand Oaks Public Works Department who will provide regulatory oversight to ensure the project is consistent with adopted standards relative to each of their area of expertise and the health, safety and general welfare is maintained. Therefore, there are no unusual circumstances specific to the project as compared to its surroundings that would pose a reasonable possibility of causing a significant effect on the environment.

- d. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.*

There are no scenic highways officially designated by the state within the City of Thousand Oaks. Some portions of the 101 Freeway are eligible to be designated however, the project site is not visible to or from that highway.

- e. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The project site is not listed as a hazardous waste site on any list compiled pursuant to Section 65962.5 of the Government Code.

- f. Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The project site is currently vacant and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District.

SECTION 3

WHEREAS, the findings of the Planning Commission to approve said 2021-70328-RPD are as follows:

- 1. The project is consistent with the Thousand Oaks General Plan and any applicable specific plan or redevelopment plan (TOMC Section 9-4.2803(c)(1)).*

The project is consistent with the Thousand Oaks General Plan in that the project is consistent with all applicable Elements of the Thousand Oaks General Plan, including the Land Use Element designation of “High Density Residential” and with the General Plan goal, “to provide the framework for a planned and unified community containing a balance of living, working, shopping, educational, civic, cultural and recreational facilities.”

The General Plan Land Use Element designation for the property is “High Density Residential (30 dwelling units per acre)” and the zone is RPD–20U (Residential Planned Development- maximum 20 dwelling units per acre). A multifamily use is allowed in this zone, subject to review and approval of an RPD permit. Per California State Law (Government Code Section 65589.5), as the General Plan Land Use Designation allows for a greater density than the zoning designation, the higher density level applies.

The net lot acre size is 0.709 acres, calculated by subtracting the public utility easements onsite and sidewalk dedication proposed. Therefore, the maximum density for this project, without a density bonus, is twenty-two (22) dwelling units (0.709 net acres x 30 dwelling units per acre = 21.27 units, rounded up to 22 units). The project proposes a base unit count of 22 residential units (not including density bonus units, described below) and is therefore consistent with both the General Plan Land Use Element designation and the Zoning designation.

In addition, the project will be consistent with the goals and policies of the General Plan Housing Element by providing rental housing in the form of five low-income affordable units.

2. *The project complies with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code (TOMC Section 9-4.2803I(2)).*

The project is consistent with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code, with the approval of concessions including an increase in the maximum allowed height and a decrease in the north side yard setback, as well as a waiver request for a decrease in the northeast landscape buffer requirement.

The design of the new 30-unit multi-family residential complex complies with all applicable laws, regulations, and policies, including the Precise Plan of Design Guidelines (Res. No. 2006-108). The proposed building is comparable in massing and scale with other similar buildings within the vicinity of the subject property and incorporates enhanced architectural design, including vertical and horizontal design elements and decorative material finishes and colors.

3. *The project will not be detrimental to the public health, safety or general welfare (TOMC Section 9-4.2803(c)(3)).*

The project will not be detrimental to public health, safety, or general welfare because the project has been reviewed and approved by the Community Development Department, Public Works Department, Police Department, and the Ventura County Fire Department (VCFD). With the incorporation of the conditions set forth by these department and agencies, the project will not be detrimental to public health, safety, or general welfare as the granting of this permit:

- a. Will maintain the degree of compatibility of property uses that the Zoning Ordinance is intended to promote and preserve, considering the particular site, and uses on parcels within the zone in which the use is located; and,
- b. Will not result in a use which may reasonably be expected to become obnoxious, dangerous, offensive or injurious to the public health, safety or welfare, by reason of the emission of noise, smoke, dust, fumes, vibrations, odor or harmful or annoying substances; and,
- c. Will preserve the integrity and character of the zone in which the use will be located and the utility and the value of property in the zone and in adjacent zones; and,
- d. Will not become detrimental to the public interest, health, safety, convenience or general welfare.

4. *The project has been reviewed in conformance with the provisions of the California Environmental Quality Act (TOMC Section 9-4.2803(c)(4)).*

The project was analyzed for conformance with the California Environmental Quality Act (CEQA). It has been determined that the proposed project is categorically exempt from the provisions of CEQA pursuant to Class 32 Section 15332 – Infill Development, which consists of an urban infill development project that is less than five (5) acres in size and meets the other requirements of CEQA Guidelines Section 15332 including that the project site has no value as habitat for endangered, rare or threatened species, there is existing street access, and is served by all required utilities and public services. The Community Development Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 4

WHEREAS, the findings of the Planning Commission to approve said PM-2023-70002 are as follows:

1. The proposed map complies with the Subdivision Map Act as well as the proposed map complies with the Thousand Oaks Municipal Code (TOMC).

2. A parcel merger of the three subject parcels which are contiguous undeveloped parcels held by the same owner are consistent with the applicable RPD zone minimum lot width requirement of 70 feet.
3. The proposed division complies with all requirements as to area, improvements and design, floodwater drainage control, appropriate improved public roads, wastewater facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act.
4. The project was analyzed for conformance with CEQA. It has been determined that the proposed project is categorically exempt from the provisions of CEQA pursuant to Class 5 Section 15305. The Community Development Department has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

NOW, THEREFORE, BE IT RESOLVED that based on substantial evidence contained within the record, the analysis in the agenda report, and the findings of fact below, the Planning Commission recommends approval of said 2021-70328-RPD and PM-2023-70002, subject to conformance with the conditions set forth and attached hereto and made a part hereof. Except as otherwise expressly indicated, said conditions shall be fully performed and completed, or at the City's discretion, shall be secured by bank or cash deposit or other security satisfactory to the City Attorney before the use or occupancy of the property is commenced and before a Certificate of Occupancy is issued. The violation of any of the conditions of said permit shall be grounds for revocation by the City Council.

I HEREBY CERTIFY that the foregoing resolution reflects action taken by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 10th day of July 2023, by the following vote:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Sharon McMahon, Chair
Planning Commission

Fabiola Zelaya Melicher, Secretary
Planning Commission

**COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL FOR
2021-70328-RPD AND PM-2023-70002**

CONDITIONS OF APPROVAL FOR PM-2023-70002:

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

1. Land and Application – The Parcel Merger is granted for the land described in the application, and any attachments thereto, and as described on the submitted legal description labeled “Project Plan Set” dated June 26, 2023.
2. Scope of Permit Approval – The Parcel Merger is granted to allow the merger of three parcels of record, into one lot, as described within the “Project Plan Set”, dated June 26, 2023 with attached maps subject to the following conditions.
3. Approval Period/Map Recordation – The Parcel Merger is approved for a 36-month period of time ending July 10, 2026, at which time said map shall expire unless a Notice of Merger has been recorded. The applicant may request a time extension of this period, as allowed by Section 9-3.704(b) of the Thousand Oaks Municipal Code, by filing a minor modification application with the Community Development Department prior to the expiration date.
4. Notice of Merger – A Notice of Merger shall be signed by the property owner of the subject properties and submitted for review and approval of the Community Development Department and Public Works Department for subsequent recordation in the Office of the Ventura County Recorder. Upon recordation, a copy of the recorded Notice of Merger shall be submitted to the Community Development Department.
5. Indemnification – The applicant agrees to defend, indemnify and hold harmless the City, its agents, officials and employees from any claim, action or proceeding against the City or its agents, officials or employees to attack, set aside, void or annul an approval of the City. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in the defense.
6. Acceptance of Conditions – Signed acceptance of these conditions executed by the property owner or his/her duly authorized representative shall be returned to the Community Development Department prior to clearance for recordation of the Notice of Merger.
7. Approval Contingency – This Parcel Merger approval is required to be recorded prior to the issuance of a certificate of occupancy pursuant to 2021-70328-RPD.

CONDITIONS OF APPROVAL FOR 2021-70328-RPD:

COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD

1. **Land and Application** – The General Plan Amendment; Development Permit; Protected Tree Permit; and Development Agreement are adopted, granted or accepted for the land described in the application, any attachment thereto, and as shown on the submitted “Project Plan Set,” dated June 26, 2023, attachment to the Planning Commission staff report dated July 10, 2023.
2. **Scope of Permit Approval** – A Development Permit allowing the construction of a 30-unit apartment project with a density bonus, including five affordable units, consisting of one building and an intermixed single-level above-grade parking structure, as shown on project plans labeled “Project Plan Set,” dated June 26, 2023 unless conditioned otherwise herein.
3. **Approval Period/Use Inauguration** – The Residential Planned Development permit is granted for a three (3) year period of time ending July 10, 2026, at which time said permit shall expire unless the use authorized herein has been inaugurated in accordance with Section 9-4.2812(c) of the Thousand Oaks Municipal Code. The applicant may request time extensions of this period as permissible by Section 9-4.2812(e) of the Thousand Oaks Municipal Code by filing a Minor Modification application prior to the expiration date.
4. **Compliance with Applicable Laws, Rules, and Regulations** – The applicant shall at all times comply with any and all local, city, county, state and federal laws, regulations and orders now in effect or which may hereafter be enacted pertaining to the approved modification or affecting the installation, operation or maintenance of the industrial establishment.
5. **Regulatory Agency Approval** – The requirements of all applicable regulatory agencies shall be met, and approval obtained, prior to gas release. Copies of all required licenses shall be submitted to the Community Development Department.
6. **Payment of Fees** – Approval is subject to the applicant paying all fees and assessments to the City of Thousand Oaks, as required by the Municipal Code and established by City Council.

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7. **Dedications/Reservations and Public Improvements** – With respect to dedications, reservations, construction of public improvements and fees as required by the project development conditions, the applicant is advised, pursuant to Government Code Section 66020, that the ninety (90) day protest period commences upon the date of approval of 2021-70328-RPD by the City.
8. **Condition Compliance** – All development on the subject property shall be constructed and thereafter maintained in accordance with the conditions of this permit, and the Development Agreement.
9. **Project Changes/Modifications** – Any minor change to 2021-70328-RPD may be approved by the Community Development Department through the appropriate entitlement process.
10. **Acknowledgment** – The applicant acknowledges that all aspects of this project are of special concern to and regulated by the City of Thousand Oaks, which has established specific criteria and standards concerning development within the City. Any change, modification, or alteration to improvements on the subject property shall first be approved by the City of Thousand Oaks. Any unauthorized changes may require future corrective work and may result in a City Code compliance effort.
11. **Unauthorized Changes** – The applicant acknowledges that the exterior treatment, location of structures and architectural features of the development are of special concern to, and regulated by, the City of Thousand Oaks, which has established criteria and standards concerning development within the City. Any substantial change, modification, or alteration to the architectural design, or in the exterior treatment of any building and structure, including building colors, materials, changes in walkways, doorway, window locations, or in the parking, landscaping and other related features, must first be approved by the City of Thousand Oaks prior to performing the work. Unauthorized change(s) or failure to comply with the conditions of this permit may require future corrective work and result in a City Code violation and appropriate action.
12. **Indemnification** – The applicant agrees to defend, indemnify and hold harmless the City, its agents, officials, and employees from any claim, action or proceeding against the City or its agents, officials or employees to attack, set aside, void or annul an approval of the City subject to, and to the extent set forth in, the Development Agreement 2022-70822-DAGR. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in the defense.
13. **Signed Acceptance of Conditions** – A signed Acceptance of Conditions affidavit shall be executed by the applicant and property owner, or his duly

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authorized representative, and shall be returned to the Community Development Department prior to the issuance of a building permit.

14. **Affordable Housing Agreement** – The applicant shall submit to the City an affordable housing agreement for review and approval by the Community Development Department that provides for the on-going affordability of the project.

Approval of this residential project is subject to execution of an Affordable Housing Covenant entered into between the Applicant and City of Thousand Oaks. Said Affordable Housing covenant shall incorporate the following conditions and is subject to approval by the City Attorney and Community Development Director.

- A. Affordable Housing Covenant shall be recorded prior to final building permit issuance. Covenant shall be recorded to provide notice to any future owners.
- B. The Affordable Housing Covenant shall require five units as affordable units preserved at the lower-income level of 80% of the Ventura County median income.
- C. Applicant agrees to execute an Affordable Rental Housing Regulatory Agreement and Declaration of Restrictive Covenant with City that provides for the on-going affordability of these five restricted units for 55 years from the date the units initially become available for lease.
- D. The City may extend affordable period if owner does not comply with Affordable Housing Covenant.
- E. Affordable units should be comparable in exterior appearance and overall quality of construction to market-rate dwelling units in the same residential development. The design and appearance of the affordable units shall be compatible with the design of the market-rate units.
- F. Affordable units should be dispersed throughout the development in a manner acceptable to the City.
- G. The Affordable Housing Covenant shall be in compliance with the latest California State requirements.

The Affordable Agreement shall be reviewed and approved by the Community Development Department and City Attorney's office prior to the issuance of a grading permit.

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**SETBACKS, HEIGHTS, BUILDING MATERIALS, OPEN SPACE,
ARCHITECTURAL TREATMENT**

15. **Common Recreational Amenities** – The applicant shall provide common on-site recreation amenities for the exclusive use by the residents and/or their guests, which include a fitness or recreation room, business center, and BBQ facilities with seating areas, fire pits etc. as shown in the attachments labeled “Project Plan Set,” dated June 26, 2023, to the Planning Commission staff report dated July 10, 2023.
16. **Private Useable Open Space** – A minimum private patio area of one-hundred (100) square feet, with a minimum dimension of seven feet (7') with direct access to and from the units shall be provided for each apartment unit, as shown in the attachments labeled “Project Plan Set,” dated June 26, 2023, to the Planning Commission staff report dated July 10, 2023.
17. **Setback standards** – All development standards shall be satisfied to include the following per the submitted plan:

Development Standards - Setbacks			
Yard	Adjacent Street/ Use	Required	Provided
Front (Northwest)	Erbes Road	20' from adjacent public street	20' including existing 4.5' sidewalk
Rear (Southeast)	Multifamily Apartments	At the discretion of Planning Commission	8.33' minimum
Side (Northeast)	Multifamily Apartments	15'	15'
Side (Southwest)	Single-Family Residential	15'	5'

18. **Architectural Building Design** – The architectural design shall comply with the building plans as shown in the attachments labeled “Project Plan Set,” dated June 26, 2023, to the Planning Commission staff report dated July 10, 2023.
19. **Exterior Building Colors/Materials** – All exterior materials and colors depicted on the attachments labeled “Project Plan Set” dated June 26, 2023, to the Planning Commission staff report dated July 10, 2023, are approved in concept only. Prior to the issuance of a grading permit, a final color and materials sample board, including, but not limited to, specific materials and paint manufacturer colors, shall be submitted for the review and approval by the Community Development Department. The applicant shall indicate the type of finish on the revised plans and materials and colors sample board.

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20. **Building Wall Treatment** – The building walls shall incorporate architectural treatment to create a visually interesting appearance as viewed from the surrounding properties and scenic corridors. The treatment shall include, but is not limited to, incorporating decorative finish materials, vertical and horizontal variation and decorative window trim. The design shall comply with the building elevation plans as shown in the exhibits labeled “Project Plan Set,” dated June 26, 2023.
21. **Building Height** – The maximum building height may not exceed 41’ 8” with no more than 12% of the building exceeding 35’, as shown in the exhibits labeled “Project Plan Set,” dated June 26, 2023.
22. **Downspouts** – The downspouts on the exterior of the buildings shall be concealed within the building walls subject to the review and approval of the Community Development Department.
23. **Roof-Mounted Mechanical Equipment** – All roof-mounted mechanical equipment, including air conditioning, roof fans and any similar equipment, shall be located within the mechanical equipment enclosures or obscured by roofing elements as depicted on “Project Plan Set,” dated June 26, 2023. Said equipment shall be screened from public view perspectives, including Thousand Oaks Boulevard, Moody Court, Long Court, and the 101 Freeway. In the event such equipment cannot be entirely screened from public view, the applicant shall work with the Community Development Department to provide alternative methods, including painting equipment and providing individual screens around specific equipment areas, to screen the equipment. Roof screening treatment shall be designed in a manner that is integrated with the building design. Prior to the issuance of a building permit, final detailed building section drawings and details including mechanical equipment manufacturer's catalogue cuts, brochures, specifications as well as roof equipment locations shall be submitted for the review and approval by the Community Development Department.
24. **Surface-Mounted Mechanical Equipment** – All surface-mounted mechanical equipment, including transformers, terminal boxes or meter cabinets, shall be screened by landscaping or decorative enclosure to match the materials and colors of the new building.
25. **Backflow Device** – Any proposed backflow device shall be screened from public view, subject to review and approval by the Community Development and Public Works Departments.

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PARKING, ACCESS, AND DRIVEWAY

26. **Required Parking** – A minimum of 42 parking spaces shall be provided as shown on site within “Project Plan Set,” dated June 26, 2023 with 32 spaces designated for resident use and eight spaces designated for temporary or guest use. All parking spaces and driveway aisles shall be designed in accordance with Section 9.4-2404 of the Municipal Code. On-site Electric Vehicle charging parking spaces can be included in the required parking count of the project. Minor changes to the parking may be permitted so long as the project complies with the parking standards contained in the TOMC or State Density Bonus Law. Any minor change to parking or future development on the subject property shall be reviewed and approved by the Community Development Department. Any substantial change may require the filing of a modification application to be considered by the Planning Commission.
27. **Compact Parking** – Maximum permitted compact parking spaces shall not exceed twenty-five percent (25%) parking spaces based on the total parking requirements as indicated under Section 9-4.2404(d)(3). No overhang compact parking space shall be permitted within five feet (5-feet) of any vertical obstruction.
28. **Parking Stall Dimensions** – The dimensions and design of all parking stall shall be installed as required by the Thousand Oaks Municipal Code.
29. **Driveway** – All driveway areas shall be limited to a maximum fifteen percent (15%) grade and shall be constructed in accordance with Section 9-4.2404(c)(1)(iv) of the Thousand Oaks Municipal Code and Plate 6-1 of the City’s Road Improvement Standards regarding grade transitions. The design of the driveway and transitions are subject to review and approval of Community Development and Public Works Departments.
30. **On-Site Traffic Control and Calming** – Prior to issuance of any Building Permit, the applicant shall submit a Traffic Control and Traffic Calming plan demonstrating measures within onsite drive aisles and circulation areas. Measures shall include, but not limited to, signs, striping, and speed bumps. Said measures shall be designed and shown on a signing and striping plan. The location and type of device(s) shall be designed and installed to the satisfaction of the Community Development and Public Works Directors.
31. **Parking Management Program** – Prior to occupancy of the project, a Parking Management Program shall be designed and submitted to ensure that proper parking assignments for tenants, guests, and employees are established within the parking structure and designated exterior spaces, as well as address timing and procedures for moving activities and moving-related vehicles/vans for all residential units. As part of the Parking Management Program, the applicant shall provide appropriate signage. Said program shall be subject to the review and approval by the Community Development, Public Works and Police Departments.

LANDSCAPING, FENCES, AND WALLS

32. **Headlight Screen Wall or Berm** - The wall along the southern property boundary, between the existing single-family residence and subject development must be at least at least forty-two (42") high as measured from the southern driveway elevation on the subject property but no more than eight feet as measured from the adjacent grade on the single-family residence side. The wall or berm must extend from three feet from the front property line to the rear property line, in order to provide relief from headlight glare. Specific design of mounding and screen wall including landscaping planting shall be subject to the review and approval of the Community Development Department and the Public Works Department prior to the issuance of a grading and building permit.
33. **Garage Screening** – At least 50% of the total linear above-grade garage frontage must be covered by landscaping within fifteen (15) years unless otherwise recommended or required by the Community Development Department, including the Building Division. In addition, a landscape planter of at least five (5') feet in width at ground level shall be provided wherever the parking garage is exposed above ground except on the northeast side of the structure.
34. **Wall Treatment** – Any proposed retaining or garden wall shall be decorative in appearance, with appropriate relief methods (including pilasters and decorative cap). Final detail drawings reflecting design, materials selections and locations shall be submitted prior to the issuance of any building permit, subject to the review and approval by the Community Development Department.
35. **Walls and Fencing** – Fences and walls shall have a maximum height of six feet. Where a solid fence or wall is provided, it shall be designed with both sides articulated, and with similar, enhanced, or complementary materials and colors to those used on the proposed building. Chain link fencing is prohibited. The gate for the transformer enclosure shall be solid to conceal the interior area from public view. Said gate shall be decorative material and is subject to review and approval by the Planning Division of the Community Development Department.
36. **Landscape Design Compliance/Approval** – The submitted preliminary landscape plan is approved in concept only. Prior to the issuance of a grading or building permit, final construction landscape and irrigation plans reflecting compliance with all imposed conditions of project entitlements shall be submitted under separate permit for review and approval by the Community Development Department through a Landscape Plan Check application. Any landscape and irrigation improvements shall be designed

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and installed in accordance with the City's Guidelines and Standards for Landscape Planting and Irrigation Plans (Resolution Nos. 2006-108 and 2007-116), the Forestry Master Plan Newbury Park Regional Character Design Guidelines, the Ventura County Fire Department's Prohibit Plan List and associated standards and guidelines, and in compliance with the State of California Model Water Efficiency Landscape Ordinance (MWELO) standards and city ordinance prohibiting non-functional turf in commercial and multifamily areas. The final landscape plan shall incorporate all landscape areas, including added areas as conditioned herein.

Prior to the issuance of a grading permit, complete landscape and irrigation plans reflecting compliance with all imposed conditions of project entitlements shall be submitted under separate permit for review and approval. Said plans shall be subject to review and approval by the Community Development and Public Works Departments. The location of light fixtures, including standards, shall be shown on the landscape plans to ensure no conflict occurs between placement of trees/shrubs and light fixtures and to avoid plant growth interference with the level of illumination. The use of reclaimed water for landscaping where available is encouraged.

Prior to the approval of the building permit, a licensed landscape architect is to provide a signed and stamped letter to the Community Development Director confirming the landscape plan has been designed consistent with the above referenced standards. Prior to issuance of a certificate of occupancy for the final building in each phase, an independent auditor or licensed landscape architect is to provide a signed and stamped letter to the Community Development Director confirming the landscape plan has been installed consistent with the approved landscape plan.

37. **Landscaping Material Selection** – All new landscaping treatment shall consist of combinations of minimum fifteen (15) gallon, twenty-four-inch (24"), thirty-six inch (36") and forty-eight inch (48") box size deciduous and evergreen trees as well as five (5) and fifteen (15) gallon shrubs. Larger size trees may be required to help screen the building's retaining walls and facades. The type of landscaping material shall be accomplished in a manner that blends with existing landscaping treatment in the area. The specific size, number and species of plant materials used shall be included on the landscape plans subject to review and approval by the Community Development Department.
38. **Manufactured Slope Landscaping** – In accordance with the City's Grading Ordinance (TOMC Section 7-3.24), all manufactured slopes shall be landscaped with drought resistant native plants materials including tree clusters and ground cover and provided with a permanent irrigation system throughout. Landscaping and an irrigation system shall be installed six (6)

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months following the completion of grading for the project. Prior to the issuance of a grading permit, landscaping and irrigation plans shall be submitted under separate permit for review and approval by the Community Development and Public Works Departments.

39. **Landscape Planters** – All landscape planters and fingers shall be planted with shrubs, trees and flowers subject to the review and approval of the Community Development Department.
40. **Retaining Walls** – All retaining walls shall be constructed of a decorative masonry material with a decorative cap or a concrete material to match the buildings subject to cut sheet detail designs submitted for the review and approval of the Planning Division. All retaining walls shall be limited to a maximum exposed height of six (6) feet and softened by landscaping. Where such walls are exposed to public view, horizontal articulation of varying depths shall be provided to break up a linear wall appearance.
41. **Reinforcement of Existing Walls** – any reinforcement of existing retaining walls must be reviewed by the Community Development and Public Works Departments prior to commencement to ensure that any work to be performed is in compliance with the California Building Code.

LIGHTING

42. **Decorative Lighting Above Public Area** – Low-intensity lighting may be provided above and across any public exterior space.
43. **Wall Lighting** – Wall-lighting fixtures at building entrance doors, loading areas, and outdoor areas within public view area are permitted. Lighting may be provided by decorative downward shielded light fixtures, recessed in a downward direction from projecting canopies, recessed doorways, and window openings. Decorative architectural light fixtures shall be installed on the building walls. Light fixture cut sheets shall be submitted for review and approval by the Planning Division. Architecturally designed fixed pendant and bracket light fixtures are permitted. The use of such lighting shall be designed to create a uniform illumination generally in a downward direction and not create illumination hot spots on adjacent surfaces.
44. **On-building Light Fixtures** – The applicant shall submit catalogue cut sheets and specifications for any new exterior light fixtures to the Community Development Department for review and approval prior to installation.
45. **Light Source** – Use of bright white, high-intensity LED or metal halide lighting is prohibited.

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46. **Site Illumination** – Site illumination within the project shall be designed in a manner that is uniform in design and appearance. Parking lot illumination shall be designed in accordance with the City's parking lot standards as identified in the City's Building and Security Ordinance No. 1395-NS. Review and approval of such lighting shall be processed under a separate permit. Special design features within these fixtures shall include flat lens and shielding devices to avoid an over-intensification of illumination, to direct the illumination in a downward direction (full cut-off) and to eliminate any spillover of light into adjacent properties and past the centerline of public streets.

All pole lighting utilized shall not exceed 14' in height and shall be provided with concrete pedestals finished to complement the earthtone colors of the buildings as shown on site within "Project Plan Set," date stamped May 26, 2023. All pedestals shall be painted the same color which shall complement one of the main wall colors of the buildings, subject to the review and approval of the Community Development Department. Where pedestrian walkways occur, the height of these fixtures may be reduced in proportion to human scale.

Use of bollard type lighting for safety adjacent to driveways is also encouraged for pedestrian traffic circulation. All lighting attached to these features shall be decorative, oriented in a downward direction, and downward shielded. Prior to issuance of a parking lot electrical permit, a photometric analysis and light fixture catalogue cuts and specifications shall be submitted to the Planning and Building Divisions for review and approval.

47. **Photometric/Light Fixture Catalogues and Specifications** – All exterior lighting shall be processed under a separate permit. Prior to the issuance of any electrical and building permits for exterior lighting, a photometric analysis prepared by a registered Electrical Engineer and accompanied by light fixture catalogues, brochures and specifications shall be submitted for review and approval by Building and Planning Divisions of the Community Development Department, as well as review by the Police Department.
48. **Exterior Decorative Lighting** – All exterior lighting shall be processed under a separate permit. Use of architectural decorative bracket and landscaping lighting may be provided to enhance the landscaping and architectural design of the project. No roof or sidewall lighting shall be permitted except as otherwise needed to comply with building security requirements. The design and location of such fixtures shall be subject to the review and approval by the Community Development Department.

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SIGNS

49. **All Signs** – All site and building signage shall comply with Specific Plan 20 and shall be designed to meet the Precise Plan of Design Guidelines (Res. No. 2006-108), and as specified in the Thousand Oaks Municipal Code. The design, color and location of all site and building signs as well as address numbers shall be processed under separate permits. A sign permit application shall be submitted to the Community Development Department for review and approval.

BUILDING SAFETY AND CONSTRUCTION

50. **Archaeological Discovery Protocol** – If buried materials of potential archaeological significance are accidentally discovered within an undisturbed context during ground disturbance, then all work in that area shall be halted or diverted away from the discovery to a distance of 50-feet until a qualified senior archaeologist can evaluate the nature and significance of the find(s). A project communication plan will be followed, and the Lead agency (City of Thousand Oaks) will be immediately notified of the discovery.

Ground disturbance shall not resume in the locality of the discovery until consultation between the senior archaeologist, the Lead agency, the applicant's representative, and all other concerned parties, takes place and reaches a conclusion acceptable to the City of Thousand Oaks. If a significant archaeological resource is discovered during ground disturbance, complete avoidance of the find is preferred. However, further survey work, evaluation tasks, or fossil recovery of the significant resource by a qualified archaeologist may be required by the Lead agency if the resource cannot be avoided. This work shall be conducted, and paid for, by the applicant. In response to the discovery of significant archaeological resources, the Lead agency may also add additional conditions, which may include archaeological monitoring.

Any monitoring, assessment, evaluation, fossil recovery, or other reports that are generated as a response to the discovery of a significant archaeological resource shall be submitted to the lead agency for review and final curation as part of the project record. All such documents associated with the discovery of archaeological resources will be transmitted to the Natural History Museum of Los Angeles County at the end of project construction.

51. **Inadvertent Discovery of Human Remains** – The inadvertent discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 addresses these

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findings. This code section states that in the event human remains are uncovered, no further disturbance shall occur until the County Coroner has made a determination as to the origin and disposition of the remains pursuant to California Health and Safety Code (PRC) Section 5097.98. The coroner must be notified of the find immediately, together with the City and the property owner.

If the human remains are determined to be prehistoric, the coroner will notify the California Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials and an appropriate re-internment site. The lead agency and a qualified archaeologist shall also establish additional appropriate mitigation measures for further site development, which may include additional archaeological and Native American monitoring or subsurface testing.

52. **Nesting Birds** – Any site preparation activity, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least 5 days prior to initiation of activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the Community Development Department prior to ANY vegetation removal on site.
53. **Final Plans** – Prior to the issuance of a building permit, final site, grading, floor, elevation and roof plans shall be submitted for the review and approval of the Community Development Department. Said plans shall incorporate any design change and other requirement as conditioned herein.
54. **Approval Inclusion** – This approval, in its entirety as adopted, shall be included in the initial plan-check submittal that is submitted to the Building Safety Division. The approval and conditions shall be copied directly onto plan sheets and included as part of the project plans throughout the plan-check process and shall be part of the project plans for which building permits are issued.
55. **Final Detailed Grading, Paving and Drainage Plan Submittal** – Prior to issuance of a grading permit, a final detailed grading, paving and drainage plan demonstrating compliance with all imposed conditions of this Development Permit shall be submitted for review and approval by the Community Development and Public Works Departments.

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56. **Certified As-Built Grading** – Prior to issuance of a building permit, a rough grading completion certification on the City standard form shall be prepared and signed by the applicant's Civil Engineer and submitted to the Public Works Department. Said certificate shall state that the graded pad design and pad elevations are consistent with the pad elevation and grading details shown on the grading plan, as shown in the grading plan/attachments dated June 26, 2023, to the Planning Commission staff report dated July 10, 2023.
57. **Construction/Security Fencing** – Prior to the issuance of a grading/building permit, the applicant shall install a temporary five (5) foot-high chain-link fence within the limits of the proposed development area. Said fencing shall be provided for purposes of maintaining security, as well as containing trash and debris on-site. The fence shall remain in place during all phases of construction and shall be maintained until no longer needed for trash and debris control as determined by the Community Development Department. The applicant shall be responsible for pick-up of trash and debris on a weekly basis during building construction operations.
58. **Preconstruction Meeting** – Prior to issuance of a grading permit, the applicant shall coordinate with the Community Development and Public Works Departments including, a preconstruction meeting at the job site to review field conditions, project conditions, methods and procedures, individual and City department responsibilities associated with the project. Members attending this meeting shall include but not be limited to City department representatives, City landscape consultant, owner or designated project coordinator, architect, project consultants, project landscape consultant general contractor and other representatives associated with the project. The meeting shall be arranged no sooner than one (1) week prior to commencement of work.
59. **Construction Progress** – Once permits have been issued to commence work on the improvements, it is the applicant's/owner's responsibility to diligently pursue completion per all conditions, requirements and as represented on the approved plans. Reasonable progress shall occur on a continual basis until completion to the satisfaction of the Community Development Director. Work shall not be discontinued for a period exceeding 30 days, without acceptable cause. The intent is to have the project completed in a timely fashion to prevent a potential blight from partially completed construction.
60. **Hours of Construction** – All grading and construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday with no construction activity permitted on Sunday. Construction workers and vehicles shall not be permitted to park on off-site properties or congregate onsite before and after the construction hours authorized herein. Likewise, warming of equipment engines shall not be permitted outside the permitted construction hours.

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61. **Condition Execution** – Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance, unless stated otherwise herein. Deviation from this requirement shall be permitted only by written consent of the Community Development Director or designee.
62. **Occupancy** – No final inspection or occupancy permit shall be granted until construction and landscaping are complete in accordance with the approved plans and the conditions required herein.
63. **Exporting/Importing Earth Materials** – Any exporting or importing of earth material and debris shall be authorized by permit issued by the Public Works Department. The builder shall comply with an approved haul route to and from the project site and shall coordinate the hauling of this material with the Public Works and Community Development Departments to minimize traffic disruptions and disturbances to the project area. The exporting and importing of any earth materials to new sites within the jurisdiction of the City of Thousand Oaks shall be subject to the review and approval by the Planning Commission unless such sites have previously been approved for development with an active entitlement, and said grading is in accordance with Public Works Department approved plan for the project.
64. **APCD Permit** – The applicant shall obtain all necessary clearances from the Ventura County Air Pollution Control District (APCD) prior to beginning any construction activity.
65. **Dust Prevention** – In order to prevent excessive amounts of fugitive dust, all materials excavated (on-site) shall be controlled for with Ventura County Air Pollution Control District methods, which includes adherence to Rule 50 (Opacity) that sets opacity standards on the discharge from sources of air contaminants. This rule would apply during construction of the proposed project, specifically grading activities, Rule 55 (Fugitive Dust) that requires dust generators to implement control measures to limit the amount of dust from vehicle track-out, earth moving, bulk material handling, and truck hauling activities, and Rule 55.2 (Street Sweeping Equipment) that requires the use of PM10 efficient street sweepers for routine street sweeping and for removing vehicle track-out pursuant to Rule 55. The project is to comply with the City of Thousand Oaks Water Conservation Ordinance Requirements. Level 4 Conservation Measures prohibit potable water use for dust suppression unless approved through a City waiver. For more information see: <https://www.toakswater.org/conservationstages>.
66. **Rodent Control** – The applicant shall submit a rodent control plan to the Community Development Department prior to the issuance of any building permit, which shall include measures to protect adjacent and nearby properties from any rodent displacement during the project demolition and construction activities.

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67. **Parking/Materials Storage During Construction** – A parking and materials storage plan shall be submitted to the Building Safety Division for review and approval prior to the issuance of grading permits. The intent of this requirement is to ensure construction crew parking does not negatively impact properties in the area. The applicant is encouraged to provide areas on-site for parking and material staging.
68. **Overhead Utility Poles and Lines** – The existing overhead utility poles and lines on the project site's Erbes Road frontage, and within the site, shall be undergrounded, as required, to accommodate the construction of the required street improvements along the frontage of the property.
69. **Easement Changes** – The applicant must provide proof that all easements on the property are acceptable to the appropriate owners prior to submittal of building permit applications.
70. **Bicycle Parking** – In accordance with the 2022 California Green Building Standards Code, Section 5.106.4, the number of short-term bicycle parking facilities shall be equivalent to 5% of proposed vehicle parking. The number of long-term bicycle parking facilities shall be equivalent to an additional 5% of proposed vehicle parking. The configuration and location of all bicycle parking facilities shall be as review and approved by the City Planning Division. The bicycle parking shall be designed to provide two (2) points of contact on the bicycle, be supported upright, and cause no stress onto tires. All provided bicycle parking shall be able to accommodate a standard U-lock.
- A. Short-term bicycle parking spaces are to be provided on site near the front entrance. Bicycle parking should be located along the natural desire lines of travel from the bikeways to the facility entrance, in well-lit areas visible from the front entrance and public areas, in the nature of a bicycle corral or racks. Bicycle parking shall be located outside of pedestrian walkways, loading areas, landscape planters, etc. Where feasible, bicycle-parking areas should be covered.
 - B. Long-term bicycle parking spaces shall be convenient from the street and shall be provided in one or more of the following configurations:
 - 1. Covered, lockable enclosures with permanently anchored racks for bicycles;
 - 2. Lockable bicycle rooms with permanently anchored racks; or
 - 3. Lockable, permanently anchored bicycle lockers.
 - C. The applicant shall submit a bicycle parking plan to be reviewed and approved by the Chief Building Official, Traffic Engineering representative in the Engineering Services Division, and the Community Development Director (or his/her appointee). All bicycle

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parking shall comply with AASHTO, NACTO, or APBP standards, as permitted by the California Building Code.

71. **Title 24 Compliance** – All requirements of California Uniform Building Code, Title 24, California Code of Regulations, shall be met. A set of plans, at a scale not less than one inch equal to ten feet (1"=10') shall be submitted to the Community Development Department displaying all exterior physically disabled accessibility requirements, including point elevations and details. Prior to the issuance of building permits, the accessibility requirements for the exterior shall be approved by the Building Division for disabled access compliance.
72. **Path of Travel** – The path of travel from the accessible parking spaces to the building entrances shall meet the current standards of the California Uniform Building Code.
73. **Interior Design Approval** – The accessibility requirements for the interior of the proposed buildings will be reviewed when construction documents are submitted for plan check to the Building Division.

PUBLIC WORKS DEPARTMENT

GENERAL

74. **Plan Format** – All plans submitted to the Public Works Department shall be formatted to 24 inch by 36-inch sheet size, using city standard title block, and as-built/record plans shall be submitted as part of the closure and acceptance of the project.
75. **Standard Plates** – The City of Thousand Oaks Public Works Road Design and Construction Standards and Standard Plates, adopted May 15, 2018 in Resolution No. 2018-024 shall be used as the principal criteria for the design of development plans. It shall be the responsibility of the applicant to maintain a copy of the latest edition of said Plates available to all parties utilizing said Plates for construction purposes. The Standards establish uniform criteria, policies, standard and procedures for the design and construction of City roads, drainage facilities and appurtenances. The design engineer shall review the methods and procedures contained in the Road Standards, where not considered applicable, the design engineer shall request an exception from these standards in writing to be approved by the City Engineer. Said Road Standards are available for download at www.toaks.org/roadstandards.
76. **Updating of Existing Improvement Drawings** – All existing improvement drawings in the Department's possession for water and wastewater which are affected by the subject project will be updated by the City to reflect the new improvements associated with this project. This work shall be considered as part of the project final process, and subject to a change order fee.
77. **Base Topography Map** – The grading plan for this project must be prepared using topography which has been plotted by photogrammetric methods or survey data compiled no longer than two years prior to the date of submittal of the grading plan, and must be on current City datum. The name of the firm which prepared the topography and the date(s) on which the data was compiled or obtained must be shown on the plan. Topography must be presented in 1" = 40' or larger (closer) scale and must extend a minimum of 100 feet outside the limits of the property proposed for development. Any deviation from this condition must be approved by the City Engineer.
78. **Title Report** – A copy of the applicant's preliminary title report for the subject property, dated within 1 year of the entitlement application, shall be submitted to the Public Works Department for review prior to grading plancheck or the issuance of any Building or Grading Permits.

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79. **Survey Monuments** - The Applicant shall be fully responsible for the preservation of all survey monuments to the satisfaction of the City Engineer. Prior to the start of construction and prior to the disturbance or destruction of any existing survey monument, all monuments shall be located and referenced with minimum of four (4) ties by the Applicant's Land Surveyor. A corner record or record of survey shall be filed with and approved by the County Surveyor showing monuments that will be disturbed or destroyed, along with the reference monuments or marks and bearings or azimuth and distances to the location of the monument to be disturbed or destroyed. Documentation shall be provided to the City that the surveying has been completed.

WATER AND WASTEWATER

80. **Water Service** – In order to obtain water service, the applicant shall pay for the Cost of the Water Meter Deposit plus the City's Water Plant Investment Fee, at the rates in effect at the time of payment, prior to issuance of a building permit. Additional fees for special facilities zones and fire flow surcharges may also apply. The applicant shall also pay the established change order fee for updating the plans for this new lateral.
81. **Location of Water Meter Boxes** - Water meter boxes may not be located within driveways. It is the responsibility of the applicant and his engineer to properly coordinate and locate all water service lateral locations such that there is a single, unbroken/unrepaired service line between the main in the street and the meter box to each residence or building. In the event the configuration of the proposed house or building is revised and the meter box is then situated in a driveway, the applicant shall abandon the existing service by excavating the service at the main, closing the corporation stop, severing the service lateral approximately 12 inches beyond the corporation stop, folding and crimping this remaining portion of the service lateral and soldering the crimped pipe together. The remainder of the lateral may be abandoned in place, but the meter box must be removed and the area returned to a condition acceptable to the water purveyor. If service laterals are relocated, the applicant's engineer shall process a change order and pay any applicable charges for said change order.
82. **Fire Water Service** - If required by the Fire Department to install fire sprinkler systems, the applicant shall install a new separate fire water service line to the building, along with associated double detector check valve to protect the domestic water supply. Applicant is encouraged to contact the County of Ventura's Environmental Health Division for details pertaining to the selection, installation and testing of the double detector check valve assembly.

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83. **Fire-Flow Verification** - The applicant shall pay the Department a fee for calculation and verification of the existing water system to deliver required fire flows. In the event the fire flow, as determined by the Ventura County Fire Protection District, cannot be met utilizing the existing system, the applicant shall design and install new water main(s) of sufficient size and length, as determined by the Department, to provide said fire flow. A completed copy of the above-mentioned fire flow calculation must be provided to the Department before, or at the same time as, the submittal of the first plan check for the water system. Plans will not be checked or processed unless these calculations, along with a copy of the plan showing locations for proposed fire hydrants approved by the Fire Department, are submitted.
84. **Cross Connection Device** - The applicant shall design and construct new backflow connection devices for the project's irrigation water as well as fire sprinkler systems. Prior to the issuance of clearance for occupancy by the Department, all cross-connection control devices must be inspected and approved by the Cross Connection Control Specialist of the County of Ventura (MC 10-2.600). Full right of access and entry to the cross-connection device shall be granted to the Public Works Department.
85. **Cross Connection Device** - The applicant shall design and construct new backflow connection devices for the project's irrigation water as well as fire sprinkler systems. Prior to the issuance of clearance for occupancy by the Department, all cross-connection control devices must be inspected and approved by the Cross Connection Control Specialist of the County of Ventura (MC 10-2.600). Full right of access and entry to the cross-connection device shall be granted to the Public Works Department.
86. **Usefulness of Existing Water Laterals** – Where there are existing water laterals serving the subject property and it is the desire of the applicant to reuse these laterals as part of the proposed project, the applicant must demonstrate to the satisfaction of the Department that the lateral(s) are in acceptable condition (no broken pipe, no root intrusion, etc.). These laterals must be made of copper; all poly services must be abandoned at the main under Department inspection and the meter boxes removed.
87. **Procedure for Determination of Wastewater Fees** - Prior to issuance of a building permit for this project, applicant shall submit a plumbing plan and a listing of proposed fixture units for the subject project to the Public Works Department for determination of a "preliminary" wastewater connection fee estimate. The plan and listing will be reviewed for apparent correctness only and the applicant shall pay the wastewater connection fee based on this "preliminary" estimate at the time a building permit is issued. The final fee amount to be paid by the applicant will be based on the actual numbers and types of plumbing fixture units installed as determined by City staff from

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- a field count made of the project building(s) before certificate of occupancy is granted. Any difference between the actual/field verified fixture unit count and the total amount paid will be reimbursed to the applicant. If additional connection fees are due, these shall be paid by the applicant to the City upon request. Any existing fixture units for which fees have been previously paid on the parcel will act as a credit against the amount to be paid.
88. **Wastewater Service** - There is an existing 4-inch wastewater lateral to serve the subject property. The applicant shall pay the wastewater connection charge at the time of payment to the City of Thousand Oaks prior to or concurrent with issuance of a building permit. The applicant is strongly encouraged to contact the Public Works Department to calculate the total required fees. The existing City Wastewater Main fronting the project is shown on Drawing # 10224 Sh. 12.
89. **Usefulness of Existing Wastewater Laterals** – Where there is an existing wastewater lateral serving the subject property and it is the desire of the applicant to reuse the lateral as part of the proposed project, the applicant must demonstrate to the satisfaction of the Department that the lateral is in acceptable condition (no broken pipe, no root intrusion, etc.). This can best be done by utilization of a television video from a point on the subject property to the main, or by excavating the lateral at the property line and making a visual inspection of the lateral. Other methods may be utilized, but are subject to Department approval. If the lateral is acceptable to the Department, it may be reused; where it is not acceptable, a replacement lateral must be constructed or the existing lateral renovated (such as by use of pipe bursting technology). Laterals that are not appropriate for re-use must be abandoned at the main under Department inspection.

DEVELOPMENT ENGINEERING

90. **Encroachment Permit** - Where any construction occurs within public right-of-way, an encroachment permit shall be obtained, plan check and inspection fees paid, an approved traffic control submitted, and bond/security posted (if required) prior to initiating construction of any improvements.
91. **Easement Conflicts** – The applicant shall confirm the existence of easements within the project area by reviewing the subject property's title report prior to starting the proposed construction.
92. **Underground Conduits** - Pursuant to the City Council policy and Resolution No. 91-174, adopted on July 23, 1991, the applicant shall install a minimum two-inch diameter conduit capable of carrying coaxial or fiber optic cable suitable for carrying health and safety features such as fire alarm, water meter reading, telecommunications, etc. Said conduit shall be

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continuous and placed behind the sidewalk or curb within a public service easement or within a public right-of-way, where applicable. Pull boxes shall be placed at alternate property lines of all lots. The conduit and pull boxes shall be of materials approved by the Public Works Department. The conduits and pull boxes shall be dedicated to the City. The architecture and technical specifications of the conduit system shall be subject to the review and approval of the City Engineer. A 1"=100' scale plan shall be prepared under the direction of a Registered Engineer and shall be submitted to the City Engineer for review prior to approval of the final map or improvement plans. The plan shall include details and general notes, and shall be part of the plan set.

93. **Annexation to Lighting and Landscape District** - In order to mitigate the impacts of this project and to have this project pay its fair share of maintenance costs for existing and future street lighting and landscape improvements that provide a benefit to the property, the applicant is hereby notified, consents to and agrees that the real property subject to this entitlement will be annexed into the City's Lighting and Landscape Assessment District No. 79-2 at the next annual renewal of the District (typically June of each year). Said annexation will occur only if the City has given final approval to this entitlement. Prior to recording the final map or the issuance of any subsequent City permit needed for this project, whichever event occurs first, the applicant shall sign an annexation pre-submittal form, as provided by the City, agreeing to the unconditional annexation of the real property to said District. Applicant shall also post with the City a cash deposit or other security, as approved by the City, that could equal up to 2 years of maintenance costs for the property, based on City's estimate of all expenses associated with the improvements for the period City deems appropriate, in order to guarantee funding for maintenance by City of lighting and landscape improvements that provide a benefit to the property. Said deposit or security shall remain in a separate City fund until such time as the property is annexed into said District. Until said annexation is complete, City shall draw on a yearly basis those amounts necessary for maintenance of said improvements. The balance of funds remaining at the time of annexation, not including any accrued interest, shall be refunded to the applicant. If annexation is not accomplished, said funds shall be used at City's discretion to pay for maintenance of said improvements. Upon receipt of ballot(s) transmitted by the City in accordance with annexation proceedings, the applicant shall not oppose the assessment or the assessment formula for the subject property (as calculated in accordance with Article XIID of the California Constitution), said ballot(s) shall be signed and returned to the City prior to the scheduled public hearing, per the instructions outlined on the ballot(s). An annual assessment may be placed on the tax rolls by the City. The applicant, and/or applicant's successor in interest, heirs or assigns shall be responsible to pay all applicable charges for annexation of said property to said District.

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94. **Permission for Offsite Construction** - Prior to the issuance of a grading permit, written permission for all proposed offsite construction along with any required easements from the owners of the affected property shall be submitted to the City Engineer.
95. **Noise Abatement Prior to Commencement of Working Hours** - On grading and construction projects where residential units are located within 100 feet of the boundaries of the proposed work, the contractor may not start up any vehicles or any gas or diesel powered equipment prior to the start of approved working hours, cause any other construction related noise, or allow employees or subcontractors to keep their vehicles running while parked.
96. **Hauling of Imported or Exported Materials** - This project will require the exporting of earth from the project site, prior to issuance of a grading permit the applicant shall submit a written plan to the Department for review and approval. Said plan shall detail the quantity of earth to be exported, the location to which the earth will be taken, the proposed haul routes to be used, the size and numbers of the trucks to be used, the proposed hours of operation (times of day, days of the week, and estimated number of days), the estimated number of round trip truck movements, the proposed methods to be utilized to keep the haul route clear of any dirt dropped along the route, and any other information as may be required by the Department.
97. **Grading Permit and Soils Certification** - The applicant shall prepare and submit final grading plans, improvement plans, erosion control plans, BMP improvement plans, geotechnical soils reports, supporting hydrology and hydraulic calculation reports, title report, and other items as required by the City Engineer in order to obtain a grading permit in accordance with the requirements of the City's Grading Ordinance. Applicant shall also prepare and submit detailed erosion control plans for both phases of land development; the pre-grading / site stabilization phase, as well as the post grading / building construction phase. The grading and improvement plans submitted to the City for plancheck shall at a minimum indicate all topography, proposed improvements, drainage features, water/wastewater connections and laterals, existing easements, interface with adjacent properties, storm drain and drainage systems, and street improvements. All submittals shall include the completed public and private improvement cost estimate worksheets, the required plancheck and inspection fees, and the posting of the required grading bond prior to the start of any construction. After the grading is complete, the applicant shall submit a building pad compaction report and a rough grading certificate from the soils engineer prior to issuance of a building permit. Grading bonds shall be exonerated after satisfactory completion of the project punchlist items, which are generated after the applicant's engineer provides a submittal of the final Record (as-built) Drawings.

98. **Pre-Grading Meeting with Adjacent Property Owners and Residents -** Prior to issuance of a grading permit, the applicant shall arrange for a public meeting to inform all adjacent residents and potentially affected or impacted residents of their project. The applicant shall mail a letter notice to all owners of record within 300 feet of the subject property (or other distance and residents as determined by City Engineer) not later than 7 days prior to the start of construction. The meeting shall be on a date, at a time, and at a location convenient to residents. The notice shall indicate the date, time, and location of the meeting, the purpose of the meeting, and contain a small map showing the location of the proposed grading. A representative of the applicant and the grading contractor shall be present at the meeting; the applicant shall inform those residents present of his schedule, the approximate quantity of earth to be moved, and the route for any import or export, whether or not any blasting will occur on the project, and if so, the nature, extent, and approximate schedule for the blasting. The applicant shall also provide a daytime telephone number at which a responsible person representing the grading contractor may be reached by residents in the event they have further questions or complaints during the grading operation. Prior to issuance of the grading permit and subsequent to the above-mentioned meeting, the applicant shall submit to the Department copies of the letter notice and any other materials sent or provided to the residents. The applicant may commence grading work anytime after the meeting has been held, provided a grading permit has been issued.
99. **On-site Run-off -** On-site storm water shall be intercepted within the project boundaries in approved pick-up structures, treated and retained and/or conveyed to the nearest public street or existing storm drain system to the maximum extent practicable, as approved by the City Engineer (M.C. 7-3.09 and 7-3.21).
100. **On-Site Drainage Design -** Project design shall use the City of Thousand Oaks "Master Plan of Drainage" (2007) for the purpose of establishing on-site storm flows. The CFS-per-acre unit discharge in the Master Plan shall be used when preparing the Q_{10} (developed) discharge flows and for the detention calculations up through Q_{100} .
101. **On-Site Drainage -** Project design and engineering plans shall show drainage flows to street and/or yard drains and elevations.
102. **Drainage Study -** The applicant's engineer shall prepare a hydraulic/hydrology analysis for the project. The study shall include, but is not limited to addressing offsite tributary flows, retention/detention, inlet hydraulics and storm drains and appurtenances intended to convey and treat project storm discharges. The focus of the study is to ensure the existing conveyances possess sufficient capacity to pass the Q_{10} (developed) and to demonstrate

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- that no new flooding will occur adjacent to or upon the property during a Q_{100} event as a result of development. The study shall be subject to the review and approval of the City Engineer prior to grading permit issuance.
103. **On-site Ribbon Gutters** - The City prohibits the use of ribbon gutters and encourages the use of graded parking lots with perimeter curb and gutter to convey flow away from pedestrian pathways. Parking lot and drive drainage shall conform to this standard. The use of ribbon gutters will only be considered under special circumstances as determined by the Public Works and Community Development Directors (MC 9-4.2405).
104. **Parking Structure Drainage** – The City prohibits the discharge of pressure-washing effluent, antifreeze and motor oils into either the wastewater system or storm drain system. Inasmuch as these are the anticipated discharges from the interior of the parking structure, the applicant shall incorporate a blind sump containment area within the parking structure designed to capture and store such discharges. Provisions shall be provided for periodic pump-out of the blind sump via tanker truck with disposal in conformance with all local, state and federal regulations. The roof and other surfaces of the parking structure directly exposed to rainfall may be drained and discharged in accordance with NPDES design parameters for a normal, rainfall-exposed surface parking lot.
105. **Detention of Onsite Storm Flows** - The applicant's engineer shall prepare a hydraulic/hydrology analysis for the site and design onsite catch basin(s) and conveyances which will pass only the Q_{10} (developed) flows into the public storm drain system. All flows in excess of Q_{10} (developed) up to and including Q_{100} (developed) must be detained on-site. A simplified detention method is available for this site.
106. **Existing Improvements** - Existing improvements adjacent to the property, including but not limited to sidewalks and curb & gutter which are broken or uneven shall conform to City and ADA standards, and if deemed necessary by the City Engineer, shall be repaired or replaced.
107. **Driveway Construction** - The proposed driveway shall be constructed per Plate No. 6-1 and 6-4 of the Road Standards. The sidewalk must conform to the cross section as shown on Plate 6-4 and the applicant must grant an additional five (5) foot wide easement to the City covering the entire length of the sidewalk across the driveway. An encroachment permit shall be obtained, plan check and inspection fees paid, and security posted (if required) prior to initiating construction of said driveway improvements.
108. **Existing Driveway** – The existing driveway shall be removed and replaced with curb, gutter, and sidewalk per Plates No. 8-2 and 8-3.

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109. **On-site Improvement / Paving Permit** – The applicant shall submit for and obtain an on-site paving and improvement permit. An approved pavement section from the registered soils engineer of record shall accompany the permit application, along with payment of plan check and inspection fees, prior to initiating the construction of on-site parking, paving, and/or drainage improvements (M.C. 9-4.2405).

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

110. **NPDES Permit Compliance** – Development shall be undertaken in accordance with conditions and requirements of the Ventura Countywide Stormwater Quality Management Program, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002. The project shall employ NPDES best management practices in accordance with the latest applicable version of the Countywide Stormwater Program “Technical Guidance Manual” and the California Stormwater Quality Association (CASQA) “BMP Handbooks” and/or other approved reference documents cited in Permit No. CAS004002 (M.C. 7-8.302).

111. **BMP Sizing Requirements** – Prior to issuance of a grading/paving permit, the project’s engineer shall prepare analyses to demonstrate that the proposed Best Management Practices (BMP’s) for stormwater treatment will mitigate pollutants of concern. The analyses shall include calculations demonstrating that the selected BMP’s must satisfy one of the following sizing criteria:

Treat the storm flow equivalent to ten percent (10%) of the 50-year peak flow; or

Treat the volume of annual runoff (based upon the unit storage water quality volume) to achieve 80 percent or more volume treatment by the method recommended in the “*California Stormwater Best Management Practices Handbook – Industrial / Commercial (1993)*” and the “*Ventura Countywide Stormwater Quality Management Program Technical Guidance Manual for Stormwater Quality Control Measures (2002)*.”

112. **Site Erosion / Pollutant Runoff Control** - The applicant shall design and install all required erosion control measures to prevent the migration of soil, pollution or debris onto the public right-of-way or storm drains during the construction and grading operations. Said erosion control plans shall be in accordance with the California Stormwater Quality Association, Stormwater Best Management Practice Handbook for Construction (latest edition), and submitted to the Department for review and approval prior to issuance of any paving, grading or encroachment permits. All erosion control measures shall be subject to modification by the Department, as field conditions warrant.

TRAFFIC

113. **Traffic Mitigation Fees** – The applicant acknowledges that the subject development will impact traffic and agrees to provide for the mitigation by depositing with the City of Thousand Oaks the appropriate non-refundable fees no later than prior to the issuance of building permits.
114. **Sight Distance** - Adequate vehicular and pedestrian sight visibility shall be provided at all intersections of public streets and private driveways in accordance with the criteria specified within Plate 3-10. The improvement plans for all projects shall demonstrate compliance with this plate (and a means to execute on-going maintenance to guarantee preservation of sight visibility).
115. **Gated Entrance** – Gates must comply with the City standards subject to review and approval of the Traffic Engineering representative in the Engineering Services Division, Ventura Fire Department and the Department of Community Development. No pavers shall be located in the path of travel for the physically challenged. Should the gate interfere with traffic safety on the public street they will be removed at the property owner's expense.

SUSTAINABILITY

Solid Waste Collection and Diversion Requirements

116. **Trash Hauler Approval** – Prior to issuance of a trash enclosure building permit, the applicant shall provide a letter from Athens Services, the City's trash hauler, indicating they have reviewed the project plans and that the enclosure locations and orientation as shown are acceptable to their company for purposes of trash and recyclables access for collection vehicle pick up. Contact Athens Services at (805) 852-5264, or visit their Sustainability Center at 2251 East Thousand Oaks Boulevard.
117. **Construction/Demolition Debris Recycling Plan** – Prior to the issuance of a demolition permit (where the site contains existing structures or facilities) or of a grading/building permit, the applicant shall submit a Construction and Demolition (C&D) Debris Recycling Plan to the Sustainability Department for review and approval.

The applicant must divert a minimum sixty-five percent (65%) of all C&D waste materials generated from the project. The C&D Debris Recycling Plan shall indicate the proposed means of disposition of all C&D waste materials, including but not limited to, asphalt, concrete, wood, drywall, brush and vegetation, landscaping materials, lights, piping, concrete block, metal, and

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the like, which will be recycled, reused, salvaged, and /or delivered to a landfill. The Recycling Plan must also include estimated weights of the materials, list of proposed recycling/disposal facilities, and select an authorized hauling company to be used. For a list of authorized waste haulers and/or to complete and submit a C&D Debris Recycling Plan go to ThousandOaks.WasteTracking.com.

118. **Trash Enclosures - Solid Waste, Recycling and Organics Collection** – American with Disabilities (ADA) accessible, covered 3-bin enclosures with a ramp 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.

Refer to the City's revised waste ordinance (November 16, 2021) governing the enclosures' locations, specific sizing, configuration, and clearances. Resident access to Waste Enclosures serving MFD-C or MXD developments via walk-up shall be located no further than 150 feet from the front door of the furthest residential unit served as measured along the accessible path of travel.

119. **Bulky Item Collection** – A covered location shall be provided for occupants to place bulky items for collection by the authorized hauler. Access door(s) and egress walkways shall be clearly shown that are adequate to accommodate King-size mattresses and sofas (84" length and 40" depth).
120. **Operational Recycling Plan** – Prior to occupancy, in accordance with the City's Enclosure Space Regulations, each applicant and/or owner must submit a Recycling Plan pertaining to operational solid waste management after occupancy. A completed Recycling Plan form must be submitted for review and approval by the Public Works Department. A Certificate of Occupancy cannot be issued by the Community Development Department until the form is completed and processed by the Public Works Department.

Water and Irrigation

121. **Turf/Grass** – State law and City ordinance now prohibit the watering of non-functional turf in commercial developments. A waiver from the Sustainability Division is required to use potable water for turf. The waiver must include an explanation of why it is "functional turf". Include a description of the subsurface irrigation system or mechanism to irrigate. In planning for the future, turf areas should be minimized and established on separate valves for easier shutoff during droughts.

VENTURA COUNTY FIRE PROTECTION DISTRICT

122. **Fire Department Clearance** - Applicant shall obtain VCFD Form #610 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
123. **Fire Flow (Commercial, Industrial, Multi-family buildings)** - The minimum fire flow required shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (with ever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration for the project prior to obtaining a building permit by having them fill out VCFD Form #625, Fire-Flow Verification.
124. **Building Plan Review** - Building plans of all A, E, I, H, R-1, R-2 or R-4 occupancies shall be submitted, with payment for plan check, to the Fire District for review and approval prior to obtaining a building permit. This review is concurrent with Building and Safety review. Plans (Architectural, Mechanical, Electrical, Plumbing, and dedicated fire service utility with design to finish above grade) shall be submitted directly to VCFD Fire Prevention.
125. **Panic Hardware** - All exit doors shall be provided with panic hardware when serving A, E, I occupancies with an occupant load of 50 or more persons.
126. **Aerial Fire Apparatus Access** - Private roads shall comply with Public Road Standards. Multi-Family, Commercial or Industrial Buildings or portions of buildings or facilities with perimeter eave lines exceeding 30 feet in height above the lowest level of fire department access shall require an approved aerial ladder fire apparatus access road. One aerial apparatus access road shall be provided per 50,000 square feet of building area. Aerial fire apparatus access roads shall have a minimum clear width of 30 feet. At least one of the required access routes meeting this condition shall be located a minimum of 15 feet and a maximum of 30 feet parallel to one side of the building(s), as approved by the Fire District. Parking shall be prohibited along the required width of the access roads. Overhead utility and power lines shall not be located within the aerial ladder fire apparatus access roads. Landscaping and other improvements between the required access and the buildings shall not interfere with aerial ladder fire apparatus operations, as approved by the Fire District.
127. **Mitigation to Aerial Fire Apparatus Access Roads**- The fire code official is authorized to reduce the required width to not less than 24 feet when all the following are provided.

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- a. Automatic fire sprinklers are installed throughout the structure in accordance with NFPA 13.
 - b. Fire sprinkler standpipes are provided on all floors and through to the roof.
 - c. Two or more roof access points are provided through 2-hour fire rated stairs separated a distance not less than half of the diagonal of the structure.
128. **Road Surface Construction and Grade Limitations** - Fire apparatus access roads serving commercial and industrial occupancies shall have a structural cross section and surface complying with the public road standards for the jurisdiction in which the project is located and grades shall not exceed 10%.
129. **Vertical Curve** - The vertical curve of a fire apparatus access roads serving commercial and industrial occupancies shall not allow for transitions between grades that exceed 6% elevation change along any 10-foot section. These transitions shall include angle of approach, angle of departure, and high centering of fire apparatus.
130. **Vertical Clearance** - All access roads/driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6"). Clear of building to sky.
131. **Turnarounds** - Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads/driveways exceed 150 feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road/driveway. Turnaround areas shall not be used for parking and shall be kept free of obstructions at all times. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards.
132. **Access Point(s) on Roads** - Roads shall be provided such that any portion of the exterior walls, at grade level, of a building or structure, is not more than 150 feet from a road as measured by an approved route around the exterior of the building. Exception: The distance shall be permitted to be extended to 250 feet when the building is protected by an automatic fire sprinkler system in accordance with NFPA 13 and provided with an approved access walkway leading from the road to the exterior openings around the structure.
133. **Fire Lanes** - Prior to construction the applicant shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. Prior to occupancy, all fire lanes shall be posted "NO PARKING-FIRE LANE-TOW AWAY" in accordance with California Vehicle Code, the California Fire Code and current VCFPD Fire Lane Standards. All signs and or Fire Lane markings shall be within recorded access easements.

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134. **Ground Ladder Access** – Access around the building shall be provided to allow for laddering the building, at a maximum 75-degree angle, to reach emergency escape and rescue openings below the fourth story above the grade plane. A three (3) foot clear working space shall be provided around the ladder at ground level.
135. **Walkways** - Approved walkways shall be provided from all building openings to the public way or fire department access road/driveway.
136. **Walk and Pedestrian Gates** - If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure (battery back-up), shall be subject to review by the Fire Prevention Division. Gate plan details shall be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.
137. **Fire Hydrant Installation** - Prior to combustible construction on any parcel, a fire hydrant capable of providing the required fire flow and duration shall be installed and in service along the access road at a location approved by the Fire District, but no further than 150 feet from the building site. The owner of the combustible construction is responsible for the cost of this installation.
138. **Fire Hydrant Design (Commercial, Industrial, Multi-family buildings)** - Fire hydrants shall be installed and in service prior to combustible construction and shall conform to the minimum standard of the City of Thousand Oaks Public Works Water Works Manual and the following.
- a. Each hydrant shall be a 6-inch wet barrel design and shall have one 4-inch and two 2 ½-inch outlet(s).
 - b. The required fire flow shall be achieved at no less than 20-psi residual pressure.
 - c. Fire hydrants shall be spaced 300 feet on center and so located that no structure will be farther than 150 feet from any one hydrant.
 - d. Fire hydrants shall be set back from the curb face 24 inches on center.
 - e. No obstructions, including walls, trees, lights, signposts, and meters shall be placed within three feet of any hydrant.
 - f. A concrete pad shall be installed extending 18 inches in all directions from the fire hydrant.
 - g. Ground clearance to the lowest operating nut shall be between 18 to 24 inches.
139. **Fire Hydrant Upgrade** - The existing hydrant located between 118&126 Erbes Road shall be upgraded to a standard 6-inch wet barrel hydrant with one 4-inch and two 2 ½-inch outlet(s).

FIRE DEPARTMENT CONDITIONS OF APPROVAL FOR 2021-70328-RPD and PM-2023-70002

140. **Fire Sprinklers** - All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.
141. **Water System Plans** - Plans for water systems supplying fire hydrants and/or fire sprinkler systems and not located within a water purveyor's easement, shall be submitted to the Fire District for review and approval prior to issuance of grading and/or building permits or signing of Mylar plans, whichever is first. Plans shall reflect only dedicated private fire service lines and associated appurtenances. Plan shall be design and submitted with the appropriate fees in accordance with VCFPD Standards 14.5.3 and 14.7.2.
142. **Fire Alarm System** - A fire alarm system shall be installed in all buildings in accordance with California Building and Fire Code requirements.
143. **Fire Alarm/Sprinkler Monitoring Plans** - Plans for any fire alarm system or sprinkler monitoring system shall be submitted, with payment for plan check, to the Fire District for review and approval prior to installation.
144. **Emergency Lighting and Exit Signs** - Emergency lighting and exit signage shall be installed in all buildings in accordance with California Building Code and California Fire Code requirements.
145. **Fire Extinguishers** - Fire extinguishers shall be installed in accordance with California Building Code and California Fire Code requirements. The placement of extinguishers shall be subject to review by the Fire District.
146. **Trash Dumpster Locations** - Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of openings, combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.
147. **Address Numbers (Commercial, Industrial, Multi-family buildings)** - Building address numbers, a minimum of ten inches (10") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are set back more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

FIRE DEPARTMENT CONDITIONS OF APPROVAL FOR 2021-70328-RPD and PM-2023-70002

148. **Address Directory** - An address directory shall be provided at all entrances to the project at locations approved by the Fire District. Design shall be in accordance with Fire District Addressing Standards. Directory plans shall be submitted to the Fire Prevention Division for review and approval prior to installation.
149. **Address Number Plan** - A plan shall be submitted to the Fire District for review indicating the method in which buildings are to be identified by address numbers.
150. **Accessory Room Door Labeling** - All accessory room doors shall be labeled on the doors indicating use of the room (i.e., Electrical Room, Riser Room, Fire Alarm Panel Inside, Storage Room, Janitor, Roof Access, etc.)
151. **Knox Device** - Exterior access doors leading to fire sprinkler riser rooms and alarm control panels shall be provided with a Knox Box for emergency access.
152. **Emergency Planning and Preparedness** - The owner/applicant and all occupants of buildings shall comply with the Fire Department requirements for Emergency Preparedness Requirements as indicated under the California Fire Code, Chapter 4 "Emergency Planning and Preparedness", and CCR Title 19 Sec 3.09. All required records and documentation shall be available for review by the Fire Department upon request.

POLICE DEPARTMENT

153. **Address Numbers** – Wall mounted address numbers shall be a minimum of ten inches in height, be of a highly contrasting color to the background on which they are attached, and shall be illuminated from dusk to dawn by a permanent, dedicated light source.

Address numbers shall be mounted in a prominent, non-obstructed location on all sides of the building. All individual unit numbers shall be a minimum of 4" in height, and will display the address at the main entrances and in an area which will be clearly visible from the main roadways in the complex.

154. **Roof Access** – Roof access must be secured with locking doors or any other mechanism to restrict access for non-public areas.

155. **Door Security Hardware** – Exterior double doors shall have an astragal constructed of steel or aluminum a minimum of .125" thick, which will cover the opening between the doors. The attachment of the astragal shall comply with all applicable provisions of the Fire Code. Exterior, outward opening single doors shall have the appropriate type of latch guard installed so as to prevent the violation of the latch and strike. The latch guard shall be a minimum of .125" thick and extend a minimum of six inches above and below the door latch or deadbolt. Doors utilizing rim and cylinder locks shall have heavy-duty cylinder guards installed. All outward opening exterior doors shall have hinges equipped with non-removable hinge pins or a mechanical interlock (set screws) to prevent removal of the door from the outside by removing the hinge pins.

156. **Lighting** – Weather and breakage resistant covers shall protect all exterior lighting. Exterior lighting fixtures will be fully enclosed to minimize tampering and breakage. After hours exterior lighting shall provide sufficient illumination to allow viewing of the exterior of the buildings and parking areas. Interior after hours lighting is also highly recommended. The use of metal halide fixtures is preferred over high-pressure sodium fixtures, since metal halide provides superior illumination and color rendition.

157. **Landscaping** – Landscaping shall not cover, nor partially cover any exterior door or window. Landscaping, including trees, will not be placed directly under any overhead lighting that could cause loss of light at ground level. All landscaping will be kept trimmed in order to provide an unobstructed view of the parking areas and building from adjacent streets. The standard CPTED (Crime Prevention Through Environmental Design) landscaping rules of "two foot / six foot" shall apply to the property (No shrubbery shall be higher than 2 feet and lower the tree canopy shall not grow below 6 feet). This will reduce concealment areas and keep the area well-lit during darkness hours.

158. **Utility Rooms And Enclosures** – All exterior utility rooms and enclosures containing electrical and telephone equipment shall be kept locked at all times.
159. **Trash Enclosures** – Exterior trash enclosures shall be kept closed and locked during non-business hours to discourage, loitering, illegal dumping and theft. The site shall be maintained in a neat and clean condition at all times. Litter on the site or any litter scattered to a nearby property, streets, and walkways shall be removed daily.
160. **Stairwells** - Stairwells leading to additional floors in the enclosed areas will either have (1) mirrors, (2) an open stairs concept, (3) half-wall concept or (4) any combination of the aforementioned, to allow the traveler to view up or down to the next floor for the purposes of an increased field of view and reduced blind spots.
161. **Security Alarm Systems** - If a security alarm system is used, any magnetic contacts used on windows or pedestrian doors shall be capable of allowing the door or window to open a minimum of one- and one-half inches without activating the alarm. Magnetic contacts on any garage-type door, rolling overhead door, sliding or rolling gate, etc. shall be capable of allowing the door or gate to open a minimum of three inches before activating the alarm. The alarm system shall be equipped with a back-up battery capable of a minimum duration of 24 hours. Motion and glass break detectors shall be dual technology devices. Any interior alarm shall be individually zoned, and the central monitoring station shall notify the Police Department which zones have been activated and the location of those zones. Audible alarms shall automatically reset a maximum of 15 minutes after activation. Non-residential push-button devices used to activate hold-up alarms shall be dual action. Keypad activation of a hold-up or duress alarm shall require an entry code a minimum of 2 digits higher than the normal activation code. The alarm system for the storage buildings may terminate and be monitored in the manager's office when the office is occupied, but must be monitored by an alarm company central station at all other times. Automatic dialers or direct connects to the Police Department are prohibited. The applicant shall submit plans for the alarm system to the Police Department for review and approval prior to installation.
162. **Surveillance Cameras** - It is highly recommended the applicant install a surveillance system with a 360 degree view of the surrounding areas. That system should be of high-definition quality, night vision capable and have storage of at least 14 days. The system should also be internet based and the camera's IP addresses should be provided the Ventura County Sheriff's Office Dispatch Advanced Real Time Information Center (ARTIC) should the need arise to view the area in a criminal event.
163. **Other Security Concerns** - The business will correct any safety or security concerns upon written notice by the Thousand Oaks Police Department.

BUILDING AREAS 1ST FLOOR	
AREA TYPE	Area
CIRCULATION	51 SF
CIRCULATION (VERTICAL)	458 SF
LOBBY/MAILROOM	1516 SF
PARKING	12523 SF
PATIO	225 SF
TRASH ENCLOSURE	203 SF
UTILITY	156 SF
Grand total	14132 SF

BUILDING AREAS 2ND FLOOR	
AREA TYPE	Area
COMMUNITY SPACE	828 SF
COURTYARD	4430 SF
GYM	869 SF
PATIO/BALCONY	3523 SF
RESIDENTIAL AREA	12505 SF
Grand total	22155 SF

BUILDING AREAS 3RD FLOOR	
AREA TYPE	Area
CIRCULATION	1340 SF
RESIDENTIAL AREA	9928 SF
Grand total	11268 SF

MEZZANINE AREAS	
AREA TYPE	Area
PATIO/BALCONY	2320 SF
RESIDENTIAL AREA	2067 SF
Grand total	4387 SF

TOTAL GROSS BUILDING AREA: 47,344 SF

APN: 670-0-250-230			
LOT SIZE: 0.74 ACRES (32,290SF)			
PARKING			
	UNITS	REQUIRED	PROVIDED
1 BD.	26	11 + 26	26 (4 EV CAPABLE)
2 BD.	04	1,52 + 4	16 (2 SPACES/2 BED.)
ACCESSIBLE	N/A	03	03
DELIVERY	N/A	02	02
TEMPORARY	N/A	03 (2 EV CAPABLE)	03
	30	34	42
SITE INCLUDES PARKING COUNT OVER CODE MINIMUMS			
BICYCLE PARKING		REQUIRED: 02 BICYCLE PARKING PER CALGREEN PROVIDED: 08 BICYCLE STANDS	
FIRE SPRINKLERS		YES	
THE BUILDING AND PARKING LEVEL SHALL BE EQUIPPED WITH FIRE SPRINKLER AND ALARM SYSTEMS PER NFPA STANDARDS			

PROJECT ANALYSIS	
GROSS LOT AREA	32,290 SF
SIDEWALK AND STREET DEDICATION	1,417.4E
NET LOT AREA	30,873 SF
APPLICABLE EASEMENTS:	
PURPOSE: PUBLIC UTILITIES RECORDED: FEBRUARY 20, 1925 IN BOOK 23 AND PAGE 81 OF OFFICIAL RECORDS LOCATION: NORTHWESTERLY 10 FEET OF LOT 7	
PURPOSE: PUBLIC UTILITIES RECORDED: IN BOOK 271 AND PAGE 208 OF OFFICIAL RECORDS LOCATION: THE WESTERLY 10 FEET OF LOT 8	
PURPOSE: PUBLIC ROAD AND SLOPE RECORDED: DECEMBER 21, 2009 AS INSTRUMENT NUMBER 09-20424 OF OFFICIAL RECORDS	
REFER TO SET DOCUMENTS FOR REVISED EASEMENT PROPOSAL LOT DIMENSIONS:	
WIDTH (AT ERBES ROAD):	107'
DEPTH:	200'

SITE ANALYSIS		
AREA TYPE	Area	PERCENTAGE
BUILDINGS/FOOTPRINT AREA	540 SF	17%
CIRCULATION	1470 SF	5%
CIRCULATION (VERTICAL)	458 SF	1%
LANDSCAPE	5224 SF	10%
PARKING	12523 SF	39%
PATIO (COMMUNITY)	225 SF	1%
PATIO	225 SF	1%
PAVEMENT (DRIVEWAY)	2770 SF	9%
SIDEWALK	763 SF	2%
STREET IMPROVEMENT (NOT A PART)	654 SF	2%
TRASH ENCLOSURE	203 SF	1%
Grand total	32290 SF	100%

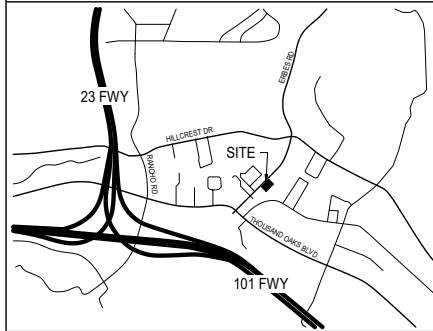
ERBES ROAD APARTMENTS

170 ERBES ROAD, THOUSAND OAKS, CA 91362

SMV PATRICIA LLC / ALLIED MANAGEMENT GROUP LLC
150 N. SANTA ANITA AVE. SUITE 300, ARCADIA, CA 91006



VICINITY MAP



SCOPE OF WORK:

- ERBES ROAD APARTMENTS IS A 30 UNIT APARTMENT COMPLEX WITH (26) 1 BEDROOM UNITS, (4) 2 BEDROOM UNITS, 5 OF THE UNITS TO BE DESIGNATED AS AFFORDABLE UNITS. PARKING AND LOBBY WITH MAILROOM ON GROUND LEVEL. CENTER COURTYARD ABOVE WITH SEATING AREAS, BBQ AREA AND FIRE PIT. AMENITIES INCLUDE BUSINESS CENTER AND FITNESS CENTER.

BUILDING HEIGHT

MAXIMUM PARAPET HEIGHT AT FRONT ELEVATION ABOVE GRADE =	35'-0"
MAXIMUM PARAPET HEIGHT AT STREETFRONT LOFTS ABOVE GRADE =	41'-8"
MAXIMUM PARAPET HEIGHT AT REAR LOFTS ABOVE GRADE =	31'-4"
MAXIMUM PARAPET HEIGHT AT REAR ELEVATION ABOVE GRADE =	22'-0"
AVERAGE BUILDING HEIGHT =	32'-4"

AREA CALCULATIONS

OPEN SPACE AREAS	
SIDE YARDS	3,000 SF
WALKWAYS (NOT IN SETBACKS)	1,740 SF
COURTYARD	4,430 SF
PATIOS	2,728 SF
FRONT YARD	888 SF
TOTAL	12,786 SF
12789/32,290	39% COVERAGE
TOTAL GROUND FLOOR LANDSCAPE AREA: 5,234 SF	
DRIVEWAYS	
SOUTH DRIVEWAY	1,802 SF
NORTH DRIVEWAY	878 SF
TOTAL	2,770 SF
2,770/32,290	8% COVERAGE
WALKWAY (IN SETBACKS)	443 SF
443/32,290	1% COVERAGE
BUILDING AREAS	
BUILDING COVERAGE	18,921 SF
18,921/32,290	59% COVERAGE

PROJECT DESCRIPTION

ZONE:	R1D HIGH DENSITY RESIDENTIAL
DENSITY:	R1D DENSITY ALLOWED = 15-30 DUNNET ACRE SITE = 71 ACRES/30,873 SF (NET) ALLOWABLE DENSITY = 30.71 + 32 UNITS DENSITY BONUS PER SB 1100 = 8 UNITS TOTAL ALLOWED = 38 PROVIDED
AFFORDABLE UNITS	20% (5) UNITS TO BE DESIGNATED FOR LOW-INCOME
ACCESSIBLE UNITS	PER CBC 1100A ALL UNITS ARE ADAPTABLE

PROPERTY AND PROJECT INFO

ADDRESS
170 ERBES ROAD
THOUSAND OAKS, CALIFORNIA, 91362
ASSESSOR'S PARCEL NUMBER:
070-250-230
EXISTING LAND USE
USE: VACANT
ZONE DESIGNATION: HIGH-DENSITY RESIDENTIAL
GENERAL PLAN
USE DESIGNATION: COMMERCIAL
AREA PLAN: RPD-200

APPROVALS REQUIRED:
ZONE CLEARANCE
885 PERMITS

UNIT TABULATION

UNIT TYPE	ONE BEDROOM LOFT TWO BEDROOM LOFT ONE BEDROOM FLAT TWO BEDROOM FLAT	745 S.F. (AVE.) 1150 S.F. (AVE.) 555 S.F. (AVE.) 885 S.F. (AVE.)
2ND FLOOR	AMOUNT	
TWO BEDROOM LOFT	2	
ONE BEDROOM LOFT	6	
TWO BEDROOM FLAT	1	
ONE BEDROOM FLAT	10	
TOTAL	19	
3RD FLOOR	AMOUNT	
ONE BEDROOM LOFT	10	
TWO BEDROOM LOFT	1	
TOTAL	11	
TOTAL UNITS	30	

SHEET INDEX

GENERAL	
C-001	COVER SHEET
S001	EXISTING SITE SURVEY
ED001	EASEMENTS EXHIBIT
CIVIL	
C-1	COVER SHEET
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	25% SLOPE EXHIBIT
ARCHITECTURAL	
A-0.1	CONCEPTUAL RENDERING
A-0.3	FIRE ACCESS PLAN
A-0.4	OPEN SPACE DIAGRAM
A-0.5	SOLAR STUDY
A-1.1	SITE PLAN
A-1.2	FLOOR PLAN - FIRST
A-1.3	FLOOR PLAN - 2ND
A-1.4	FLOOR PLAN - 3RD
A-1.5	FLOOR PLAN - MEZZANINE
A-1.6	ROOF PLAN
A-2.1	BUILDING ELEVATIONS
A-2.2	BUILDING ELEVATIONS
A-2.3	COURTYARD ELEVATIONS
A-2.4	BUILDING HEIGHT EXHIBIT
A-2.5	COLOR AND MATERIALS
A-2.6	EXISTING BUILDINGS
A-3.1	BUILDING SECTIONS
A-3.2	BUILDING SECTIONS
A-3.3	SITE RETAINING WALL SECTIONS
A-4.1	ENLARGED LOFT UNIT PLAN
A-4.2	ENLARGED UNIT PLANS
A-4.3	2 BEDROOM LOFT UNIT (A)
A-4.4	2 BEDROOM LOFT UNIT (B)
A-4.5	ENLARGED UNIT FLOOR PLANS
LANDSCAPE	
L-1.1	PRELIMINARY LANDSCAPE LAYOUT PLAN
L-1.2	PRELIMINARY LANDSCAPE PLANTING PLAN
PHOTOMETRIC	
PM-1	PHOTOMETRIC - SITE
PM-2	PHOTOMETRIC - LIGHT FIXTURES
PM-3	PHOTOMETRIC - COURTYARD
PM-4	PHOTOMETRIC - THIRD LEVEL

GENERAL NOTES

- NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE BUILDING.
- NFPA 72 FIRE SPRINKLER ALARM IS REQUIRED FOR THE BUILDING.
- PROJECT SHALL COMPLY WITH VENTURA COUNTY FIRE DEPARTMENT.
- ELEVATOR COMPARTMENT SHALL ACCOMMODATE LOADING AND TRANSPORT OF AMBULANCE GURNEYS/STRETCHER.
- BICYCLE PARKING TO BE PROVIDED.
- SITE SHALL MEET STORMWATER MSA PERMIT DEVELOPMENT REQUIREMENTS AND THE STATEWIDE TRASH AMENDMENTS.

PROJECT DIRECTORY

OWNER:
Alex Jimenez, CEO
Urban Link RE
150 N. Santa Anita Ave. Suite 300
Arcadia, CA 91006
Phone: 626-222-4362
E-Mail: alex@urbanlinkre.com
ARCHITECT:
Lauterbach & Associates Architects
David Kesteren, AIA NCARB
300 Montgomery Avenue Suite C
Oakland, California, 94612
Phone: 855-988-0912
Fax: 855-988-1450
E-Mail: david.kesteren@la-arch.com

LANDSCAPE ARCHITECT:
Broderman Associates
Brian Broderman Principal/Owner
422 E. Main Street
Ventura, CA 93001
Phone: 805-201-5614
E-Mail: broderman@broderman.com

CIVIL ENGINEER:
CCE Design Associates Inc.
Randy Chapman, P.E.
711 E. Daily Drive, Suite 107
Camarillo, CA 93601
Phone: 805-738-5434
E-Mail: randy@cce-designassociates.com

COVER SHEET

Print Date: 7/3/2023 4:38:07 PM
Proj. No.: 25-201029

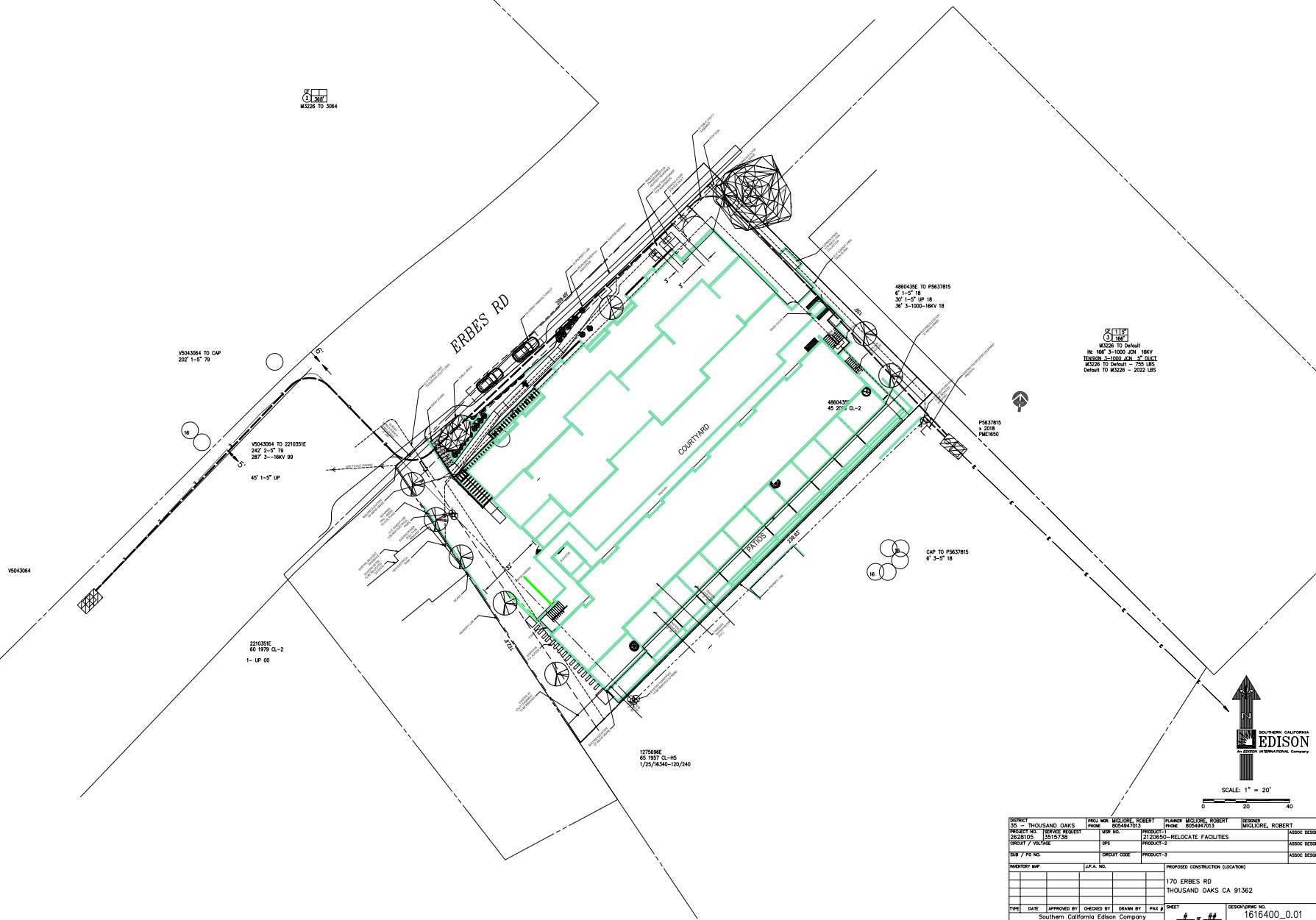
MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS

ERBES RD. THOUSAND OAKS, CA 91362

G-001

PROJECT REQUIREMENTS (Y/N)	
EDISON EASEMENT REQUIRED	<input checked="" type="checkbox"/>
PAWD 88 REQUIRED	<input checked="" type="checkbox"/>
UG CIVIL ONLY WORK ORDER	<input checked="" type="checkbox"/>
PERMIT REQUIRED	<input checked="" type="checkbox"/>
PERMIT TYPE: SPECIFIC	
OUTAGE REQUIRED	<input checked="" type="checkbox"/>
OUTAGE DATE: _____ TIME: _____	
TRAFFIC CONTROL REQUIRED	<input checked="" type="checkbox"/>
PED. TRAFFIC CONTROL REQ'D	<input checked="" type="checkbox"/>
CONVEYANCE LETTER REQ'D	<input checked="" type="checkbox"/>
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	<input checked="" type="checkbox"/>
CSD 140 (TUM) REQ'D	<input checked="" type="checkbox"/>
CIRCUIT MAP CHANGE REQ'D (TO 203)	<input checked="" type="checkbox"/>
DIG ALERT APP	<input type="checkbox"/>
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	<input type="checkbox"/>
UTILQUEST NOTIFIED	<input type="checkbox"/>
STANDARD ADHERENCE: 1610/2024.Y	

2024 Rev. 03/27/23



DESIGN	35 - THOUSAND OAKS	PHIL W. MIGLIORE, ROBERT	PLANNER	MIGLIORE, ROBERT	DESIGNER	MIGLIORE, ROBERT
PROJECT NO.	2628105	WORK NO.	804447013	PHONE	804447013	
PROJECT 1	2120650-RELOCATE FACILITIES	PROJECT 2		PROJECT 3		
SUB / FE NO.		CIRCUIT CODE	PRODUCT-3	PRODUCT-3		
INDUSTRY MAP		I.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION)		
				170 ERBES RD		
				THOUSAND OAKS CA 91362		
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET
				Southern California Edison Company		DESIGN/WORK NO. 1616400_0.01

PRELIMINARY GRADING PLANS FOR ERBES ROAD APARTMENTS

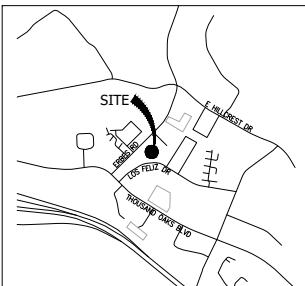
CITY GENERAL GRADING NOTES

1. ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLERED.
2. STANDARD 12-INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
3. NO FILL SHALL BE PLACED UNTIL THE SOILS ENGINEER OF RECORD AND THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAINTAIN FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% MAX. DRY DENSITY WITHIN 45 FEET BELOW FINISH GRADE AND 30% OF MAX. DRY DENSITY DEEPER THAN 45 FEET BELOW FINISH GRADE. UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
5. TEMPORARY PROCTOR CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTORS AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.

PROJECT INFORMATION

PROJECT OWNER BVI PAPERCO LLC ALBERT MANAGEMENT GROUP, LLC 8115 PHINIAUX AVENUE, SUITE 1 MONTROVIA, CA 91016	ARCHITECT DARR PETHI, AIA LAUFER & ASSOCIATES ARCHITECTS 300 MONTGOMERY AVENUE DANFORD, CA 95009 925.985.2912
FOR ADDRESS AND NUMBER ERBES ROAD THOUSAND OAKS, CA 91320 APN 074042920	
EARTHWORK QUANTITIES CUT: 3.91 CUBIC YARDS FILL: 376 CUBIC YARDS NET: 3.86 CUBIC YARDS (EXPORT)	
TOTAL DISTURBED AREA: 0.71 ACRES EXISTING AREA: 20% GRADE, 0.6 ACRES	
RESPONSIBLE CIVIL ENGINEER JARED C. ADAM, P.E. CCE DESIGN ASSOCIATES, INC. 711 E. DAILY DRIVE, SUITE 107 CANAAN, UT 84010 801.788.5434	

VICINITY MAP



Know what's below.
Call before you dig.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES

NO.	REVISION	BY	NO.	REVISION	BY	PLAN DATE
1			1			03/20/21
2			2			FLOTTED 11/24/2021
3			3			SCALE AS SHOWN
4			4			DESIGNER JOA
5			5			JOB NO. C20.0315

CCE DESIGN ASSOCIATES, INC.
CARMARILLO 771 E. Daily Drive, Suite 120, Carmarillo, CA 93010
LOS ANGELES 445 E. Figueroa Street, Suite 2100, Los Angeles, CA 90071
P 805.738.5434
www.ccedesignassociates.com

JARED C. ADAM, P.E.



GENERAL CIVIL NOTES

1. ALL PERMITS WILL BE SECURED BY THE OWNER AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL PERFORM A FIELD OBSERVATION LOCATING ALL EXISTING UTILITIES INCLUDING EASERS AND VERIFY THE OWNER AND THE ENGINEER OF ANY CONFLICT PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTING LOCATIONS OF UTILITIES SHOWN ON THESE PLANS. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF THE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE SUTURE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
4. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED PRIOR TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. PRISS SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF ADJUSTMENTS TO THE DESIGN ARE NECESSARY.
5. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
6. ANY RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE OWNER, INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THE OWNER SHALL PAY THE FEES, BONDS AND ETC. THE APPROPRIATE PERMITS FOR ALL SUCH RELOCATION WORK. ALL ON-SITE UTILITY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR MATERIALS AND INSTALLATION.
7. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATED THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
8. ALL SITE AREAS SHALL BE GRADED AT ITS MINIMUM FOR DRAINAGE UNLESS OTHERWISE NOTED OR ALONG FLOWLINES OF CONCRETE LINED GUTTERS AND VALLEY GUTTERS.
9. ESTIMATED EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF ESTIMATING GRADING PERMIT FEES. CCE DESIGN ASSOCIATES INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
10. WHERE EXISTING STRUCTURES ARE TO REMAIN IN CONSTRUCTION ZONE AREA, CONTRACTOR SHALL ADJUST RIMS OF THESE STRUCTURES, IE. CATCH BASINS, VALVE BOXES, CLEAN OUTS, UTILITY BOXES, ETC. TO NEW FINISH GRADE.
11. ADJUSTMENTS TO PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
12. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (IE. CONCRETE, SAND, ROOF) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, MAINTAIN AND HOLD DESIGN PROFESSIONAL, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
14. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE CHAIRS DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE CHAIRS DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.

GRADING NOTES

1. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM RECORD DATA. NO GUARANTEE IS MADE OR IMPLIED AS TO THE ACCURACY OF SUCH RECORD DATA. NO EXCAVATIONS WERE MADE TO CONFIRM LOCATIONS. CONTRACTORS ARE CAUTIONED TO CONTACT USA, UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
2. EXISTING LATERALS, PARKING LOT LIGHTING PIPING AND BIRDS, WHICH ARE NOT SHOWN, VERIFY LOCATION BEFORE COMMENCING TRENCHING. REPLACE OR REPAIR IMMEDIATELY WHERE BROKEN TO PROVIDE UNINTERRUPTED SERVICE.

UTILITY NOTES

1. THIS SURVEY IS NOT INTENDED TO REPRESENT THE EXACT LOCATIONS, DEPTH OR EXTENT OF THE UTILITIES WITHIN THE AREA ENCOMPASSED BY THIS SURVEY. THEREFORE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION, SIZE AND EXTENT OF ANY EXISTING UTILITIES PRIOR TO DESIGN OR CONSTRUCTION. CONTRACTORS ARE CAUTIONED TO CONTACT USA, UNDERGROUND AND TO EXERCISE EXTREME CARE IN VERIFYING ALL LOCATIONS PRIOR TO COMMENCING EXCAVATIONS OR OTHER WORK WHICH MAY AFFECT THESE UTILITIES.
2. UTILITY ABANDONMENT/REMOVAL, DISCONNECT AND CAP PIPES AND SERVICES TO REMAIN. REMOVE ALL PORTIONS OF ALL UTILITIES WITHIN NEW BUILDING FOOTPRINT AND DEPOSE OF OFF-SITE. OTHERWISE ABANDON IN PLACE UNLESS NOTED OTHERWISE.
3. NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS. PRESERVE AND REPAIR ANY UTILITIES THAT ARE DAMAGED AND THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CROSSINGS OF NEW UTILITIES WITH EACH OTHER AND WITH EXISTING UTILITIES. VERIFY EXISTING PIPE LOCATION AND INVERT PRIOR TO INSTALLING NEW UTILITIES. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
5. PRIOR TO CONNECTING TO EXISTING UTILITIES FIELD VERIFY LOCATION & INVERT OR DEPTH PRIOR TO INSTALLING NEW PIPE OR EQUIPMENT.
6. ALL CATCH BASINS WITHIN VEHICULAR AREAS SHALL BE TRAFFIC RATED FOR 100 VEHICULAR LOADS. FOR CATCH BASINS IN WALKWAY AREAS, INCLUDING EXISTING CATCH BASINS, USE HEEL PROOF AND ADA COMPLIANT GRATE.

ADA COMPLIANCE

1. ALL NEW WORK SHALL CONFORM TO TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE AMERICANS WITH DISABILITIES ACT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ANY LOCAL OR STATE AMENDMENTS THEREOF.
2. ALL NEW CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33% MAX).
3. ALL WALKS NOT DESIGNATED AS RAMPS SHALL NOT EXCEED A SLOPE OF 1:20 (5% MAX) LONGITUDINALLY.
4. LANDINGS SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS WITH A 2% MAXIMUM SLOPE. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 48" MINUS THE DOOR OPENING AND BE FLUSH WITH THE WIDTH OF THE DOOR WHEN THE DOOR IS OPENED TO THE LANDING.
5. RAMPS ARE DESIGNED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 3% VERTICAL DROP SHALL HAVE INTERMEDIATE 2% MAXIMUM SLOPE LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". NOTION LANDINGS AND LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
6. MAXIMUM CROSS-SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% MAXIMUM SLOPE IN ANY DIRECTION WITHIN PARKING STALLS DESIGNATED AS ACCESSIBLE PARKING STALLS SHALL BE 2%.

GEOTECHNICAL REPORT

1. ALL WORK INCLUDING GRADING, TRENCHING, CONNECTION, AND SUBBASES SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

DRAWING SHEET INDEX

C1	COVER SHEET
C2	GRADING PLAN
C3	UTILITY PLAN

LEGEND

BOUNDARY LINES

---	CURTAIN LINE
---	EASEMENT LINE
---	PROPERTY LINE (RIGHT OF WAY LINE)

WATERCOURSE LINES

---	CURB (EXISTING AND PROPOSED)
---	CURB & GUTTER (EXISTING AND PROPOSED)
---	BERM (EXISTING AND PROPOSED)
---	FENCE (EXISTING AND PROPOSED)
---	STREET
---	EDGE OF PAVEMENT

GRADING ELEMENTS

---	MINOR CATCH BASIN (EXISTING AND PROPOSED)
---	MAJOR CATCH BASIN (EXISTING AND PROPOSED)
---	TOP OF SLOPE
---	TOP OF CURB
---	GRADE BREAK
---	PIECE
---	LIMITS OF GRADING/DAYLIGHT LINE
---	CUT-FILL BOUNDARY

UTILITY ELEMENTS

(S)	S	SEWER (EXISTING AND PROPOSED)
(W)	W	WATER (EXISTING AND PROPOSED)
(SD)	SD	STORM DRAIN (EXISTING AND PROPOSED)
(G)	G	GAS (EXISTING AND PROPOSED)
---	---	PIPE HYDRANT (EXISTING AND PROPOSED)
---	---	WATER VALVE (EXISTING AND PROPOSED)
---	---	WATER METER (EXISTING AND PROPOSED)
---	---	SEWER MANHOLE (EXISTING AND PROPOSED)
---	---	STORM DRAIN STRUCTURE (EXISTING AND PROPOSED)

ABBREVIATIONS

AD	AREA DRAIN
BN	BOTTOM OF WALL (AT GRADE)
BSW	BACK OF SIDEWALK
BLOS	BUILDING
CB	CATCH BASIN
CO	CLEANDIRT
CONC	CONCRETE
COP	CONSOLIDATED METAL PIPE
DR	DOOR
DS	DOWN SLOPE
DSP	DUCTILE IRON PIPE
DST	BASEMENT
EG	EXISTING GRADE
ED	EDGE OF WALK
FC	FACE OF CURB
FW	FACE OF WALL
FF	FINISHED FLOOR
FDC	FIRE DEPARTMENT CONNECTION
PH	FIRE HYDRANT
FL	FLOOR LINE
FF	FINISHED FLOOR
FS	FINISHED GRADE
FS	FINISHED SURFACE
GFT	GARAGE FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
HW	HIGH ELEVATION
LP	LOW POINT
LI	LANDING
MAN	MANHOLE
POC	POINT OF CONNECTION
R	REDEVELOP
RW	RW ELEVATION
RD	ROAD DRAIN
TC	TOP OF CURB
TG	TOP OF GRADE
TV	TOP OF WALL
T	TRANSFORMER
WM	WATER METER
WV	WATER VALVE

ERBES ROAD APARTMENTS

COVER SHEET

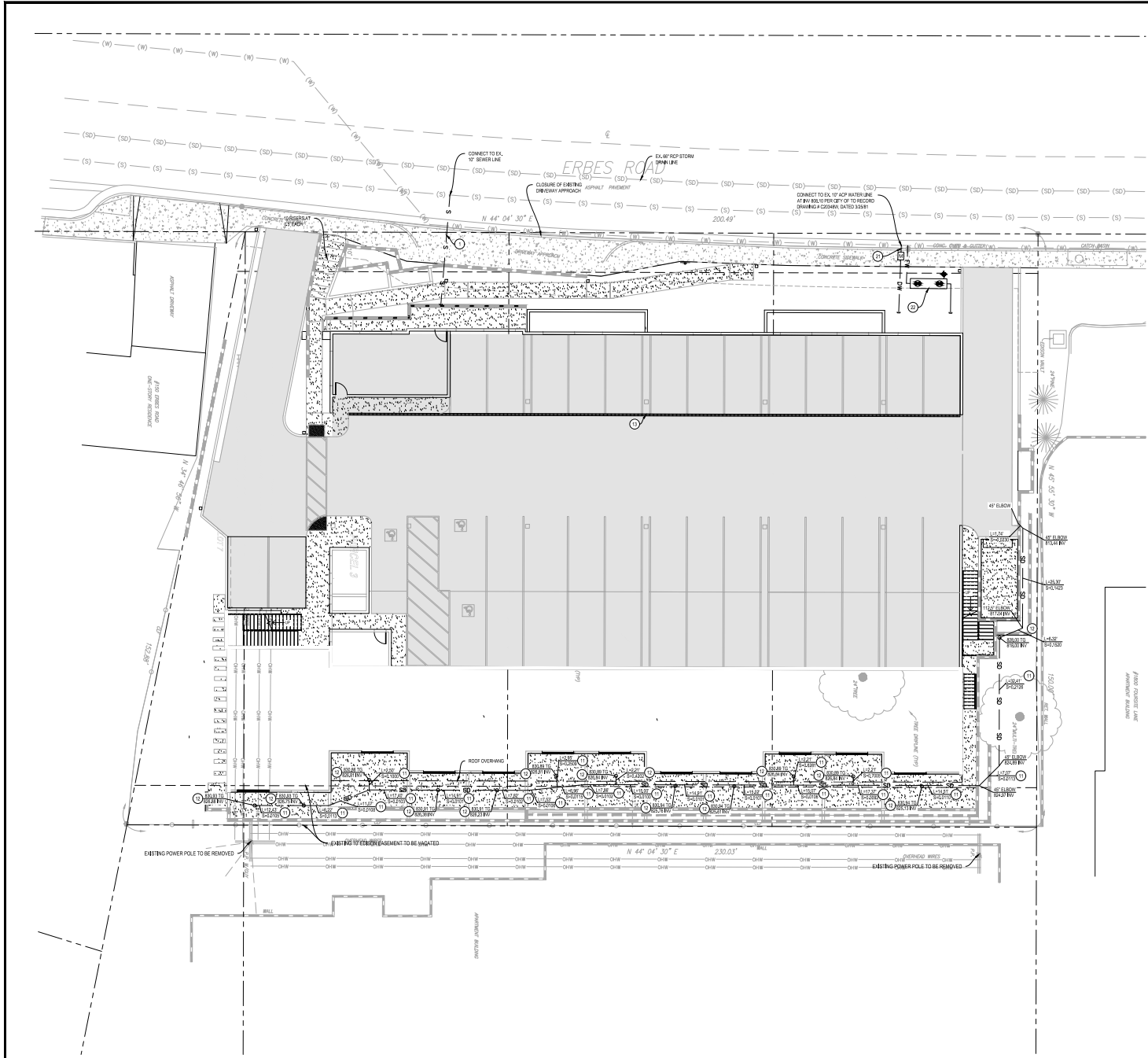
ERBES ROAD
THOUSAND OAKS, CA 91362

SHEET

C1

OF 3 SHEETS





UTILITY CONSTRUCTION KEYNOTES / LEGEND

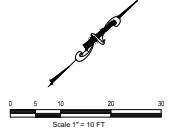
- S — (1) INSTALL 12\"/>
- SD — (1) INSTALL 4\"/>
- DW — (1) INSTALL 2\"/>
- FW — (2) INSTALL 8\"/>

UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES PER APPLICABLE AGENCY STANDARDS AND SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING MAINT. ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THERE SHALL BE NO NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UPSTREAM, THEY SHALL PROCEED AT THEIR OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED FROM THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6\"/>
5. FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12\"/>
7. MINIMUM COVER FOR WATER LINES IS 3 FEET.
8. FIRE PROTECTION SYSTEMS SHOWN HEREON FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR CONSTRUCTION DETAILS.



NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES



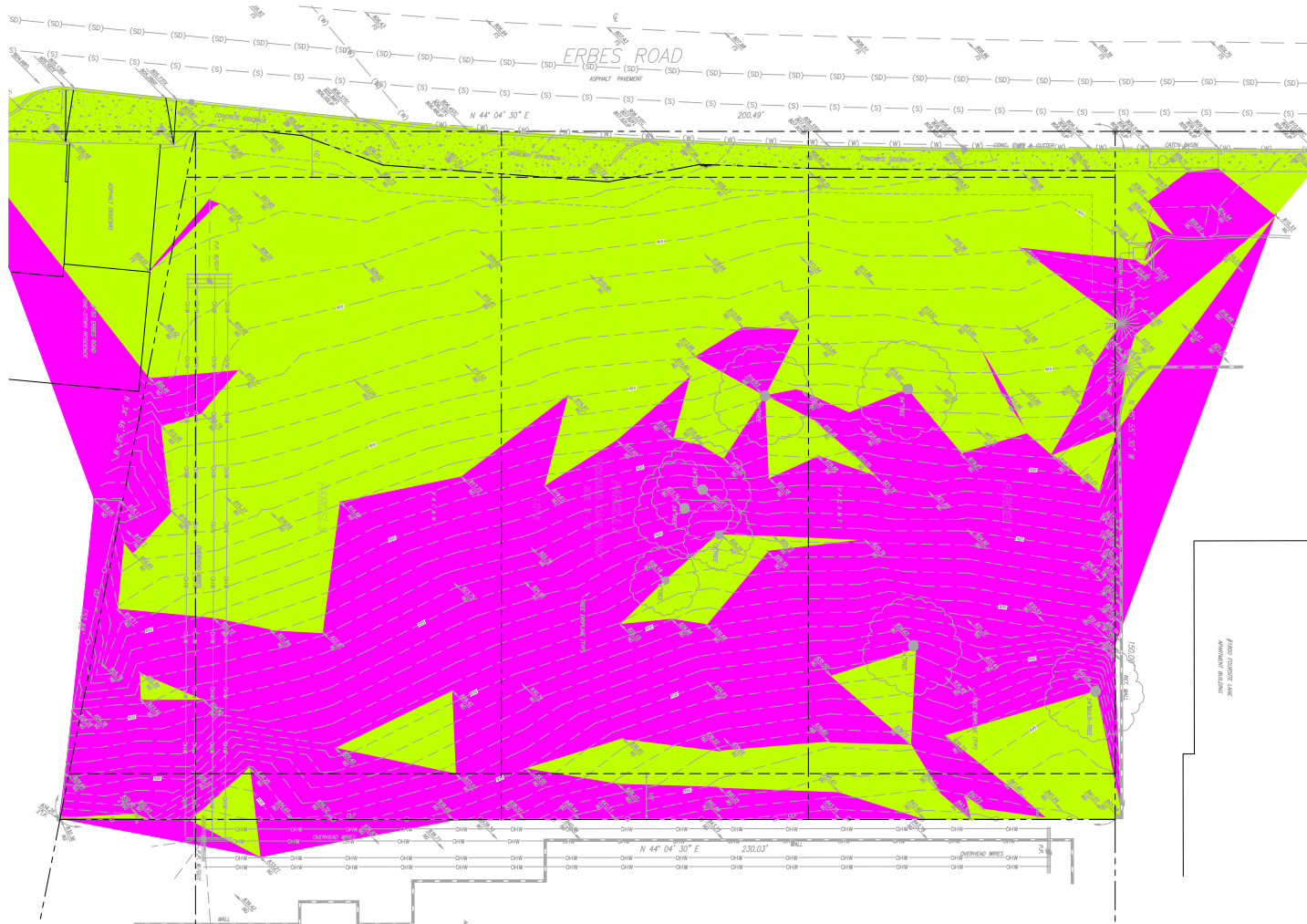
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1			1			03/20/21
2			2			11/24/2021
3			3			AS SHOWN
4			4			DESIGNER
5			5			JOA
6			6			JOB NO
7			7			C20.0315

CCE DESIGN ASSOCIATES, INC.
CARMILLO: 771 E. Daly Drive, Suite 120, Carmillo, CA 95010
LOS ANGELES: 445 S. Figueroa Street, Suite 2100, Los Angeles, CA 90071
P 805.738.5434
www.ccedesignassociates.com

JARED O. ADAME, P.E.



ERBES ROAD APARTMENTS
UTILITY PLAN
ERBES ROAD
THOUSAND OAKS, CA 91362



- AREAS BELOW 25% SLOPE
 AREAS ABOVE 25% SLOPE



Know what's below.
Call before you dig.

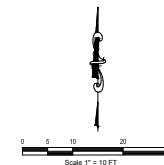
NOTICE TO CONTRACTORS
 CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT)
 AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING
 UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION
 OF UNDERGROUND UTILITIES

NO.	REVISION	BY	NO.	REVISION	BY	PLAN DATE
1			1			03/20/21
2			2			FLOTTED 9/20/2022
3			3			SCALE 1"=10'
4			4			DESIGNER JOA
5			5			JOB NO C20.0315

CCE DESIGN ASSOCIATES, INC.
 CAMARILLO: 771 E. Daily Drive, Suite 120, Camarillo, CA 93010
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ERBES ROAD APARTMENTS
25% SLOPE EXHIBIT
 ERBES ROAD
 THOUSAND OAKS, CA 91362



SHEET
1

NOT FOR CONSTRUCTION - FOR PLAN CHECK ONLY



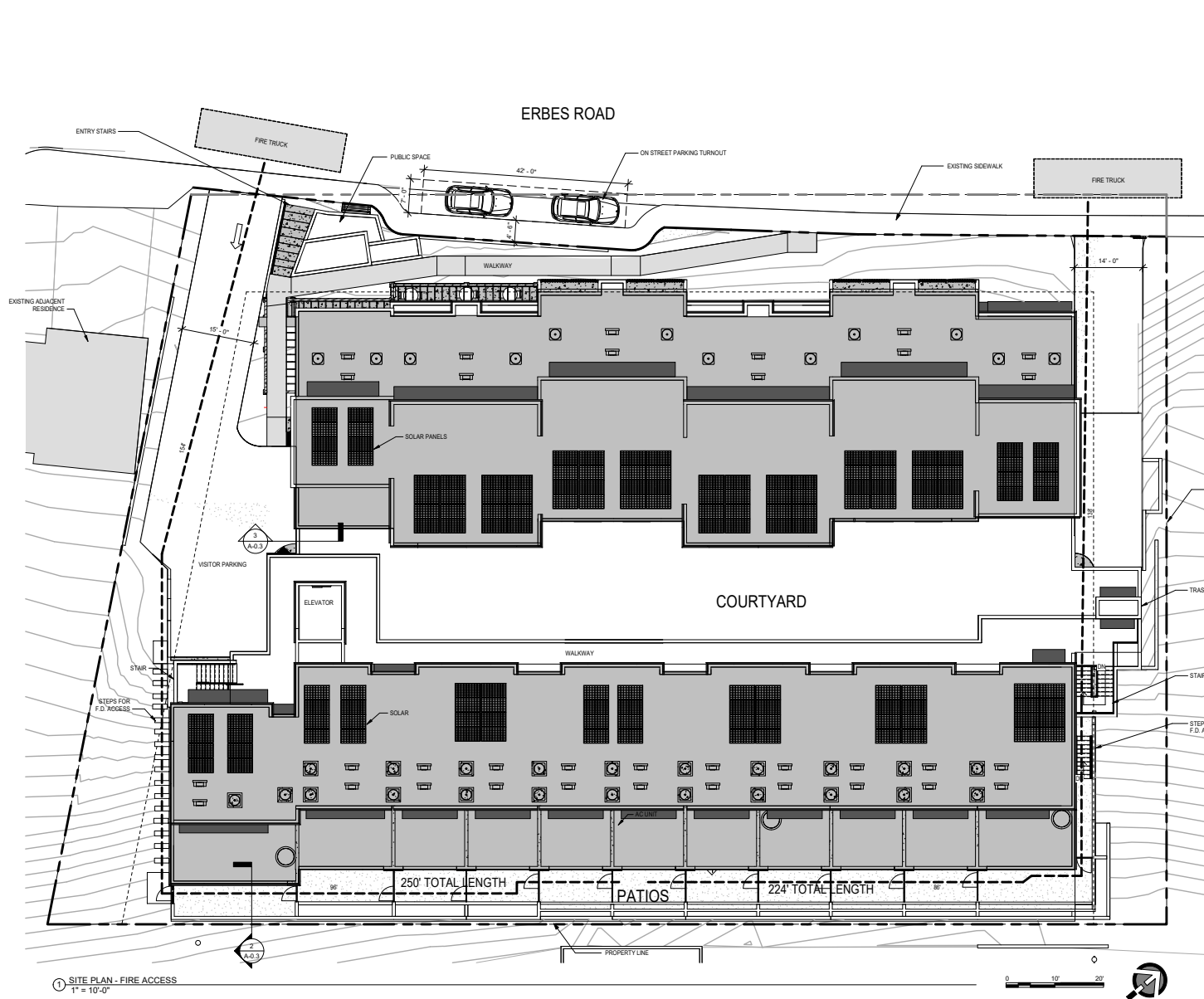
CONCEPTUAL RENDERING

MULTI FAMILY HOUSING DEVELOPMENT
 ERBES ROAD APARTMENTS
 ERBES RD. THOUSAND OAKS, CA 91322

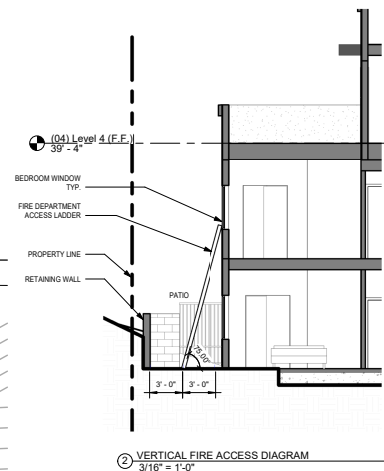
SMV PATRICIA, LLC
 ALLIED MANAGEMENT GROUP, LLC
 10114 SANTA ANITA AVE. SUITE 300 MCKINNEY, CA 75066

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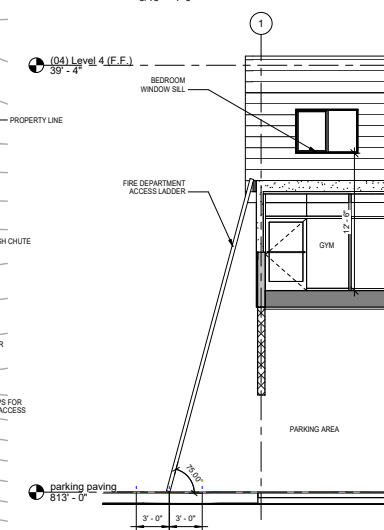
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① SITE PLAN - FIRE ACCESS
1" = 10'-0"



② VERTICAL FIRE ACCESS DIAGRAM
3/16" = 1'-0"



③ VERTICAL FIRE ACCESS DIAGRAM
3/16" = 1'-0"

NOTE

THE EXISTING HYDRANT LOCATED BETWEEN 118 & 126 ERBES ROAD SHALL BE UPGRADED TO A STANDARD 8-INCH WET BARREL HYDRANT WITH (1) 4-INCH AND (2) 1/2 INCH OUTLETS.

FIRE ACCESS PLAN

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS

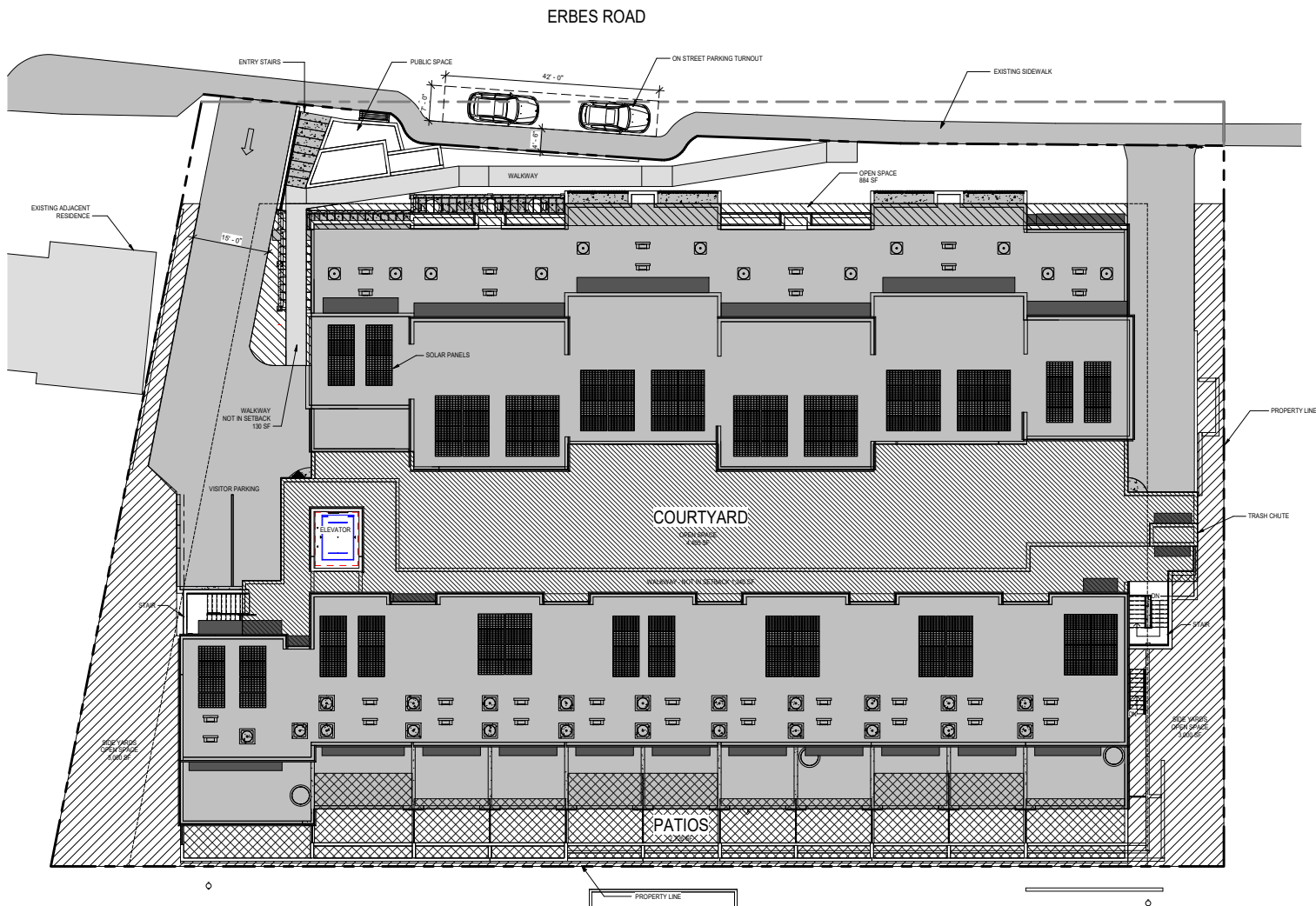
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LEGEND	
	OPEN SPACE AREA
	SIDE YARD
	PATIOS
	FRONT YARD

AREA CALCULATIONS	
OPEN SPACE AREAS	
SIDE YARDS	3,000 SF
WALKWAYS (NOT IN SETBACKS)	1,740 SF
COURTYARD	4,400 SF
PATIOS	2,770 SF
FRONT YARD	884 SF
TOTAL	12,780 SF
12,780 / 32,290	39% COVERAGE
TOTAL GROUND FLOOR LANDSCAPE AREA: 5,234 SF	
DRIVEWAYS	
SOUTH DRIVEWAY	1,892 SF
NORTH DRIVEWAY	878 SF
TOTAL	2,770 SF
2,770 / 32,290	8% COVERAGE
WALKWAY (IN SETBACKS)	443 SF
443 / 32,290	1% COVERAGE
BUILDING AREA	18,921 SF
18,921 / 32,290	59% COVERAGE

1 SITE PLAN - OPEN SPACE DIAGRAMS
1" = 10'-0"

OPEN SPACE DIAGRAM

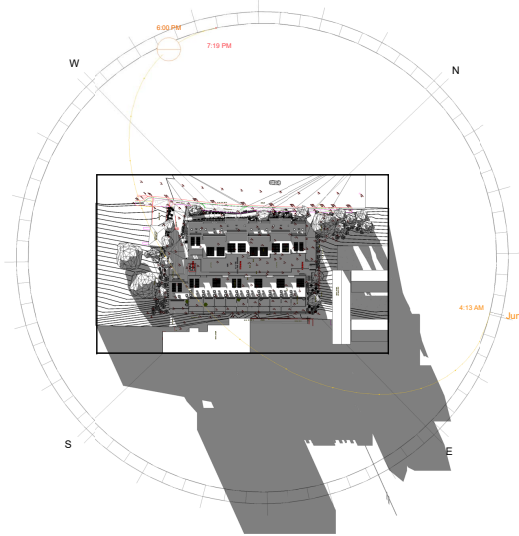
MULTI FAMILY HOUSING DEVELOPMENT
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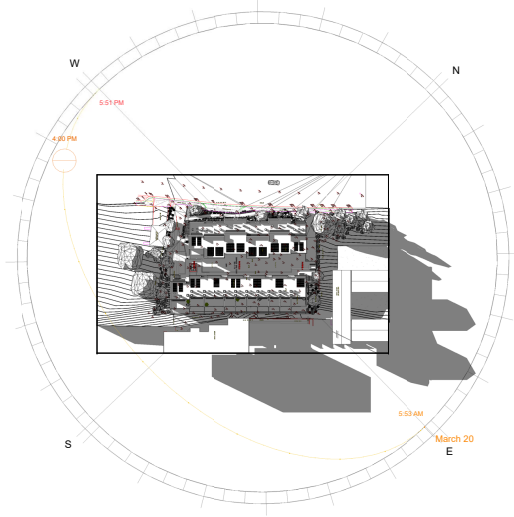
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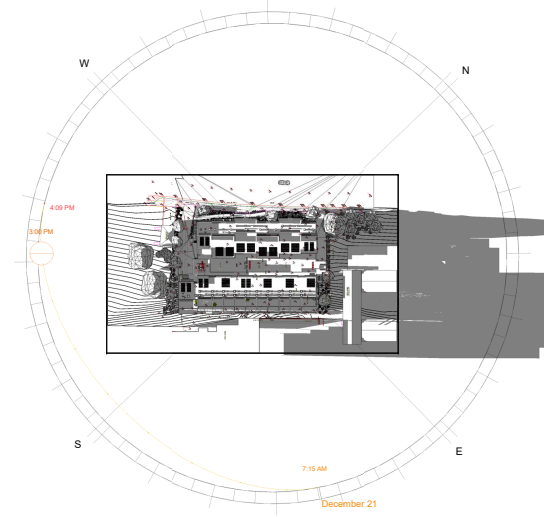
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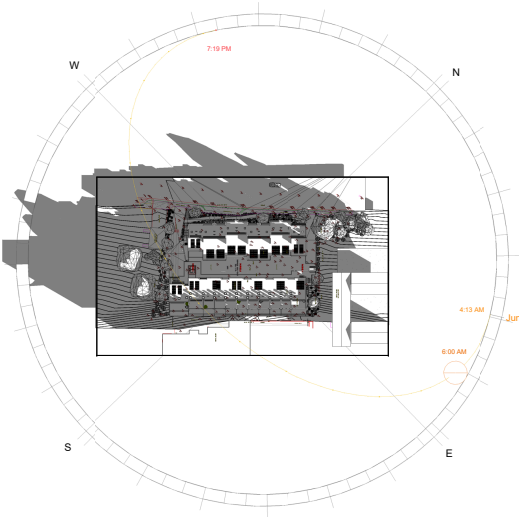
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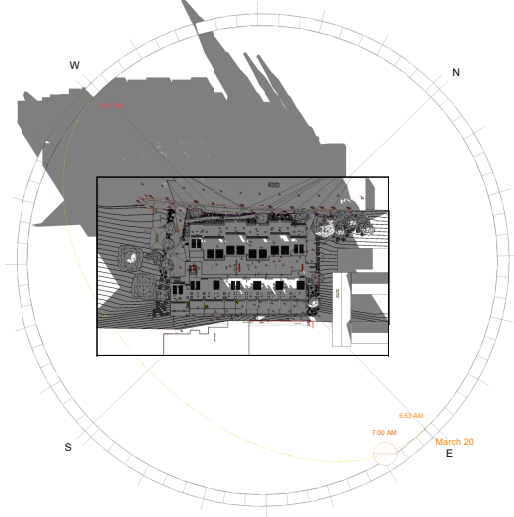
④ SPRING EQUINOX 4 PM



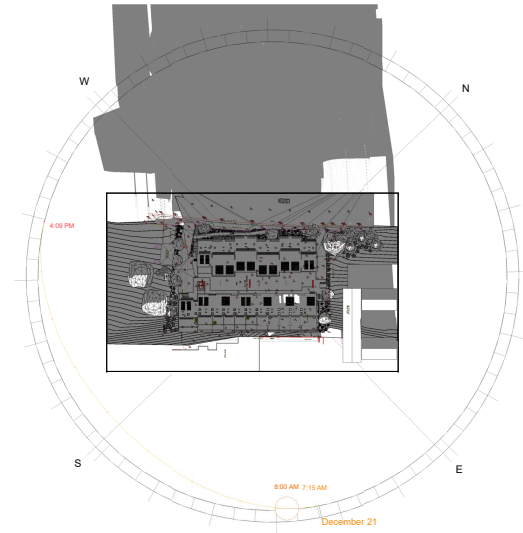
② WINTER SOLSTICE 3 PM



⑥ SUMMER SOLSTICE 6 AM



③ SPRING EQUINOX 7 AM



① WINTER SOLSTICE 8 AM

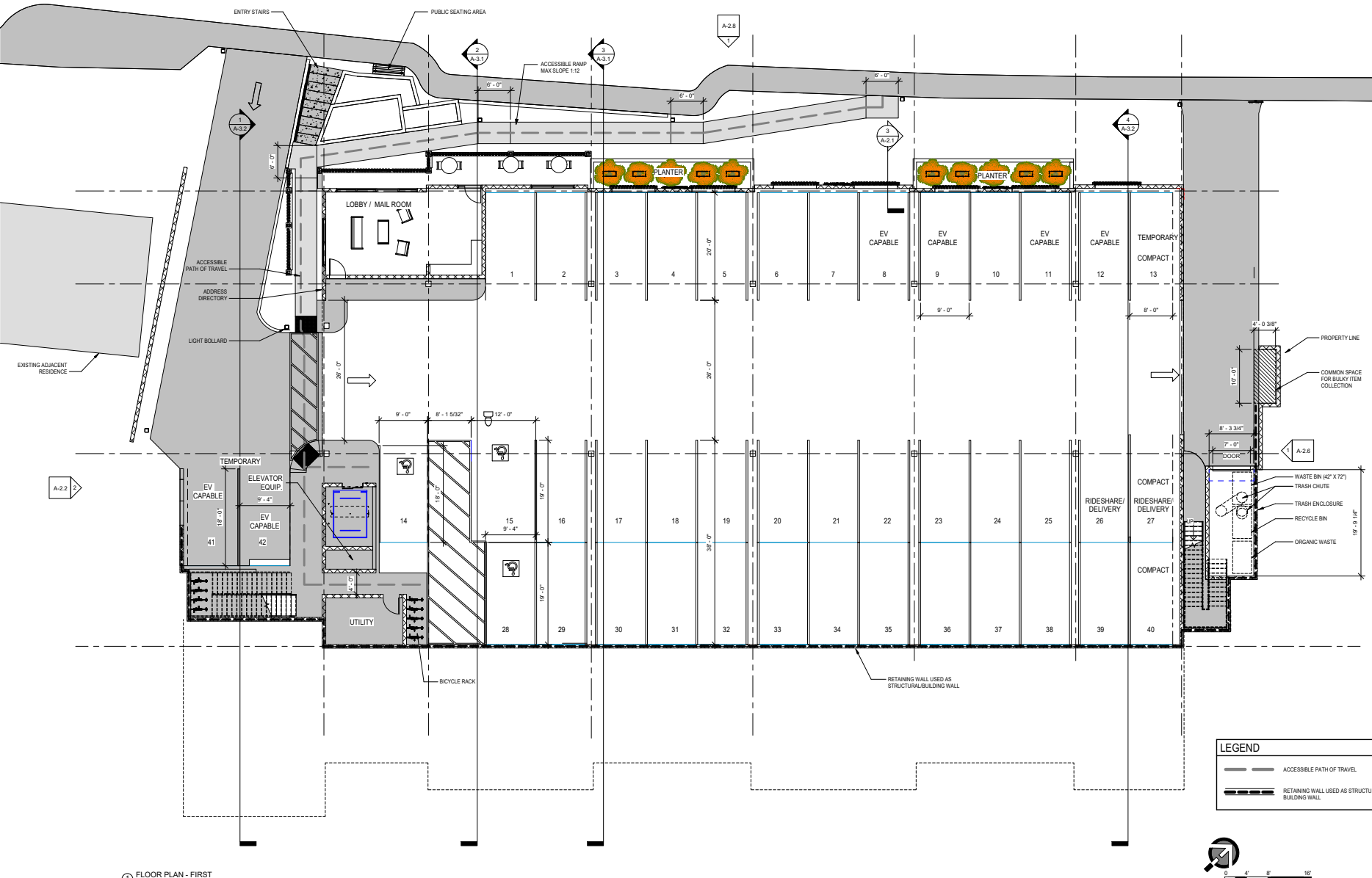
SOLAR STUDY

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
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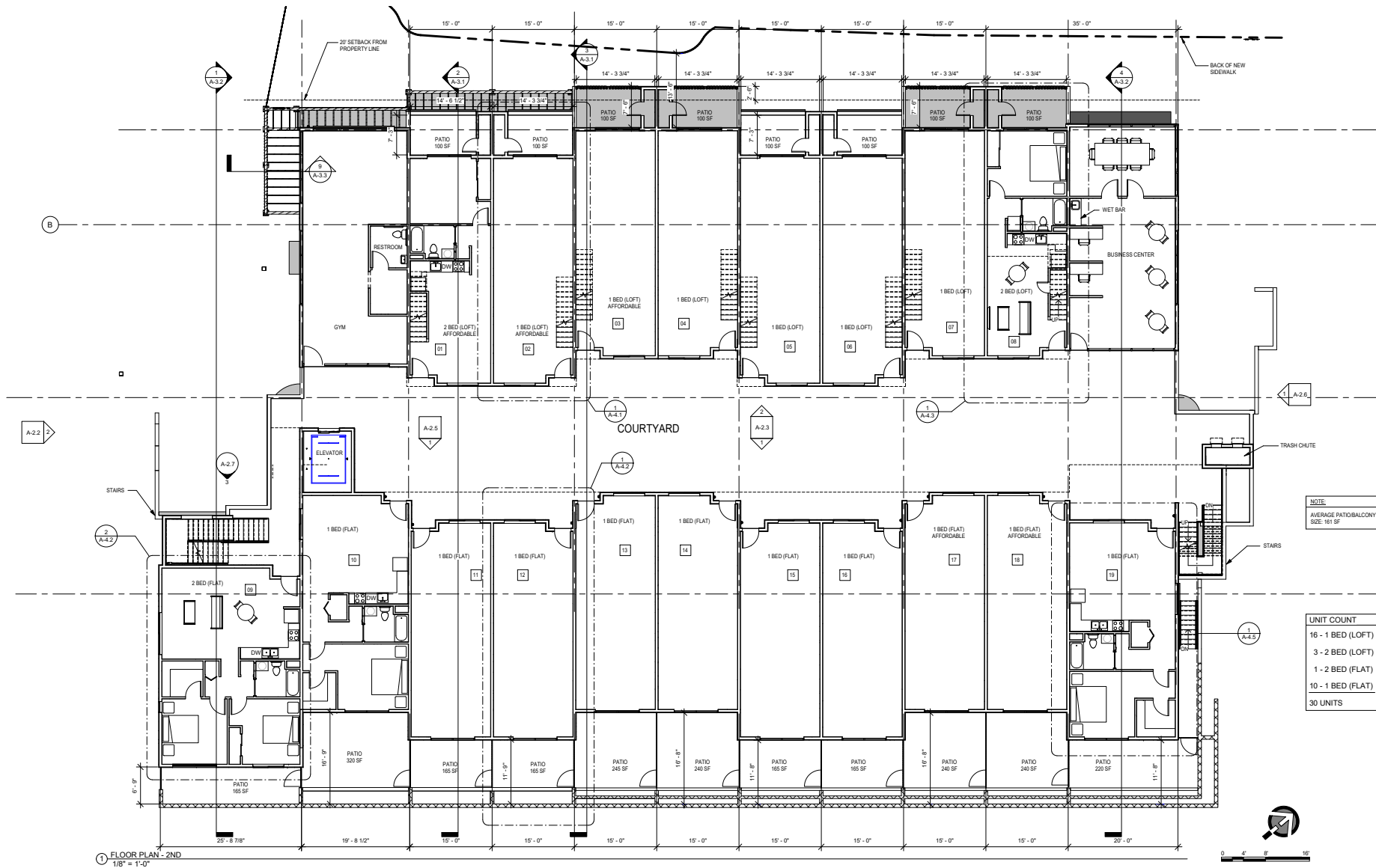
FLOOR PLAN - FIRST

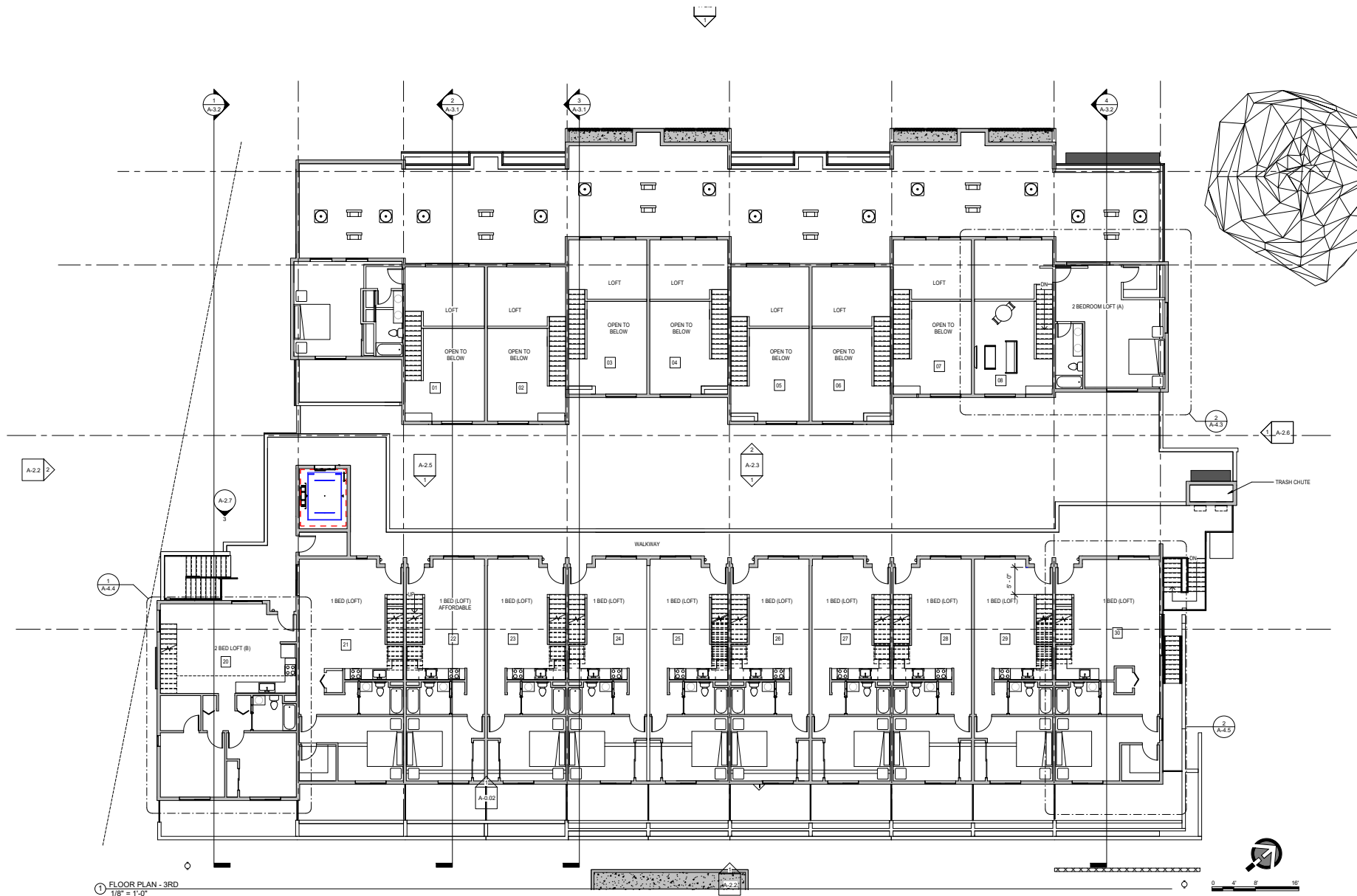
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FLOOR PLAN - 3RD
1/8" = 1'-0"

FLOOR PLAN - 3RD

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91322

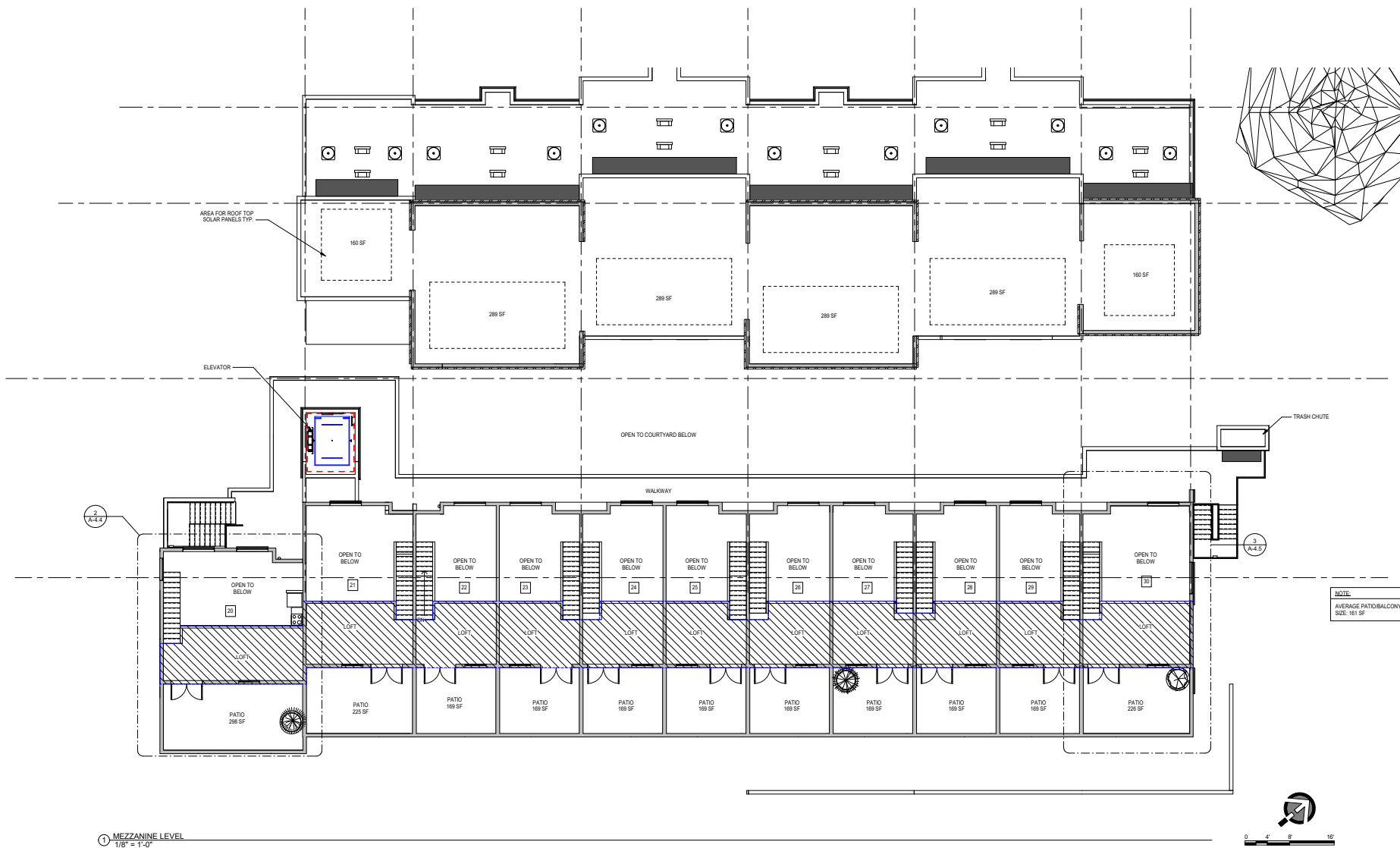
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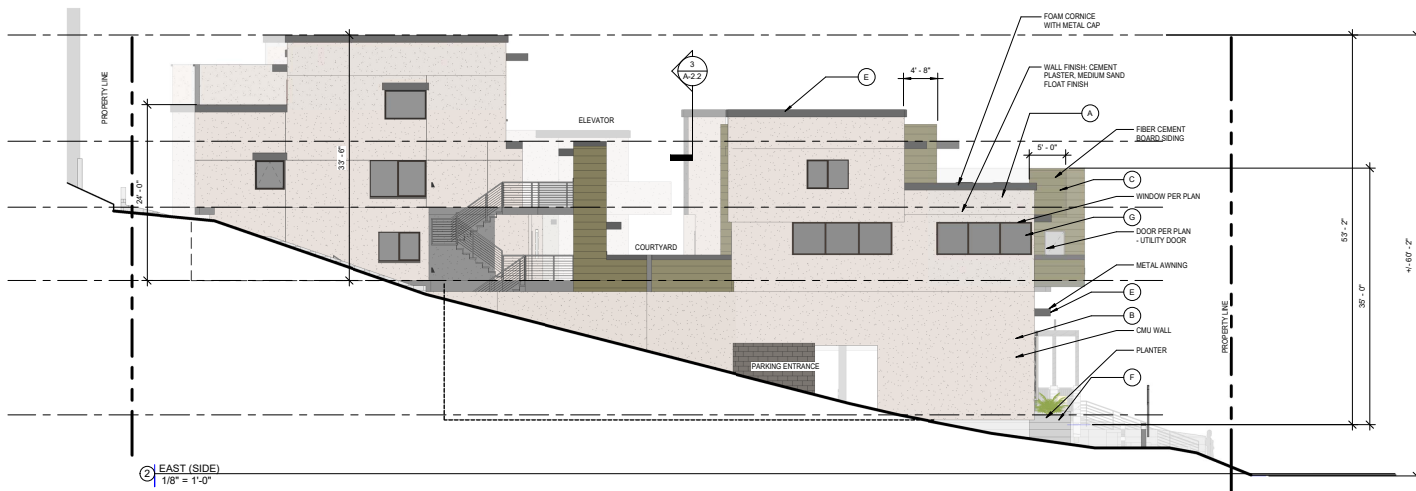
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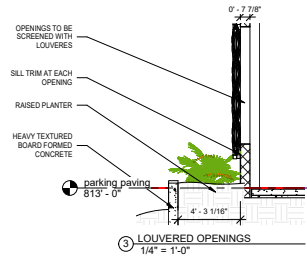


FLOOR PLAN - MEZZANINE

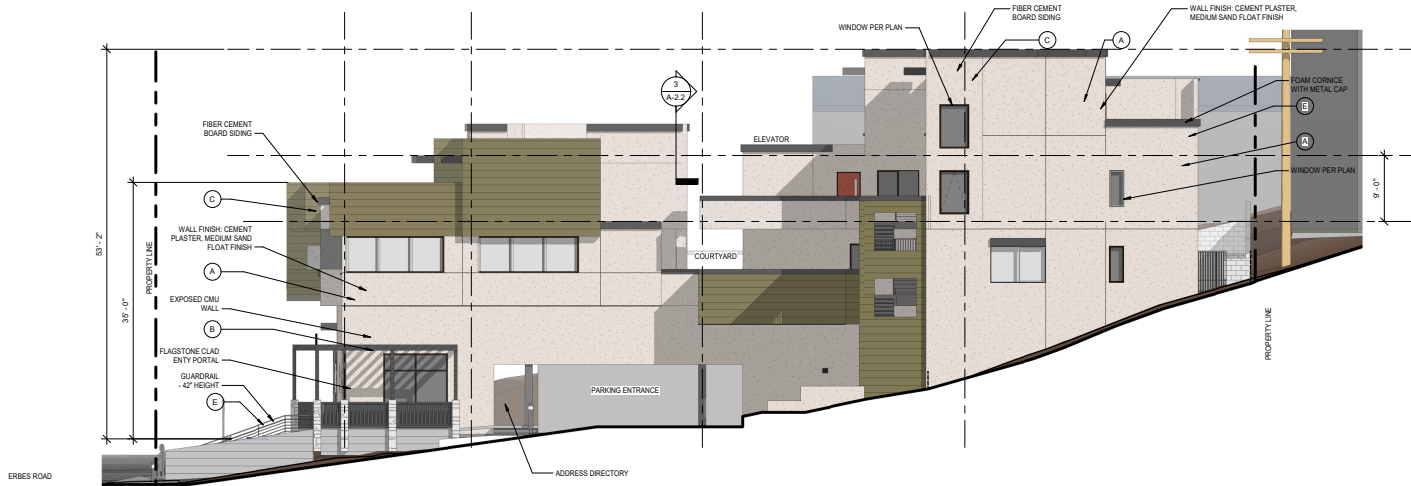


② EAST (SIDE)
1/8" = 1'-0"

COLOR LEGEND	
(A)	"CULTURED PEARL" SHERWIN WILLIAMS - SW7017
(B)	"SAUNTLET GRAY" SHERWIN WILLIAMS - SW7019
(C)	"EDAMAME" SHERWIN WILLIAMS - SW7729
(D)	"PEPPERY" SHERWIN WILLIAMS - SW6615
(E)	"BLACK FOX" SHERWIN WILLIAMS - SW7020
(F)	CAST CONCRETE, NATURAL GRAY WOOD GRAIN TEXTURE
(G)	WINDOWS - ALUMINUM FRAME DUAL GLAZED, SOLAR TINT



① NORTH (FRONT) AT ERBES ROAD
1/8" = 1'-0"

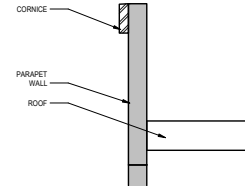


2 WEST (SIDE)
1/8" = 1'-0"

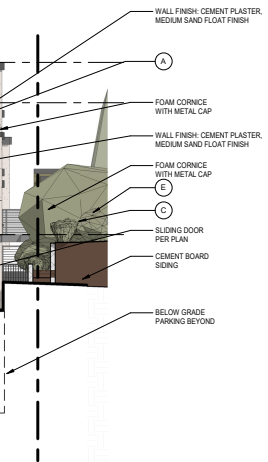


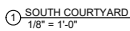
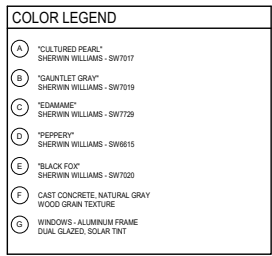
3 SOUTH (REAR)
1/8" = 1'-0"

COLOR LEGEND	
A	"CULTURED PEARL" SHERWIN WILLIAMS - SW7017
B	"SAINTLET GRAY" SHERWIN WILLIAMS - SW7019
C	"EDAMAME" SHERWIN WILLIAMS - SW7729
D	"PEPPERY" SHERWIN WILLIAMS - SW6615
E	"BLACK FOX" SHERWIN WILLIAMS - SW7020
F	CAST CONCRETE, NATURAL GRAY WOOD GRAIN TEXTURE
G	WINDOWS - ALUMINUM FRAME DUAL GLAZED, SOLAR TINT

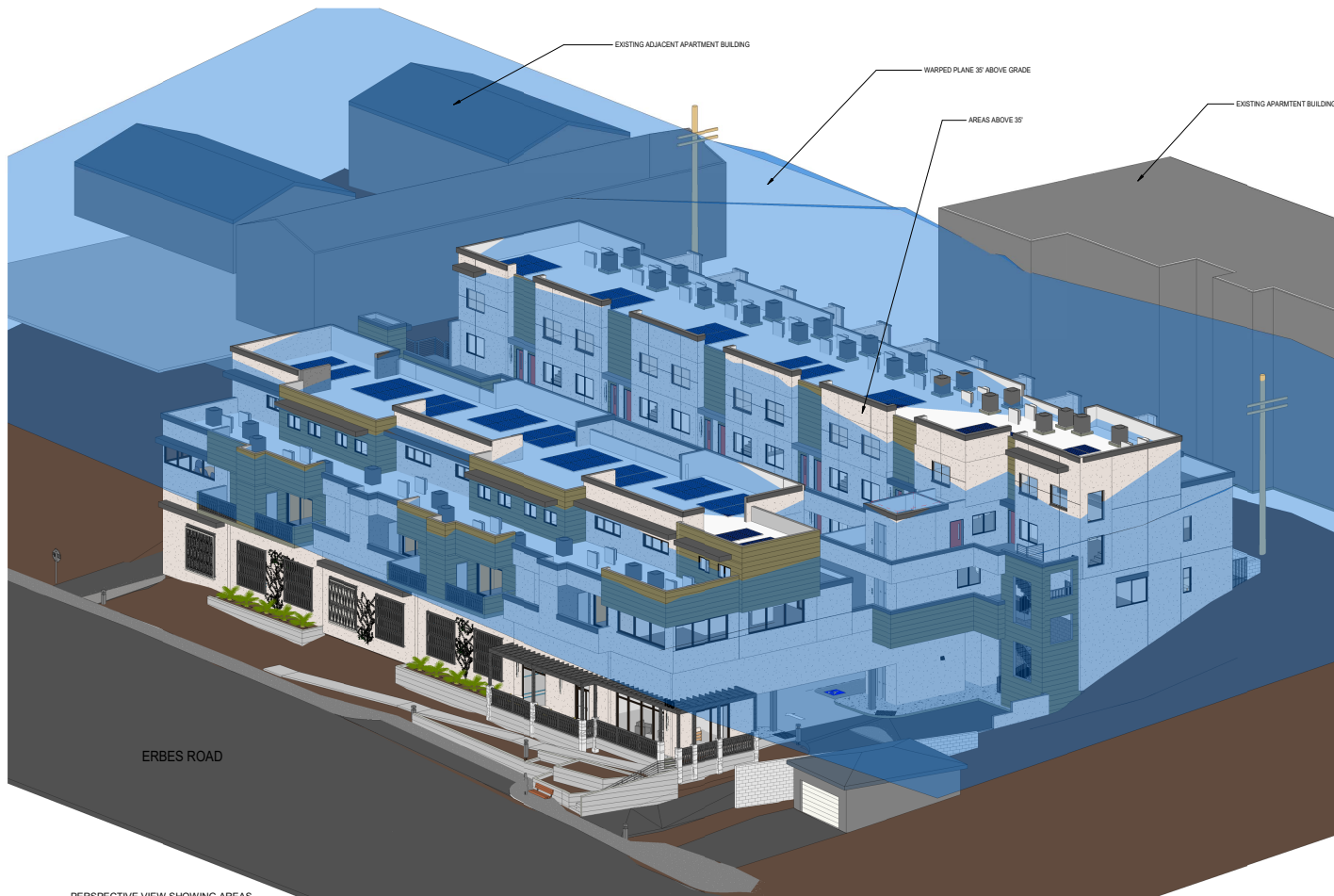


3 CORNICE SECTION
1/2" = 1'-0"





ERBES RD. THOUSAND OAKS, CA 91362



① PERSPECTIVE VIEW SHOWING AREAS
ABOVE 35'

BUILDING AREA ABOVE 35'	
BUILDING FOOTPRINT:	21,944 S.F.
AREA ABOVE 35':	2,731 S.F.
PERCENT ABOVE 35' = 12%	

BUILDING HEIGHT EXHIBIT

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91322

LAUTERBACH & ASSOCIATES
ARCHITECTS
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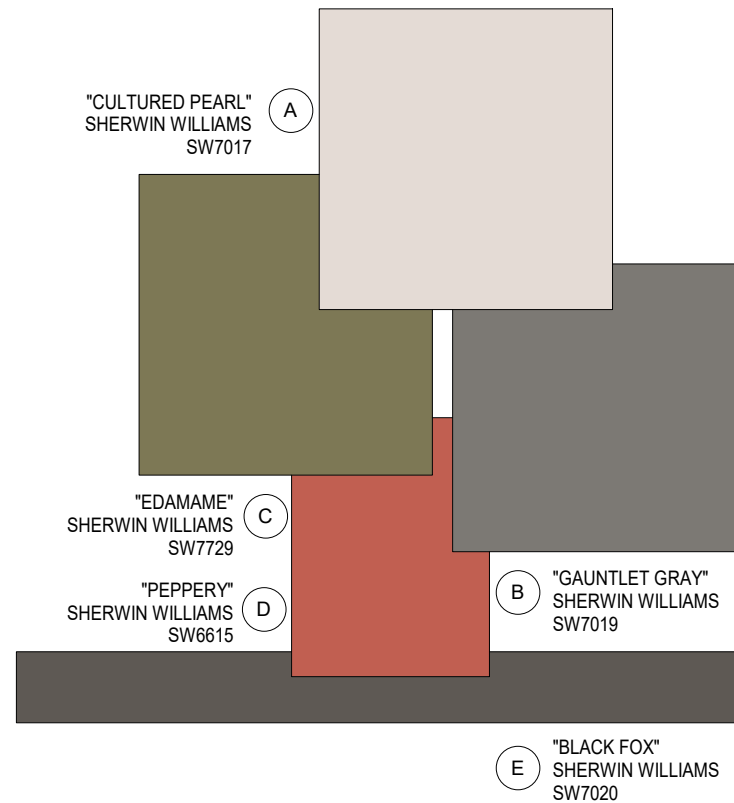
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(G) WINDOWS
BRONZE FRAME
SOLAR TINT GLAZING



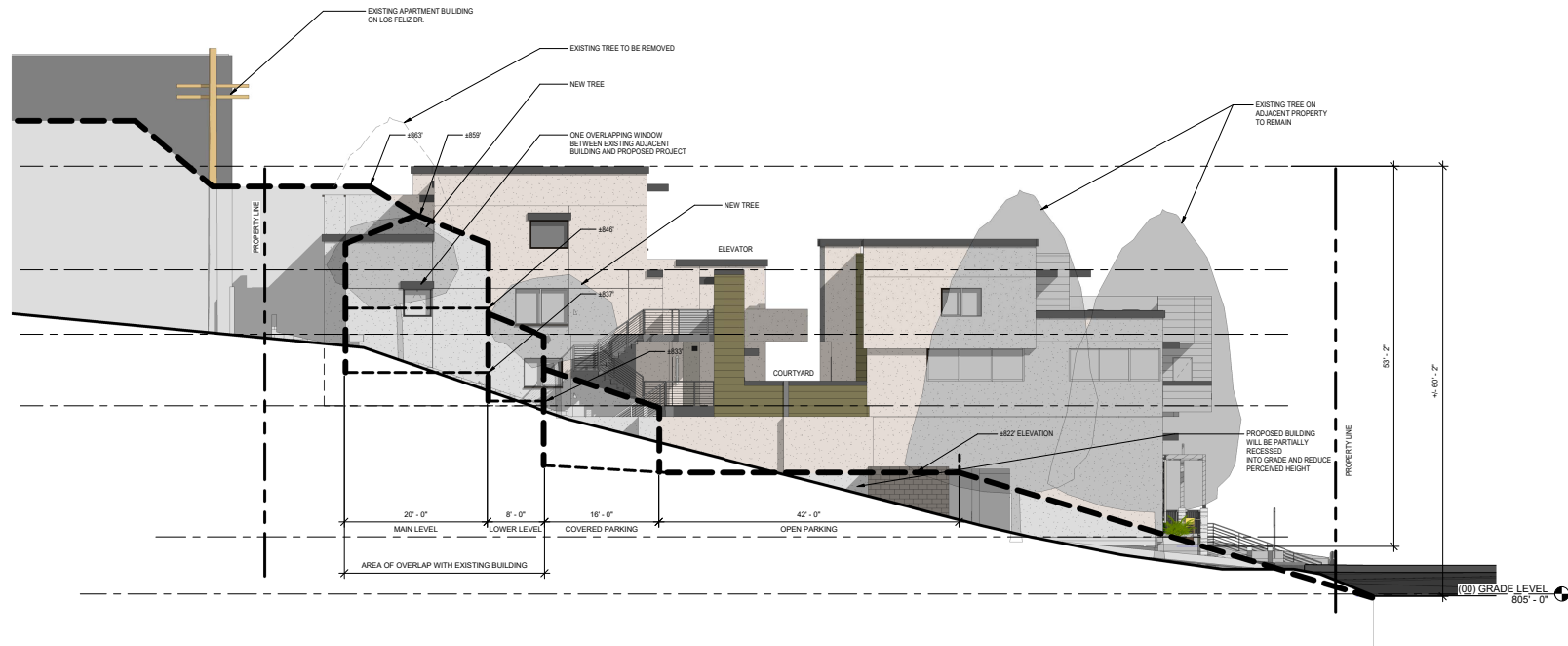
(F) CAST CONCRETE
WOOD GRAIN



COLOR AND MATERIALS

ERBES RD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91362





① EAST (SIDE)
1/8" = 1'-0"

EXISTING BUILDING

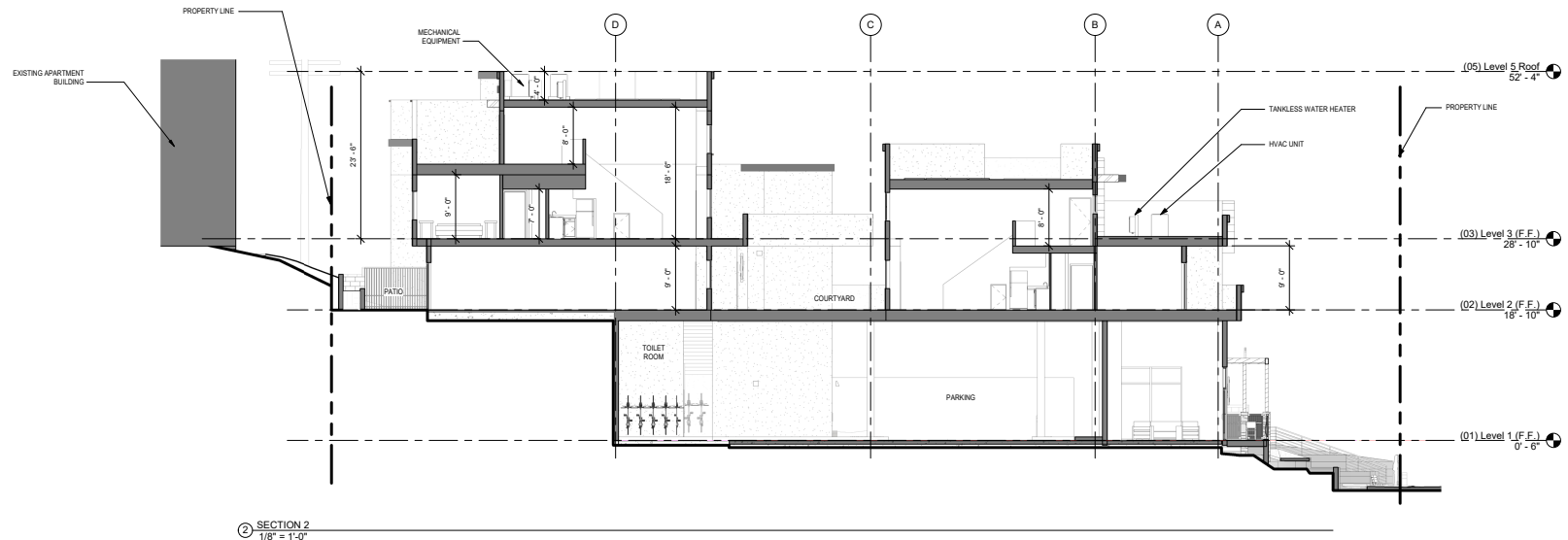
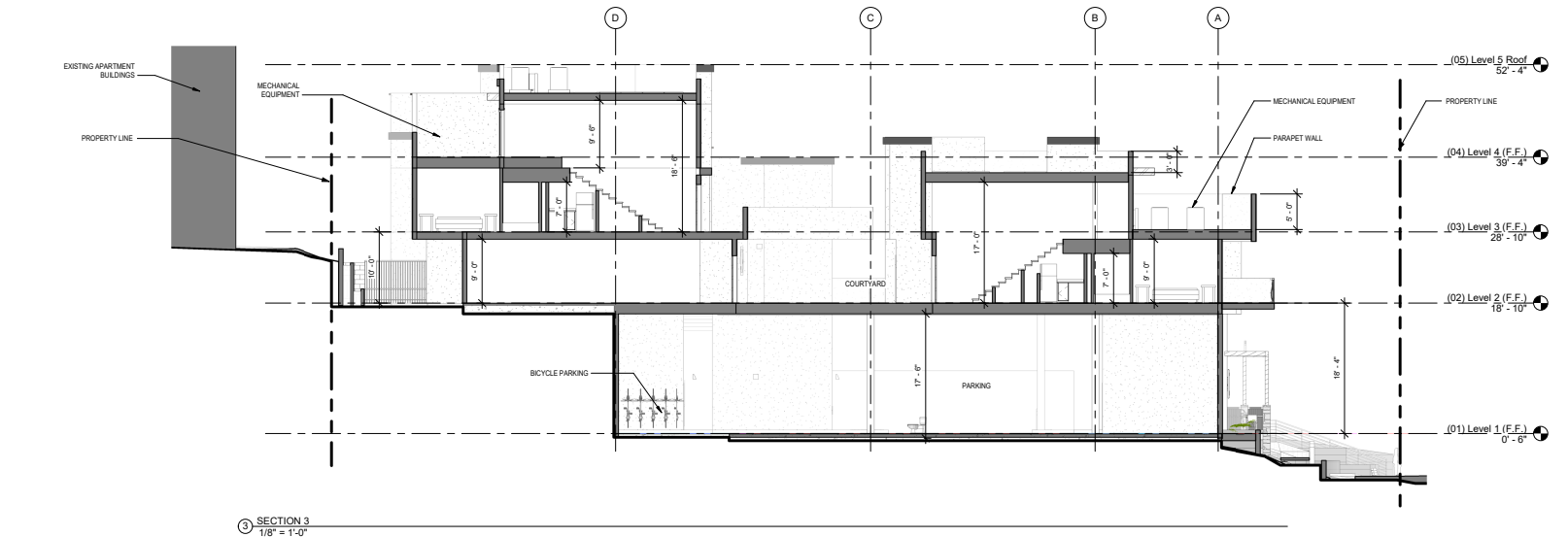
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A-2.6



BUILDING SECTIONS

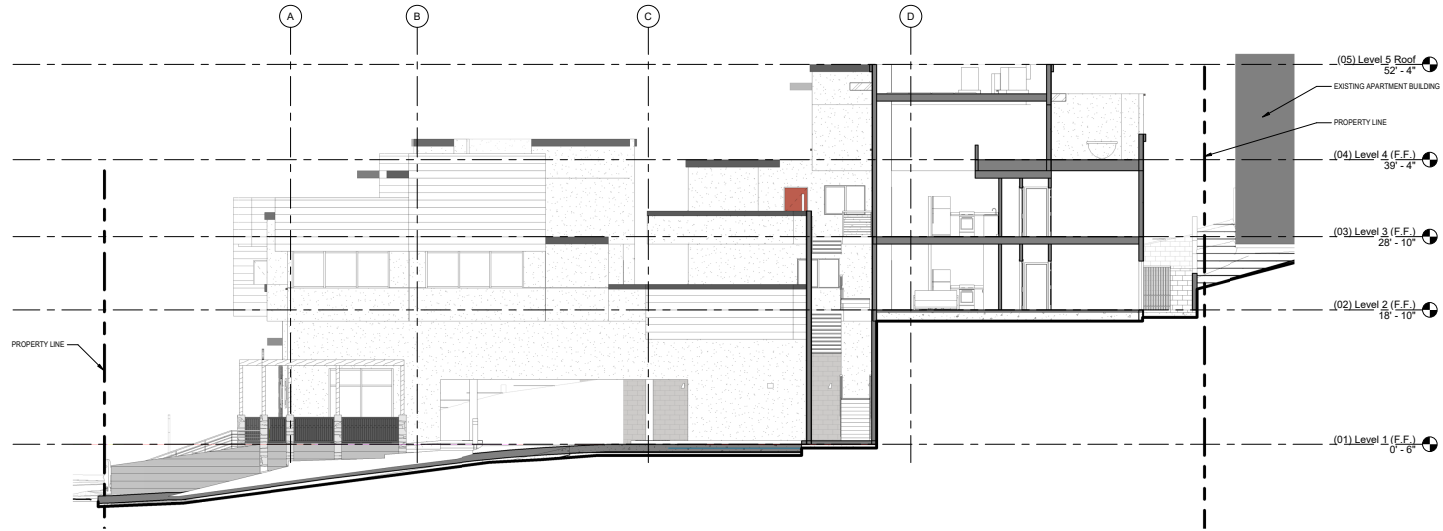
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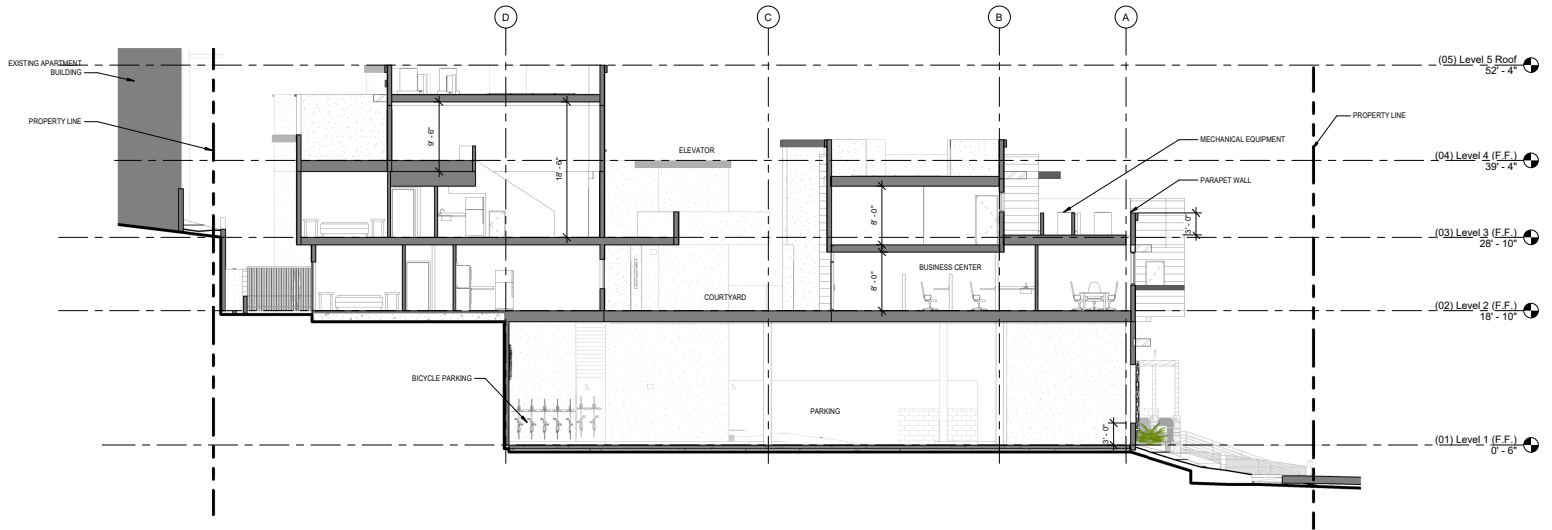
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A-3.1



SECTION 1
1/8" = 1'-0"



SECTION 4
1/8" = 1'-0"

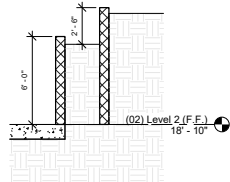
BUILDING SECTIONS

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91320

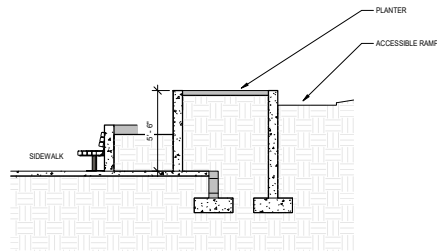
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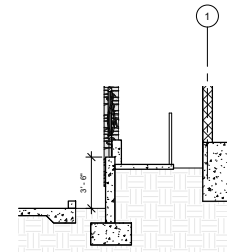
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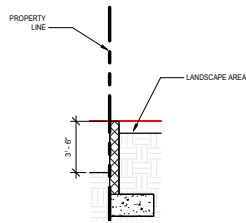
11 RETAINING WALL AT PATIO EXIT
1/4" = 1'-0"



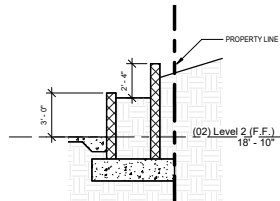
10 RETAINING WALL AT STREET FRONT
1/4" = 1'-0"



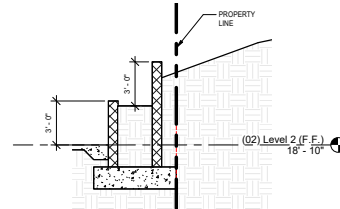
9 RETAINING WALL AT PEDESTRIAN
ENTRANCE
1/4" = 1'-0"



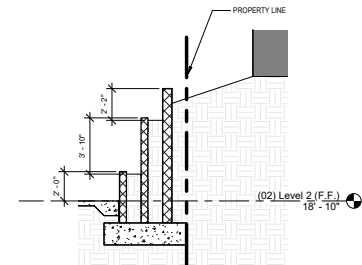
8 RETAINING WALL AT SOUTH DRIVEWAY
1/4" = 1'-0"



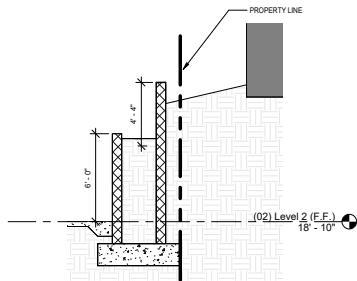
7 RETAINING WALL AT REAR PROPERTY
1/4" = 1'-0"



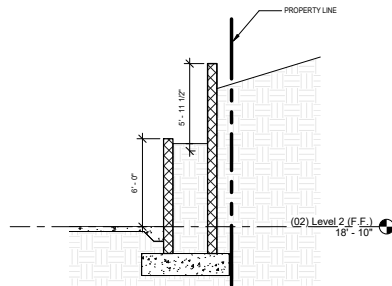
6 RETAINING WALL AT REAR PROPERTY
1/4" = 1'-0"



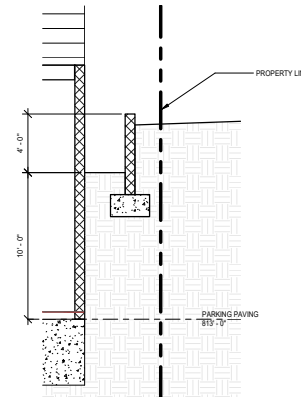
5 RETAINING WALL AT REAR PROPERTY
1/4" = 1'-0"



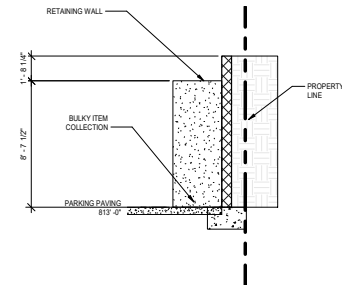
4 RETAINING WALL AT REAR PROPERTY
1/4" = 1'-0"



3 RETAINING WALL AT REAR PROPERTY
1/4" = 1'-0"



2 RETAINING WALL AT TRASH
ENCLOSURE
1/4" = 1'-0"



1 RETAINING WALL AT NORTH DRIVEWAY
1/4" = 1'-0"

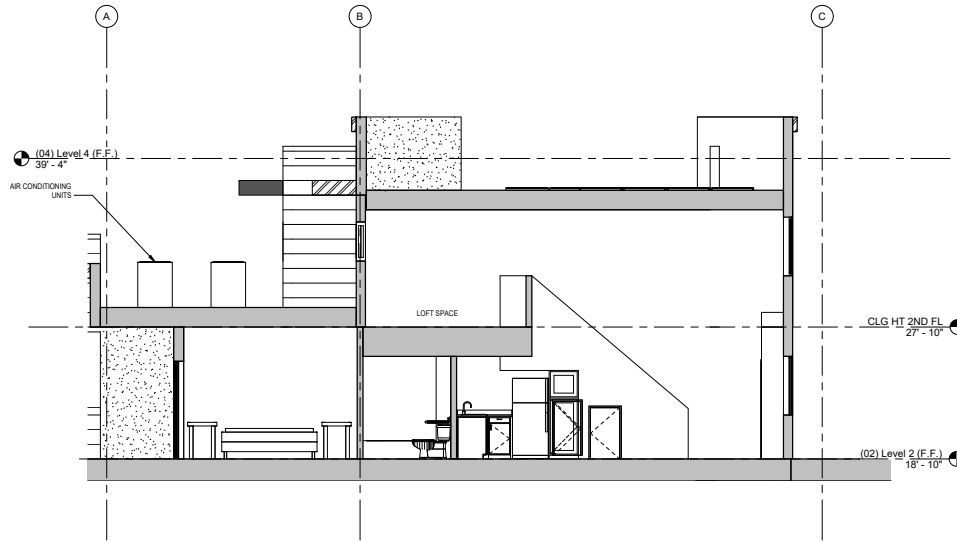
SITE RETAINING WALL SECTIONS

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ERBES ROAD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91322

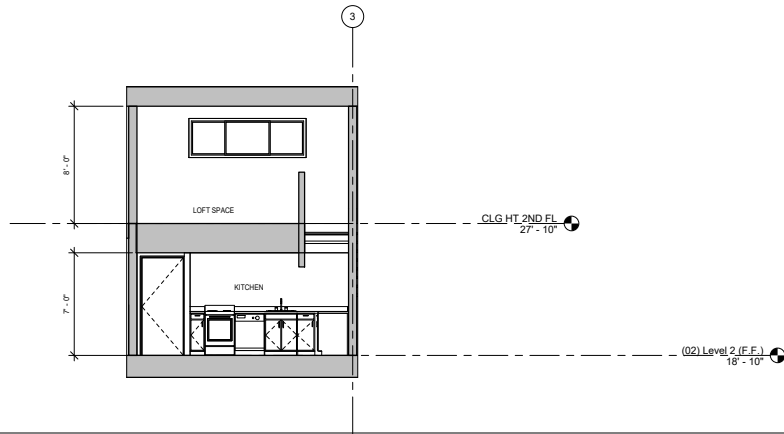
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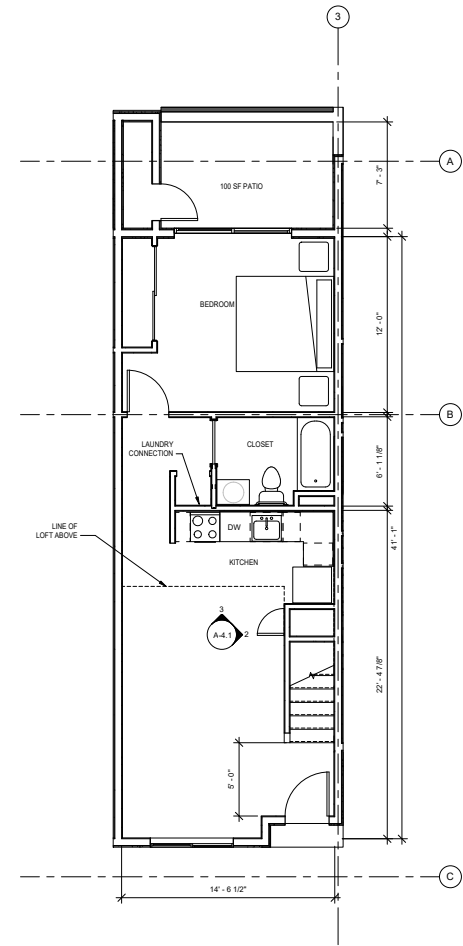
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2 LOFT UNIT SECTION
1/4" = 1'-0"



3 LOFT UNIT SECTION
1/4" = 1'-0"



1 LOFT UNIT FLOOR PLAN
1/4" = 1'-0"

ENLARGED LOFT UNIT PLAN

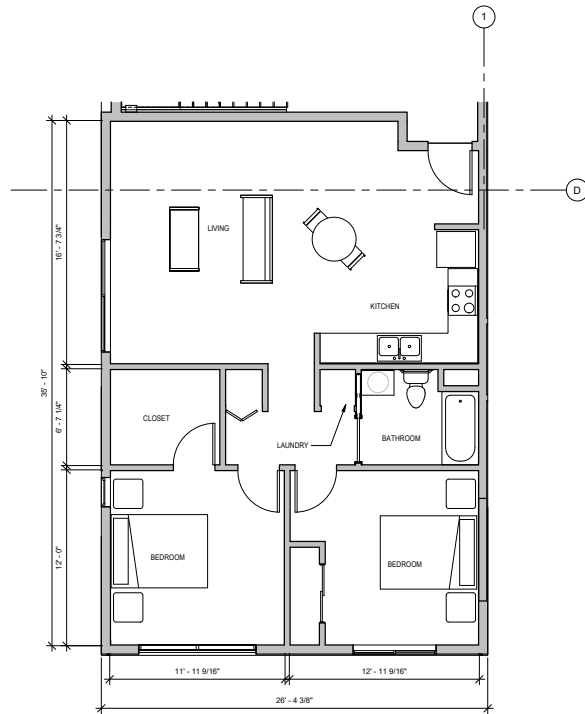
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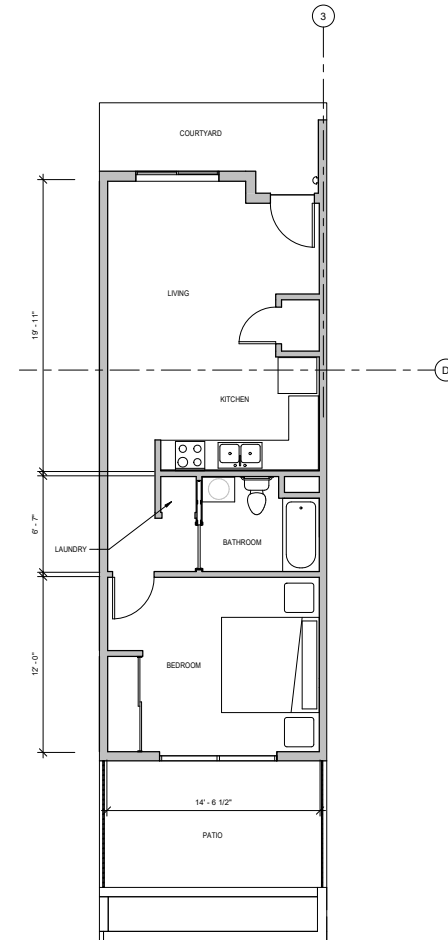
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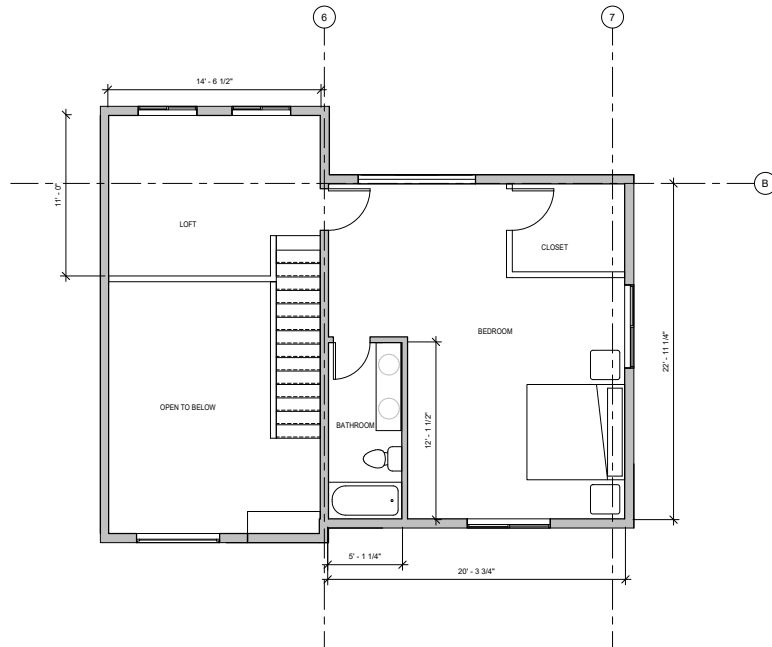
② 2 BEDROOM FLAT (TYP.)
1/4" = 1'-0"



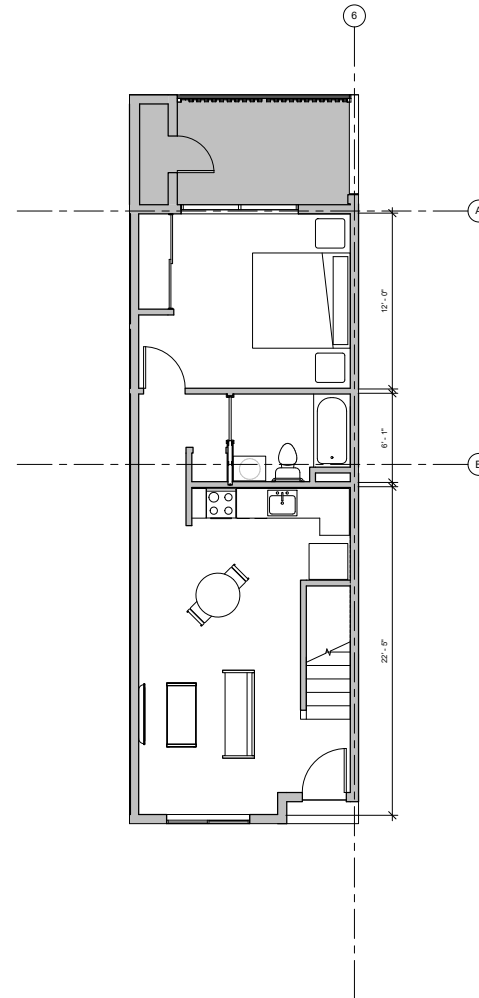
① 1 BEDROOM FLAT (TYP.)
1/4" = 1'-0"

ENLARGED UNIT PLANS

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91320



② UPPER LEVEL
1/4" = 1'-0"



① LOWER LEVEL
1/4" = 1'-0"

2 BEDROOM LOFT UNIT (A)

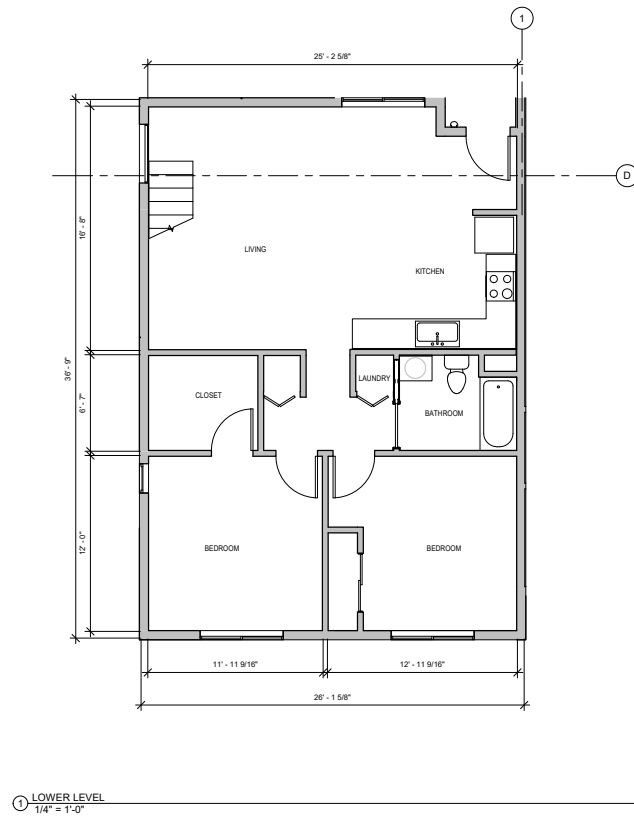
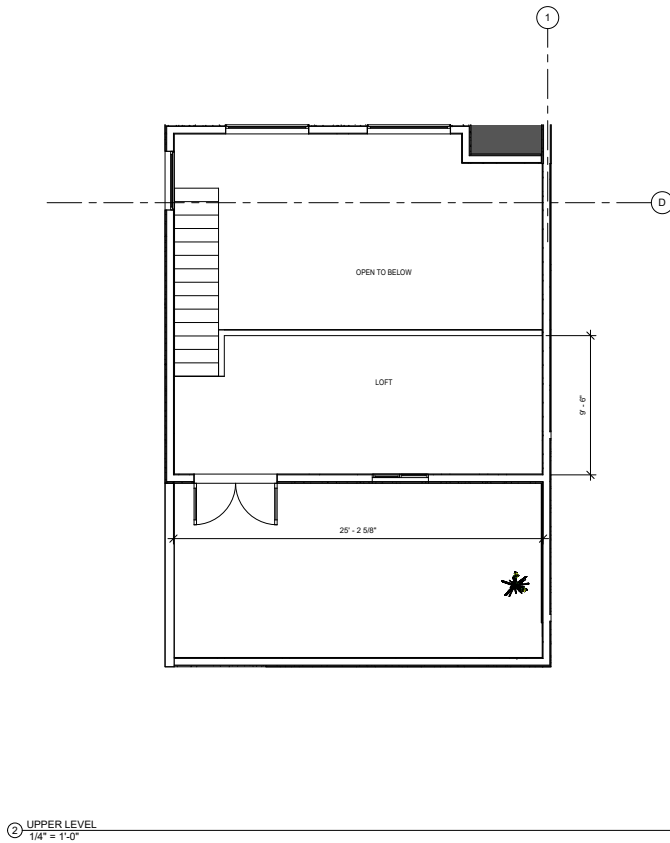
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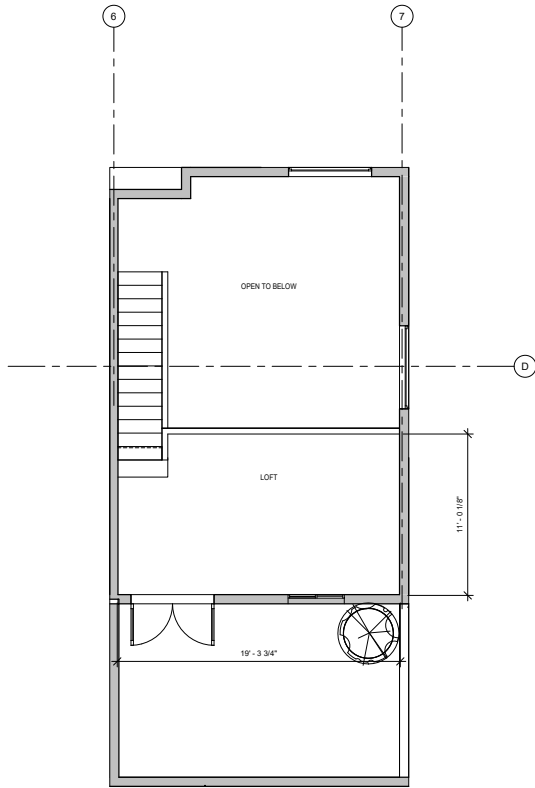
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A-4.3

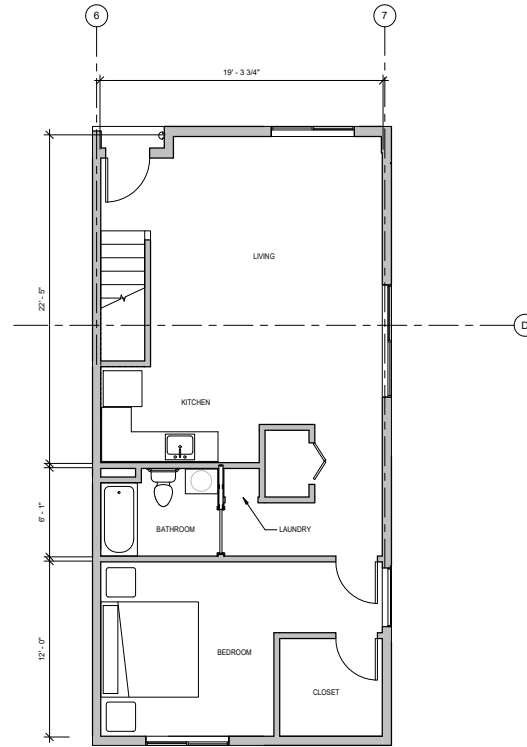


2 BEDROOM LOFT UNIT (B)

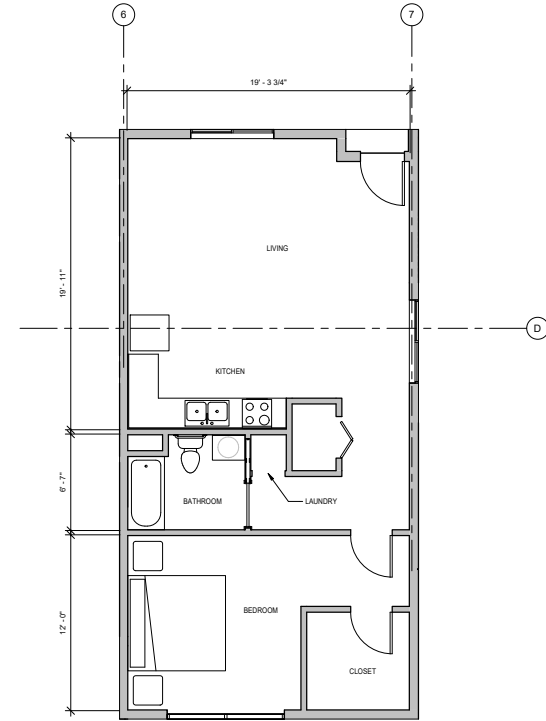
MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS
ERBES RD. THOUSAND OAKS, CA 91322



③ 1 BEDROOM LOFT END UNIT - UPPER LEVEL
1/4" = 1'-0"



② 1 BEDROOM LOFT END UNIT - LOWER LEVEL
1/4" = 1'-0"



① 1 BEDROOM FLAT (END UNIT)
1/4" = 1'-0"

ENLARGED UNIT FLOOR PLANS

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS

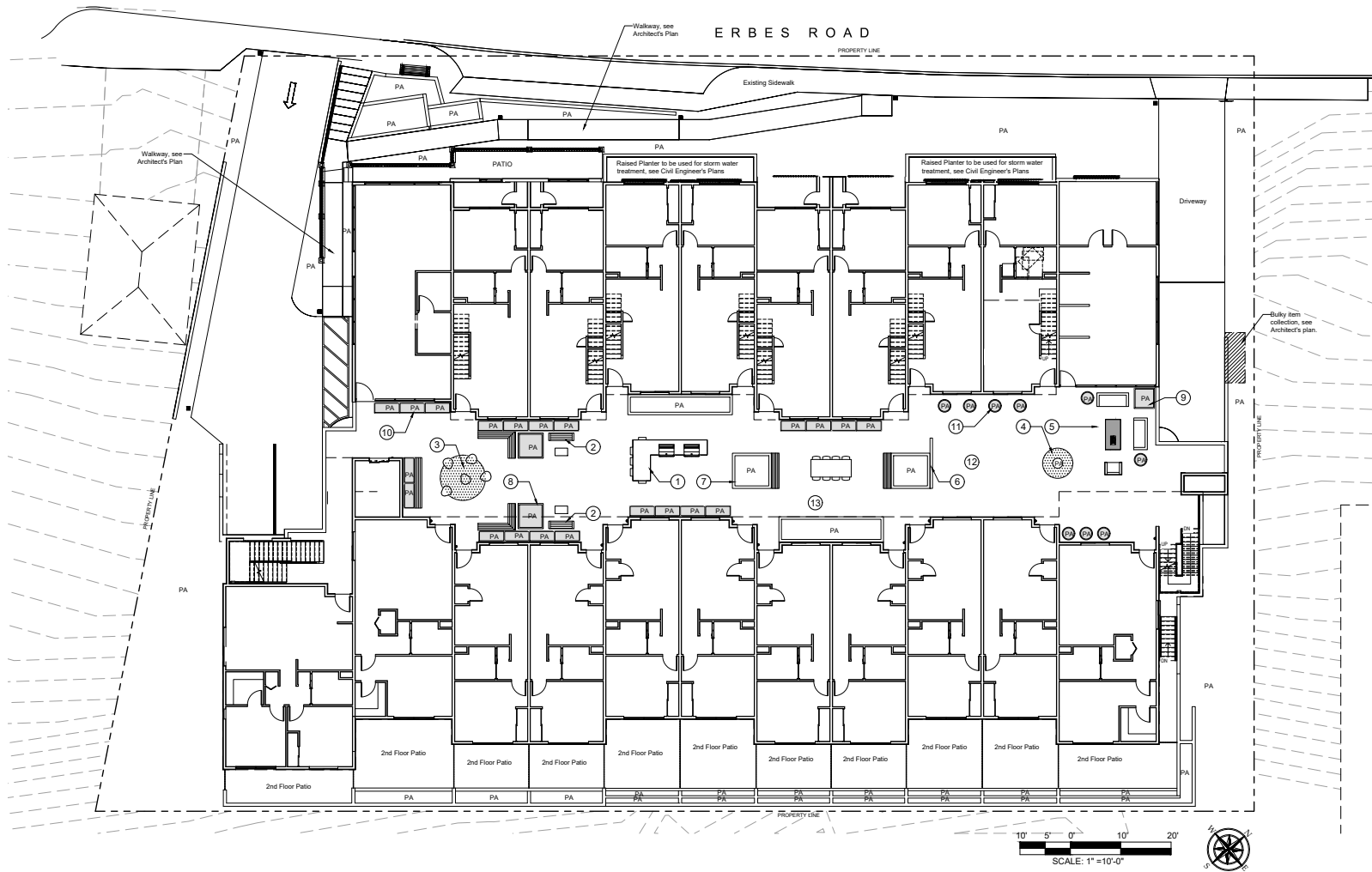
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A-4.5

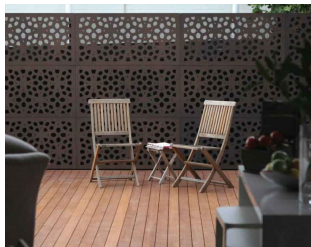


PRELIMINARY 2ND FLOOR PODIUM LEGEND

- 1 Outdoor kitchen with grills and counter-height seating
- 2 Wood bench with table
- 3 Artificial Turf with Quickcrete 'Kernel S' seat stones
- 4 Artificial turf with large decorative planter
- 5 Firepit Area with Seating
- 6 Decorative screen wall
- 7 Built-in raised planter, typ. of (4) locations
- 8 5x5 Planter, typ. of (2)
- 9 3x3 Planter, typ. of (1)
- 10 2x5 Planter, typ. of (19)
- 11 30" Dia. Pot, typ. of (9)
- 12 2x2 Rubber Tile multi-use surface
- 13 Podium paving

ABBREVIATIONS

PA = Planting Area



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Landscape Architecture / Horticulture / Documentation
422 E. Main Street, Ventura, CA 93001
tel 805 201 5614
info@brodersenassociates.com
CA#44880



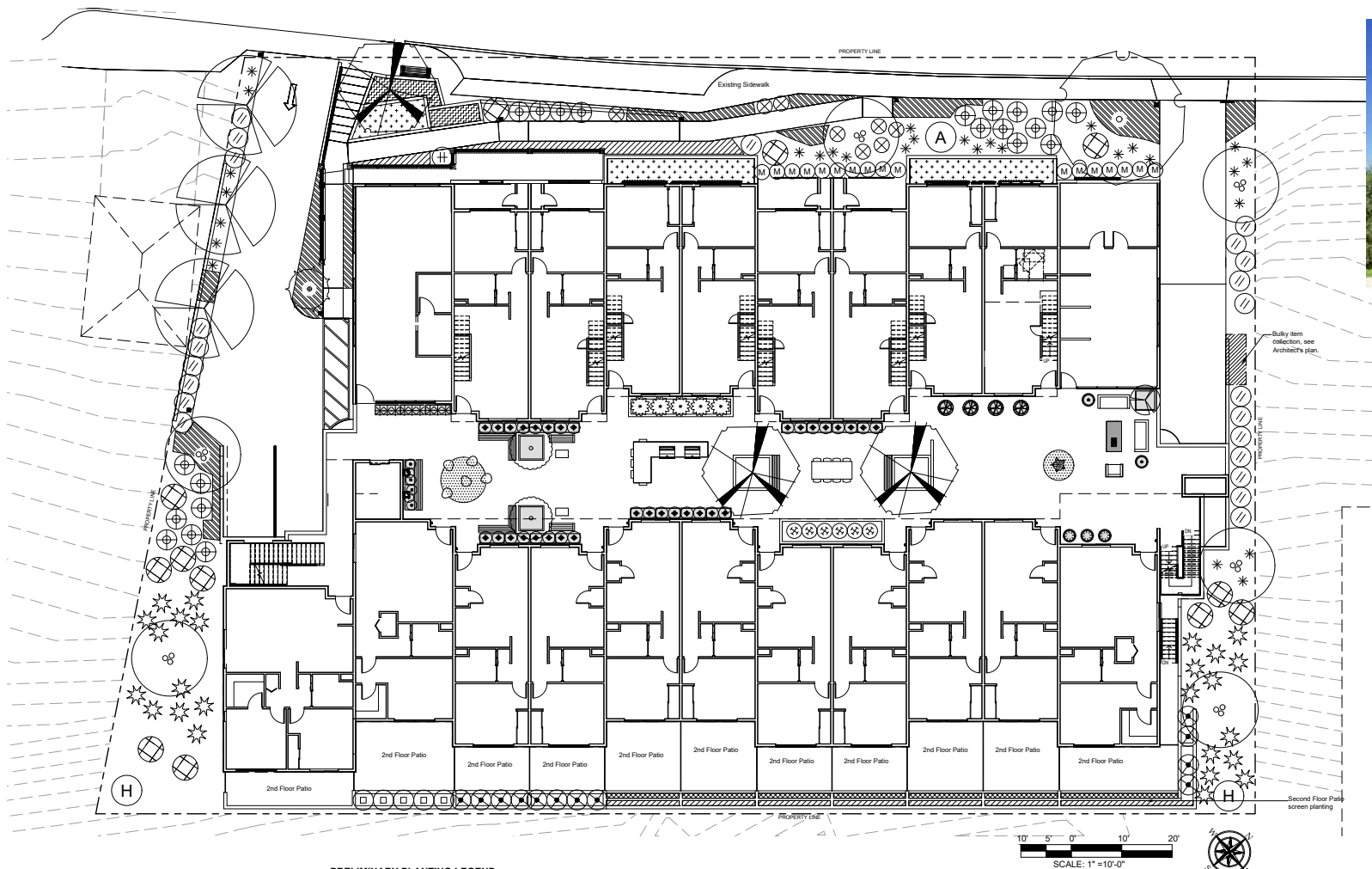
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ERBES ROAD APARTMENTS
ERBES ROAD
THOUSAND OAKS, CA 91322

21.09

PRELIMINARY LANDSCAPE LAYOUT PLAN
GROUND LEVEL & SECOND FLOOR PODIUM
L1.1

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PRELIMINARY PLANTING LEGEND

TREES

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE
	<i>Cercis occidentalis</i>	Western Redbud	24" box
	<i>Citrus 'Sears Lime'</i>	Persian Lime	24" box
	<i>Olea europaea 'Sloan Hill'</i>	Swan Hill Olive	36" box
	<i>Quercus agrifolia</i>	Coast Live Oak	24" box
	<i>Tristramia laurina 'Elegant'</i>	Elegant Water Gum	24" box

SHRUBS, GRASSES

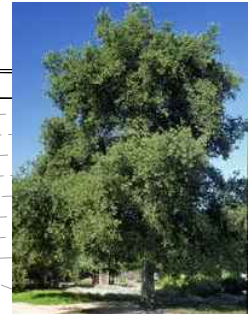
	Agave 'Blue Flame'	5 gal
	Arctostaphylos 'Howard McMillen'	5 gal
	Calceolarius 'Little Jewel'	5 gal
	Carissa macrocarpa 'Fancy'	5 gal
	Citrus 'Sloan Hill'	5 gal
	Dianella 'Islandica'	5 gal
	Dodonaea viscosa 'Purpurea'	5 gal
	Eriogonum fasciculatum	5 gal
	Heteromeles arbutifolia	5 gal
	Laurus nobilis 'Nobilis'	5 gal
	Lomandra 'Platinum Beauty'	5 gal
	Mahonia repens	5 gal
	Muhlenbergia dubia	1 gal
	Muhlenbergia rigens	5 gal
	Myrsine africana	15 gal
	Olea europaea 'Little Olive'	15 gal
	Rhamnus alaternus	5 gal
	Rhipsalis umbellata 'Minor'	5 gal
	Rhus integrifolia	5 gal
	Salvia leucantha	5 gal
	Tecoma stans	5 gal
	Blue Flame Agave	5 gal
	Manzanita	5 gal
	Dwarf Callistemon	5 gal
	Fancy Noddy Plum	5 gal
	White Rockrose	5 gal
	New Zealand Flax Lily	5 gal
	Purple-leaved Hopbush	5 gal
	California Buckwheat	5 gal
	Toyon	5 gal
	Compact Sweet Bay	15 gal
	Variegated Dwarf Mail Rush	5 gal
	Creeping Barberry	5 gal
	Pine Muhly	1 gal
	Deer Grass	5 gal
	African Boxwood	15 gal
	Dwarf Olive	15 gal
	Italian Buckhorn	5 gal
	Indian Hawthorn	5 gal
	Lemonade Berry	5 gal
	Mexican Sage	5 gal
	Yellow Bells	5 gal

VINES

	Trachelospermum jasminoides	Star Jasmine	5 gal
--	-----------------------------	--------------	-------

GROUNDCOVERS

	Dianella 'Cassa Blue'	Cassa Blue Flax Lily	1 gal
	Portulacaria afra 'Prostrate Form'	Dwarf Elephant Food	1 gal
	Juncus patens & Eriogonum karwinskianus	California Gray Rush	1 gal / flats
	Senecio serpens	Santa Barbara Daisy	1 gal
	Trachelospermum jasminoides	Blue Chalksticks	1 gal
	Trachelospermum jasminoides	Star Jasmine	1 gal



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ERBES ROAD APARTMENTS
ERBES ROAD
THOUSAND OAKS, CA 91320

10.15.23

21.09

PRELIMINARY LANDSCAPE PLANTING PLAN
GROUND LEVEL & SECOND FLOOR PODIUM

Sheet No. 001 of 001

Drawn By: [Signature]

Check By: [Signature]

Date: [Date]

L1.2

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THOUSAND OAKS PLANNING COMMISSION



Supplemental Information Packet 1 July 10, 2023 Agenda Related Items Meeting of July 10, 2023

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.

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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: July 10, 2023

Subject: Regarding Item 7A - Proposed 30-Unit Apartment Complex - Residential Planned Development 2021-70328-RPD and Parcel Merger (PM) 2023-70002, located at 170 Erbes Road, Assessor's Parcel No. (APN) 670-0-250-230, Allied Management Group

The attachment contains public correspondence that arrived after the printing of the Agenda Packet.

cdd:420-78/H:COMMON/Planning Commission/Agenda Packet/2023/2023-07-10/Supplemental/Supplemental 1.docx/pz [FILE ID: 2021-70328-RPD]

From: [Justine Kendall](#)
To: [Lori Goor](#)
Subject: FW: 170 Erbes
Date: Monday, July 10, 2023 12:31:58 PM
Attachments: [20230710_Iam the owner of the apartment building located at 180.pdf](#)
[image001.png](#)

Justine Kendall, AICP | Associate 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](#)



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*New User Fees go into effect July 1, 2023. Applications submitted **with minimum application requirements** by June 30, 2023, will be subject to current fees. Applications invoiced on or after July 1, 2023, will be subject to new fees. Click [HERE](#) to view.*

From: Patrick Naylon <patrick.naylon@naylonassociates.com>

Sent: Monday, July 10, 2023 11:21 AM

To: Justine Kendall <JKendall@toaks.org>

Subject: 170 Erbes

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.

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PATRICK R. NAYLON
ATTORNEY AT LAW

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July 10, 2023

City of Thousand Oaks
Planning Commission
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:

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 am submitting 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.

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.

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. All of these exceptions 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 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 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.

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 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. 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. Further, radical departure from norms had to be given by the fire department which jeopardizes Foursite Lane because of its close proximity to the building itself.

f) 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.

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

h) 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.

i) 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. 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.

j) 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 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.

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. This will effectively scuttle the project. A photo of that house is attached hereto as Exhibit B.

7) Foursite Lane tenants

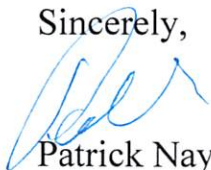
I am submitting as Exhibit C the written petition of my affected tenants to rescind any approval or any recommendation for approval of this construction because it is an affront to their physical,, mental and emotional well-being as well as their children.

8) 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 me.

I hope the planning commission agrees and scales back this project to a reasonable size and scope.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick Naylon', is written over the printed name.

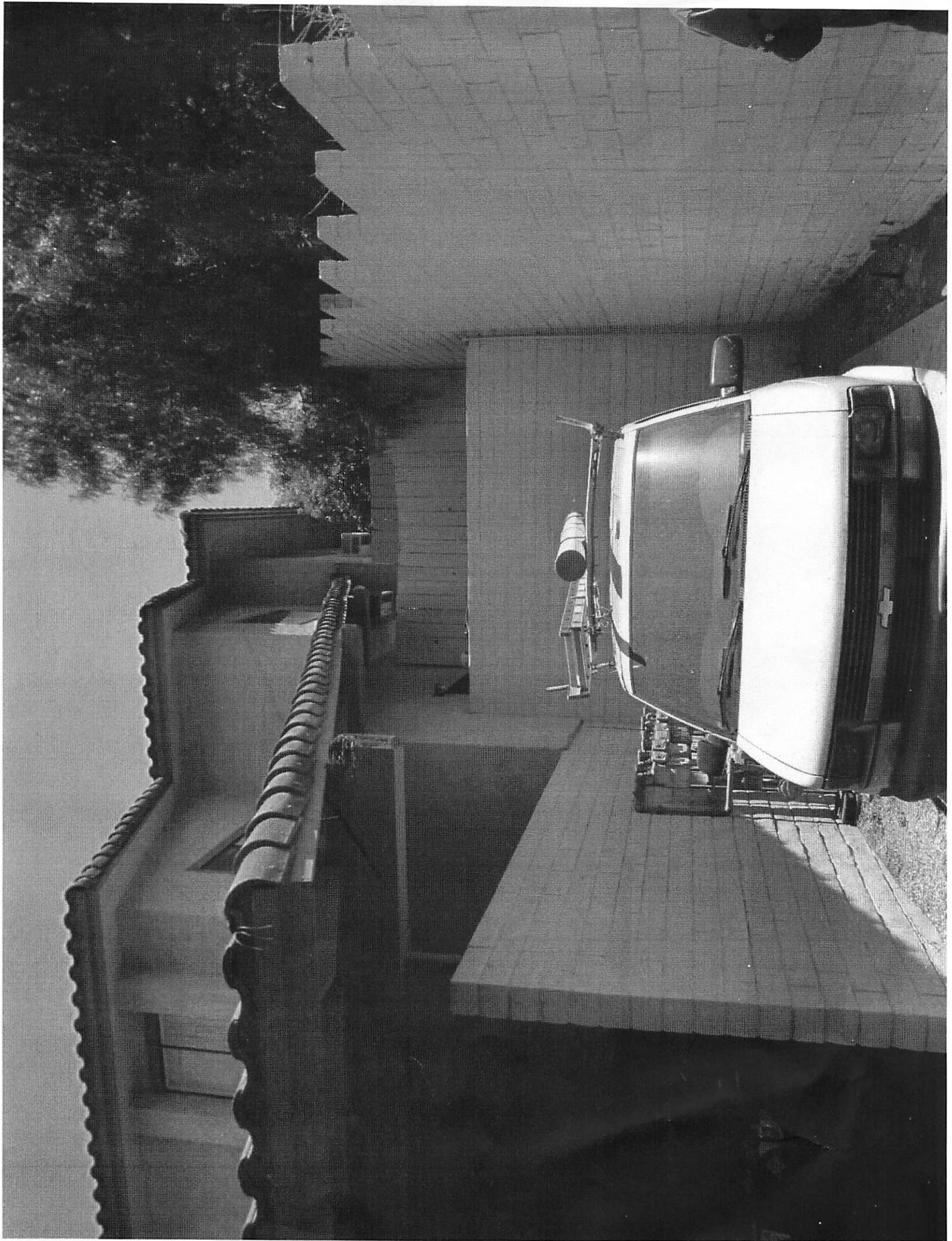
Patrick Naylon

PRN:al

cc: attachments

"A"

1171



"B"

2

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 black ink, appearing to read 'P. Naylor', with a long horizontal flourish extending 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} ~~no~~ 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}

^{This side of erbes has no parking, busy street, connecting to T.O BLVD}
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 Jon WEISS

PRINT NAME: [Signature]

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.

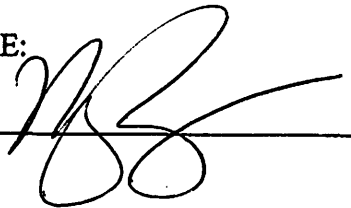
3) I HAVE 1 CHILDREN LIVING WITH ME AND THIS MAY AFFECT THEIR
SAFETY, HEALTH AND WELL BEING.

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.

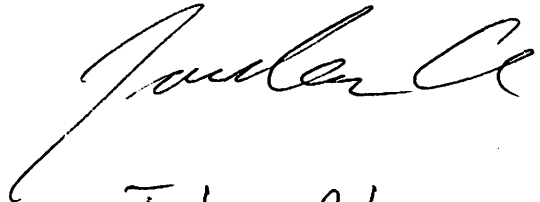
4) I HAVE OR INTEND TO HAVE SOLAR PANELS INSTALLED TO REDUCE THE COST
OF ELECTRICITY TO MY UNIT INCLUDING THE 40 GALLON HOT WATER HEATER.

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

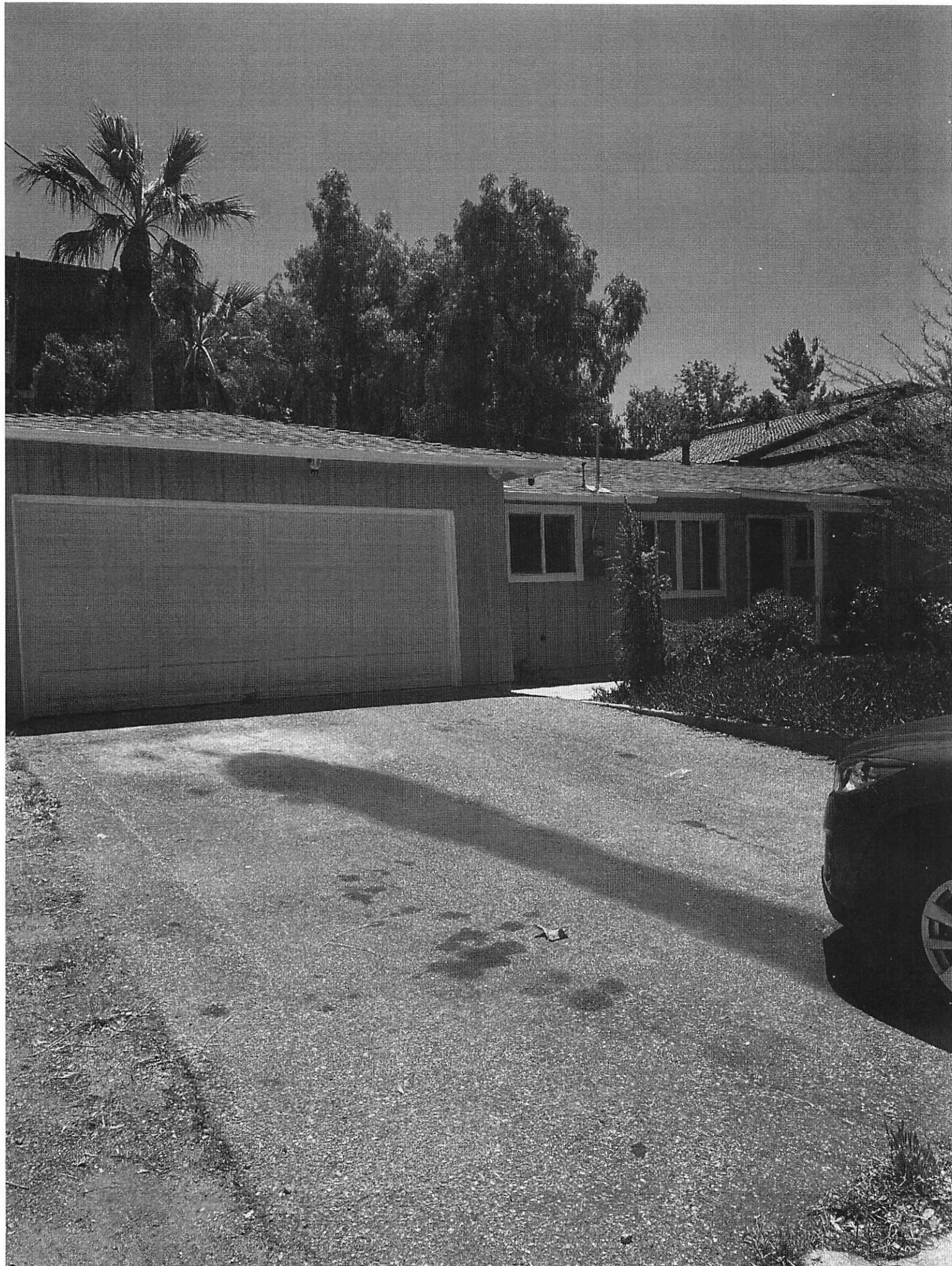
Olivia Ogorman

"C"

—

55





Note: The remainder of the 07/10/2023 PC Supplemental Packet 1 is not included as it refers to a different 07/10/2023 PC Agenda Item (8.A.)

Item 7.A.

(Items Received @ PC Meeting of 07/10/2023)



1



2

Request



1. Find that the project qualifies for a **Categorical Exemption** under the California Environmental Quality Act (CEQA).
2. Approve an:
 - **RPD application** for construction of a multi-family residential project and associated landscape, hardscape, and grading; and
 - **PM application** for the merger of three parcels



1

3

Site and Setting

☐ Physical Site:

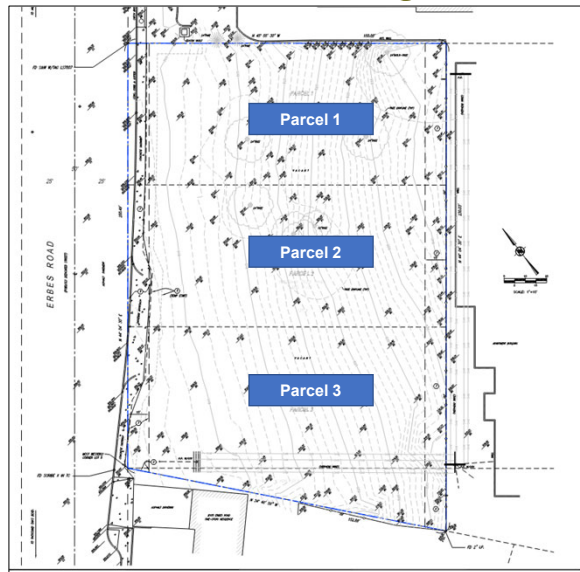
- 0.74-acre parcel;
- Vacant infill parcel;
- Slope steeply upwards northwest to southeast.
- GP: High Density Residential
- Zoning: RPD-20U



2

4

PM Lot Merger



3

5

PROJECT DESCRIPTION AND EVALUATION



☐ Building Form and Style

- 30 Multifamily Units
- 3 stories above garage
- Mid-Century Modern and Contemporary styles

4

6

PROJECT DESCRIPTION AND EVALUATION – Unit Mix

DENSITY BONUS FORMULA:

0.709 net acres x 30 dwelling units per acre = **22 base density units**

- (5 low-income restricted units, rounded up = 20% of 22)
- (20% low-income restricted units = 35% density bonus per state law)

22 base density units * .35, rounded up = **8 bonus units**

22 base density units + 8 bonus units

= 30 Total Units

DENSITY BONUS BENEFITS TO APPLICANT:

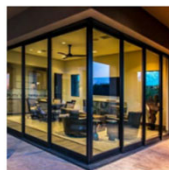
Additional Units
Concessions (2)
Parking Reduction



5

7

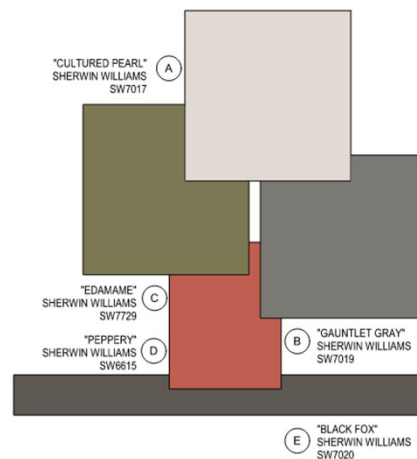
PROJECT DESCRIPTION AND EVALUATION – Form and Style



(G) WINDOWS
BRONZE FRAME
SOLAR TINT GLAZING



(F) CAST CONCRETE
WOOD GRAIN



6

COLOR AND MATERIALS

8

PROJECT DESCRIPTION AND EVALUATION – Form and Style

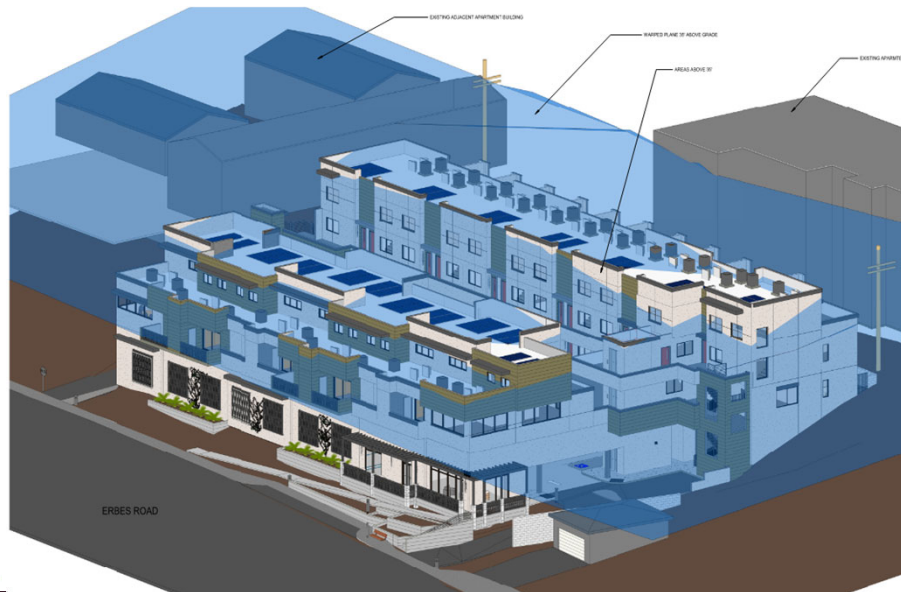


Perspective looking east from southwest corner (entrance)

7

9

PROJECT DESCRIPTION AND EVALUATION – Height



8

10

PROJECT DESCRIPTION AND EVALUATION – Setbacks

Yard	Adjacent Street/ Use	Required	Provided
Front (Northwest)	Erbes Road	20' from adjacent public street	20' including existing 4.5' sidewalk
Rear (Southeast)	Multifamily Apartments	At the discretion of Planning Commission	8.33' minimum
Side (Northeast)	Multifamily Apartments	15'	15'
Side (Southwest)	Single-Family Residential	15'	5' (Concession Requested)

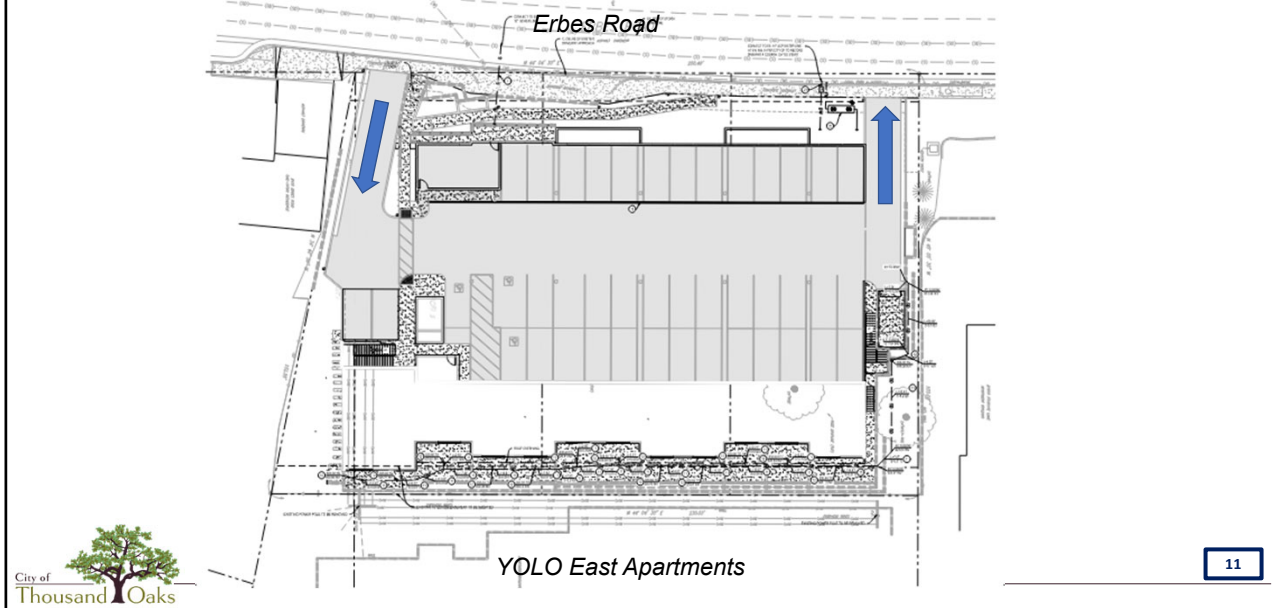
11

PROJECT DESCRIPTION AND EVALUATION – Space Allocation

Subject	Guidelines	Project
Structure Coverage	35%	53%
Paved Areas	25%	8%
Open Space	35%	39%
Other Areas	5%	<1%

12

PROJECT DESCRIPTION AND EVALUATION – Access & Traffic



13

PROJECT DESCRIPTION AND EVALUATION – Parking

Parking Categories	# of Units	Parking Ratio per TOMC	Parking Ratio per State Law	Parking Ratio Provided
1 Bedroom	26	1 space/unit	1 space/unit	1 space/unit
2 Bedroom	4	2 spaces/unit	1.5 spaces/unit	2 spaces/unit
Guest/ Temporary	-	0.5 spaces/unit	NONE	8 spaces
Total	30 Units Total	49 Traditional Total	32 Total Required	42 Total Provided



12

14

PROJECT DESCRIPTION AND EVALUATION - Landscaping

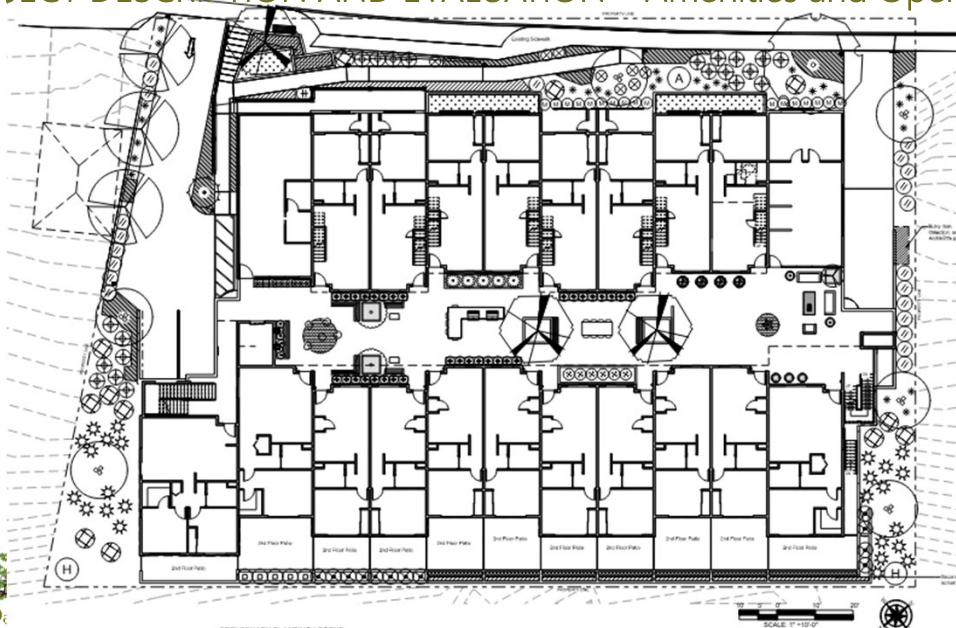
Landscaped Area Requirement	Project-Specific Requirement	Landscaped Area Provided
10% of Paved Area	2,770 s.f. Paved Area*0.1 = 277 s.f.	4,708 s.f.
25 s.f. per compact space	25 s.f. x 3 spaces = 75 s.f.	
Total	352 s.f.	



13

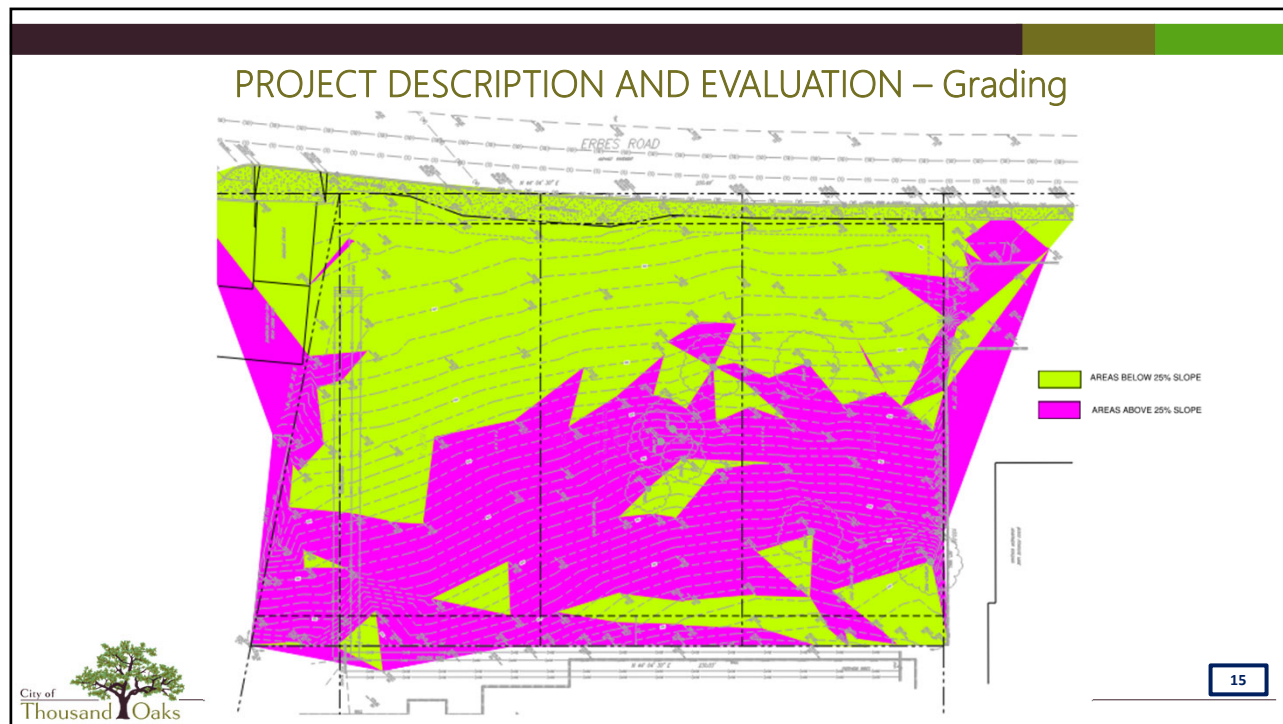
15

PROJECT DESCRIPTION AND EVALUATION – Amenities and Open Space



14

16



17

Recommendation

Adopt a Resolution:

1. Finding that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Class 32 Section 15332 In-Fill Development Projects and Section 15305 Minor Alterations to Land Use Limitations; and
2. Approving Residential Planned Development (2021-70328-RPD) and Parcel Merger (PM-2023-70002).

16

18



ITEM 7.A.

**Applicant's PowerPoint Presentation
July 10, 2023 Planning Commission**

170 ERBES ROAD

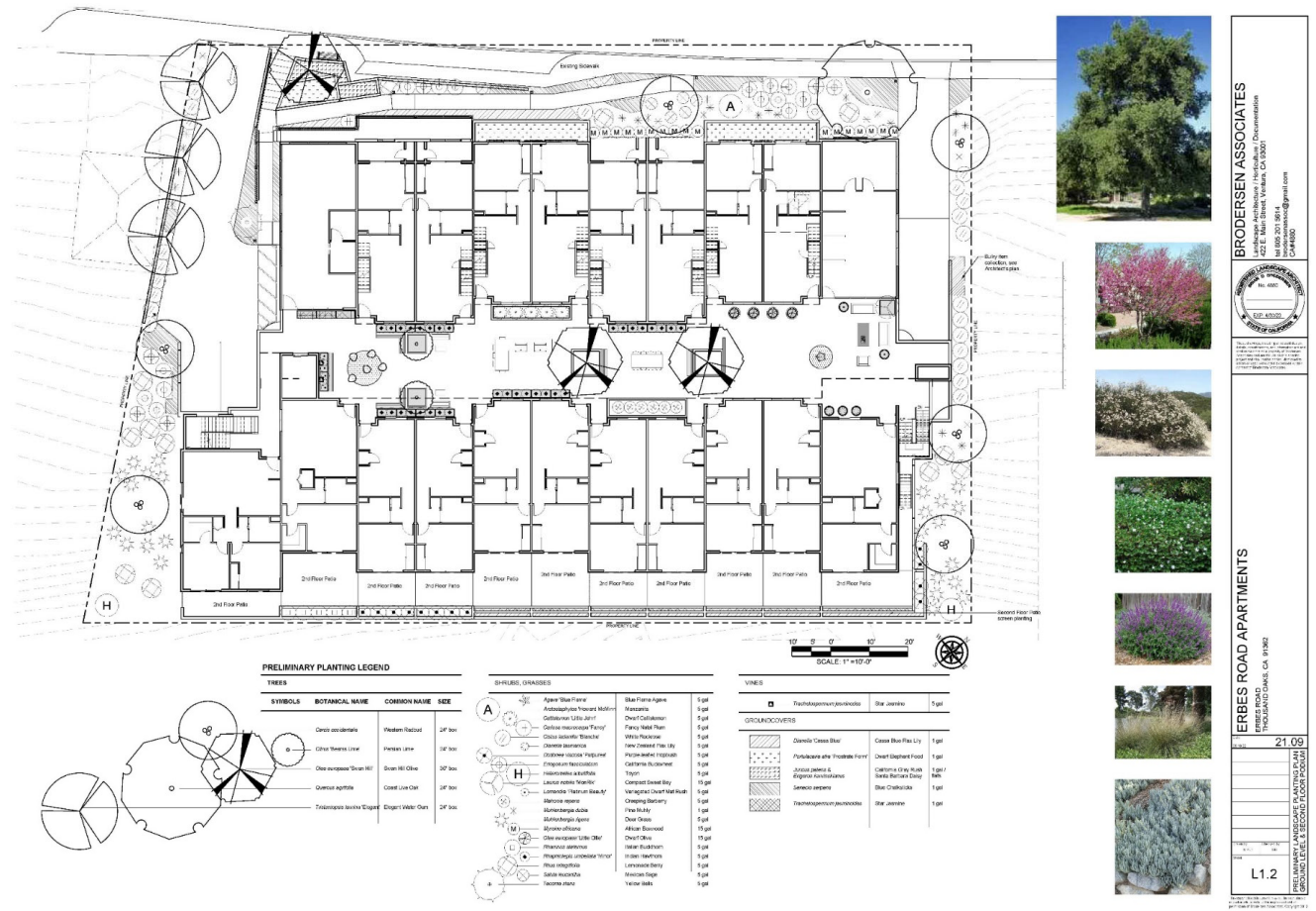
30 UNIT APARTMENT WITH
AFFORDABLE UNITS,
COVERED PARKING AND
COURTYARD COMMUNITY
SPACE

20% OF UNITS DESIGNATED LOW-
INCOME (5 UNITS).

- (01) 2 BEDROOM LOFT 1100 SF
- (02) 1 BEDROOM LOFT 745 SF
- (02) 1 BEDROOM FLAT 555 SF

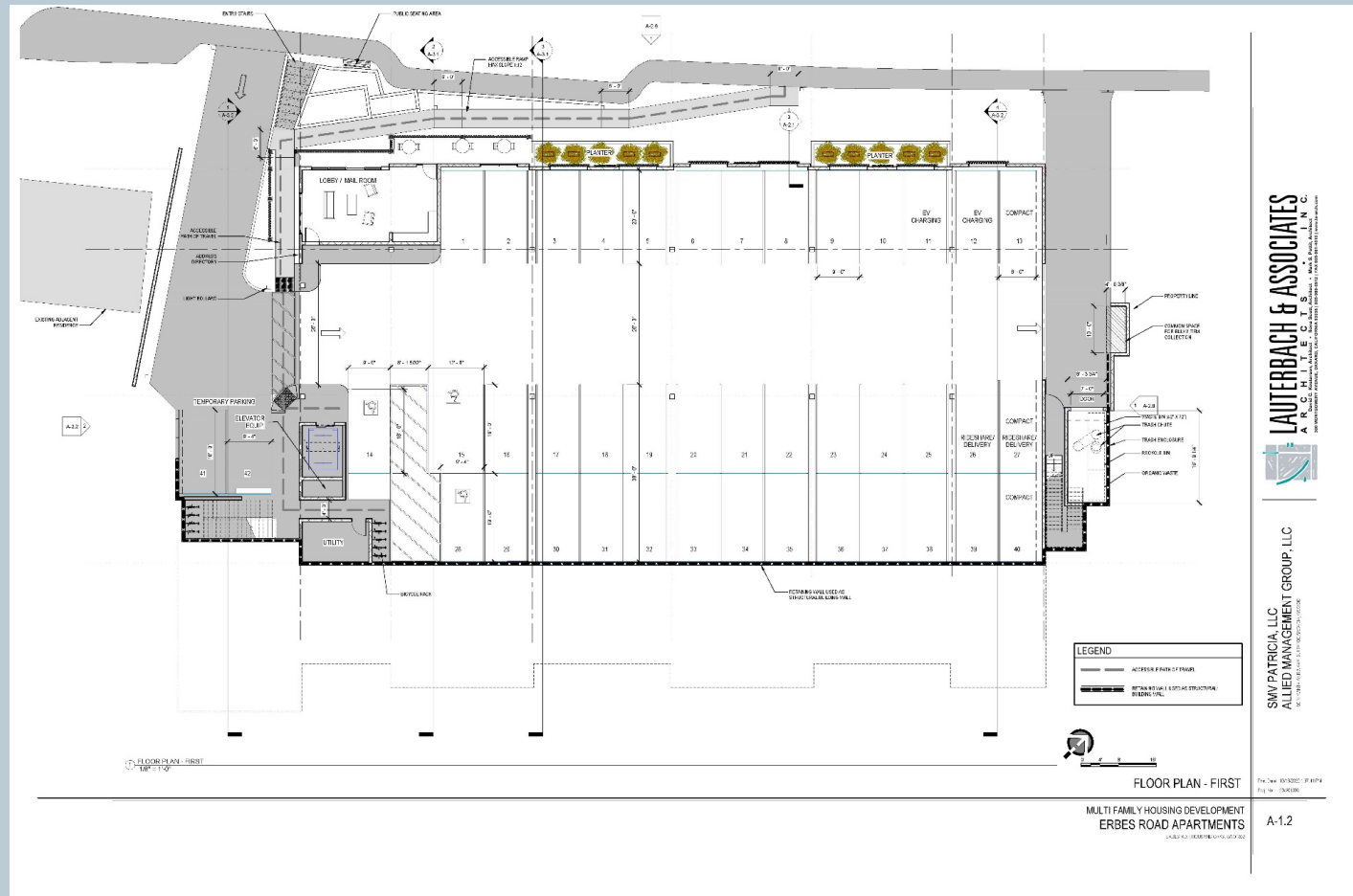


CONCEPTUAL RENDERING



170 ERBES ROAD

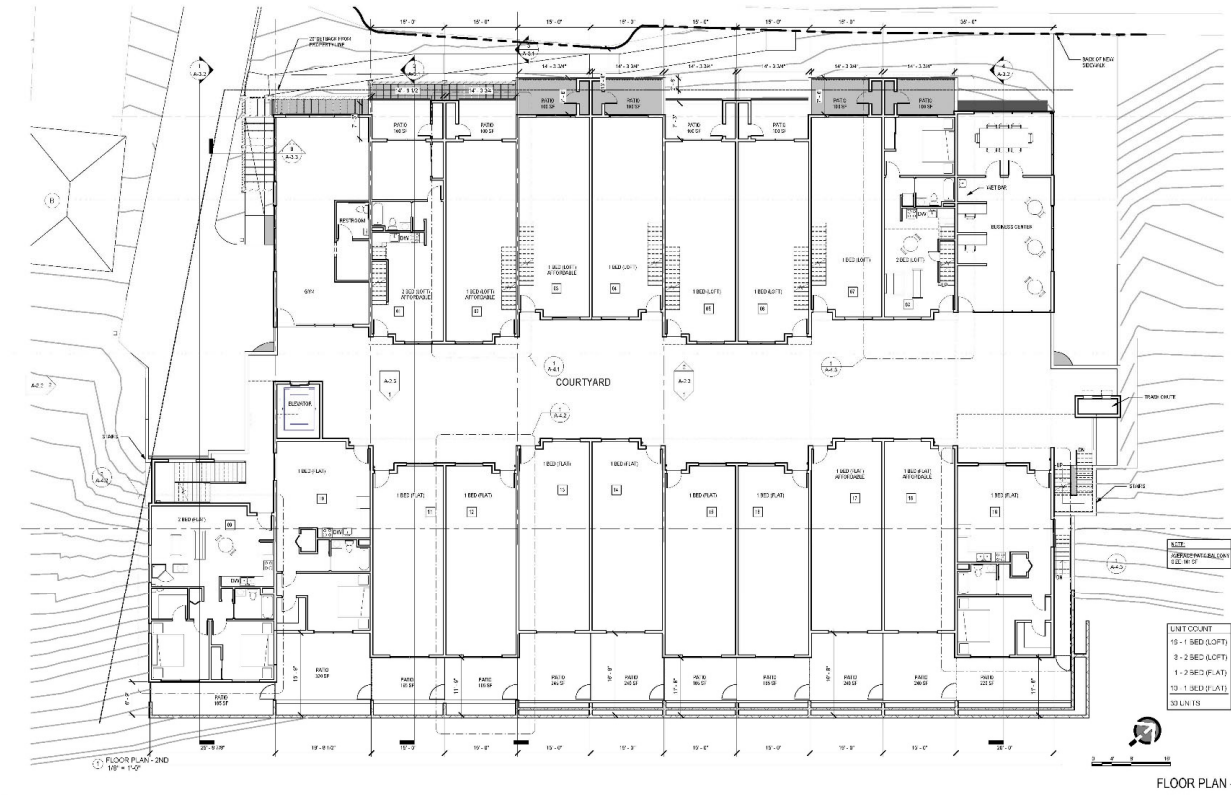
GROUND FLOOR FEATURES,
COVERED PARKING, INTERIOR
MAILROOM/LOBBY WITH EXTERIOR
FRONT PATIO. COVERED BIKE
STORAGE, ELECTRICAL VEHICLE
CHARGING STATIONS.



FIRST FLOOR PLAN

ADDITIONAL AMENITIES INCLUDE, BUSINESS CENTER WITH CONFERENCE ROOM AND KITCHENETTE AND INDOOR FITNESS CENTER.

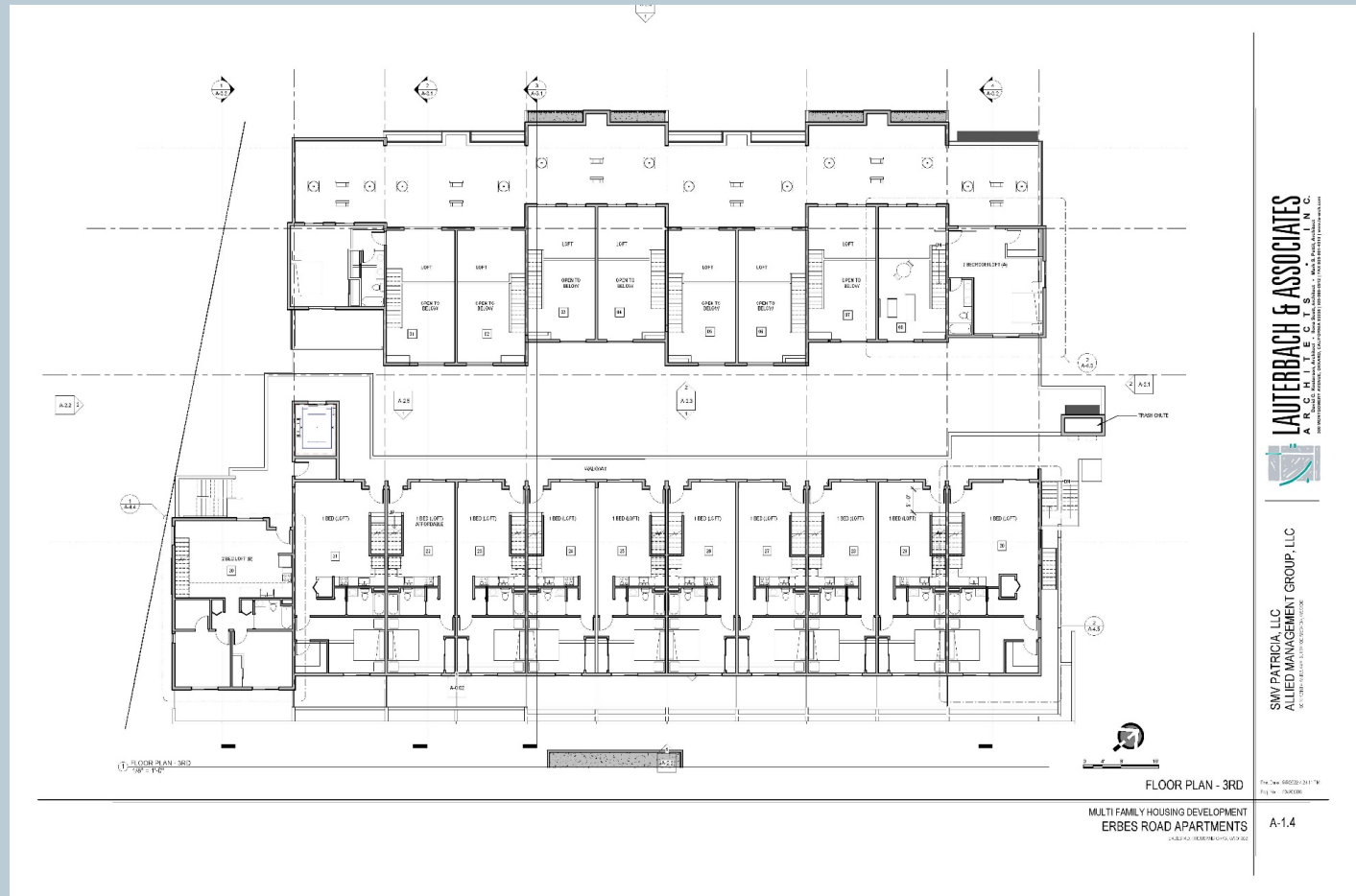
CENTRAL COURTYARD FEATURES OUTDOOR KITCHEN, FIRE PIT, PLANTING AREAS, SHADE TREES, SEATING AND PLAY AREAS.



SECOND FLOOR PLAN

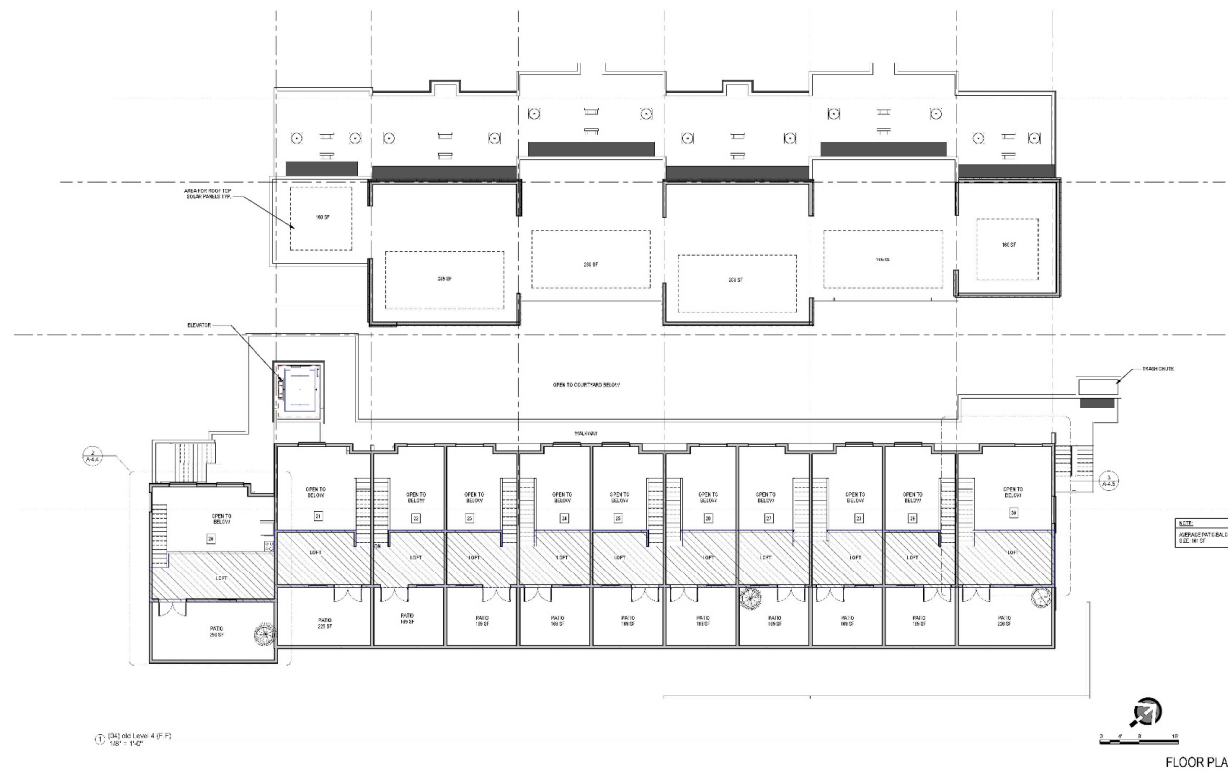
170 ERBES ROAD

ALL UNITS INCLUDE PRIVATED
OUTDOOR PATIO OR BALCONY
SPACE.



THIRD FLOOR PLAN

170 ERBES ROAD



FLC

MULTI FAMILY HOUSING DEVELOPMENT
ERBES ROAD APARTMENTS



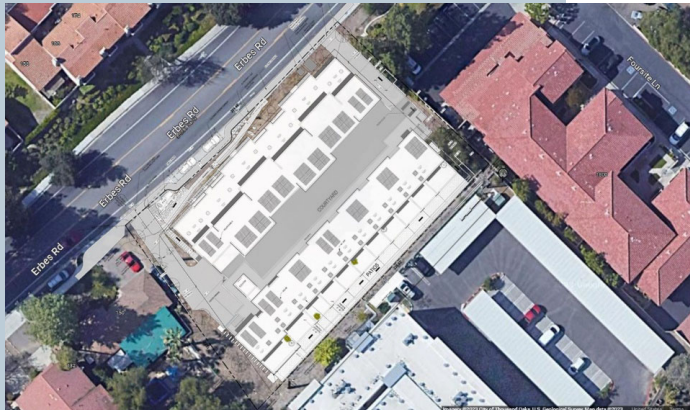
LAUTERBACH & ASSOCIATES
ARCHITECTS • INC.

SMV PATRICIA, LLC
ALLIED MANAGEMENT GROUP, LLC
800-438-6822 ext. 3110 or 800-438-6822

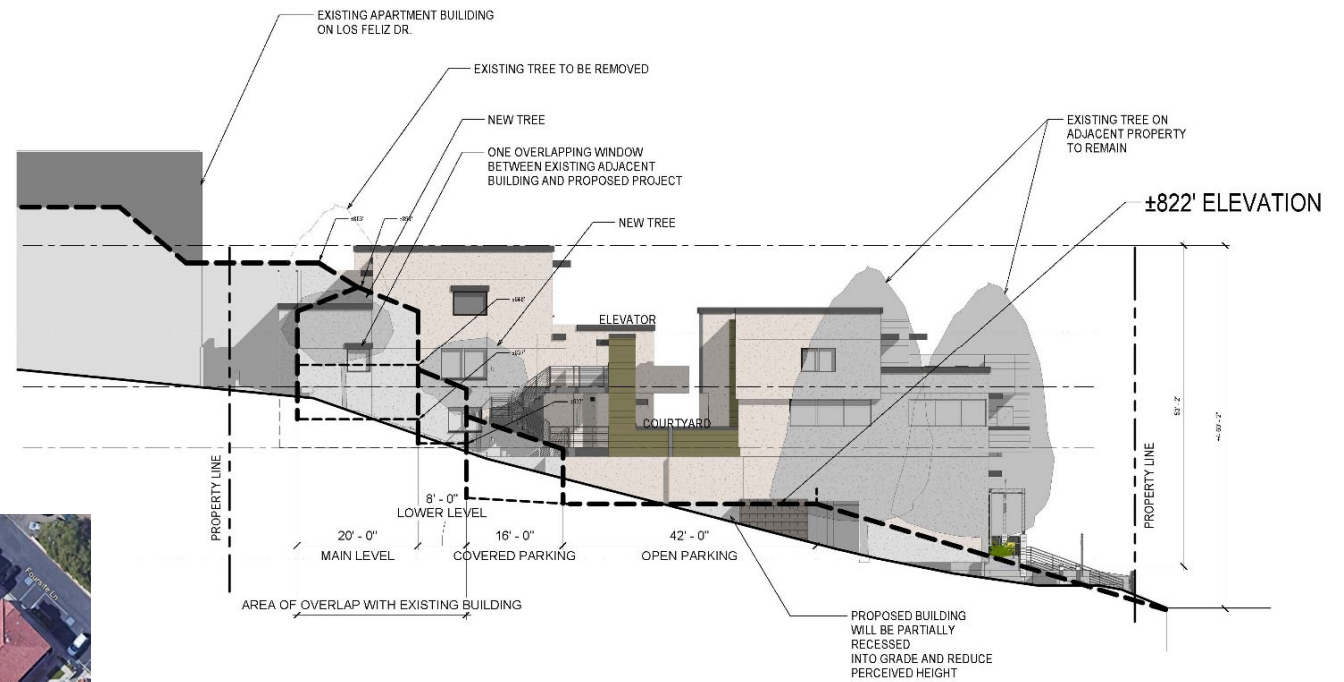
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170 ERBES ROAD



AERIAL IMAGE



NORTH ELEVATION

170 ERBES ROAD



CONCEPTUAL RENDERING

Note: The remainder of the Items Received @ 07/10/2023 PC Meeting is not included as they refer to a different 07/10/2023 PC Agenda Item (8.A.)