

AGENDA

CITY OF THOUSAND OAKS City Council/Redevelopment Agency

REGULAR MEETING
Tuesday, January 13, 2009, 6:00 P.M.
Council Chambers



Thomas P. Glancy, Mayor/Agency Chair
Dennis C. Gillette, Mayor Pro Tem/Agency Vice-Chair
Andrew P. Fox, Councilmember/Agency Director
Claudia Bill-de la Peña, Councilmember/Agency Director
Jacqui V. Irwin, Councilmember/Agency Director

Executive Team

Scott Mitnick, City Manager/Agency Exec. Director
Linda Pappas Díaz, Assistant City Manager
John Prescott, Comm. Dev. Dir./Dep. Exec. Dir.
Linda D. Lawrence, City Clerk/Agency Secretary
Thomas Mitze, Community & Cultural Services Director
Dennis F. Carpenter, Police Chief

Amy Albano, City/Agency Attorney
Candis Hong, Finance Dir./Agency Treasurer
Mark Watkins, Public Works Director
Connie Hickman, Human Resources Director
Stephen Brogden, Library Director
Mike LaPlant, Fire Chief

MISSION STATEMENT:

Extraordinary Service to the Citizens We Serve is Our Purpose and Product

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department, (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

The following is provided to assist with public participation:

Agenda Availability: The City Council/Redevelopment Agency Agenda is posted at the entry to the Civic Arts Plaza/City Hall, 2100 E. Thousand Oaks Boulevard, Thousand Oaks [main posting location pursuant to the Brown Act, G.C. 54954.2(a)]. City Council/Redevelopment Agency Agenda Packets are available for review at the City Clerk Department, 2100 E. Thousand Oaks Boulevard, Thousand Oaks. Packets are also available for review at the Grant R. Brimhall/Newbury Branch Libraries, East Valley Sheriff Station, and Chamber of Commerce. Agenda packet and “Live and Archived” meetings and minutes are available on the City’s website at www.toaks.org. City Council/Redevelopment Agency Meetings are re-broadcast Thursday and Sunday (following meeting) at 10:00 a.m. and 6:00 p.m. on TOTV, Channel 10.

Supplemental Information: Any agenda related information received and distributed to the City Council/Redevelopment Agency after the Agenda Packet is printed is included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Friday preceding the City Council/Redevelopment Agency meeting and the second on Tuesday at the meeting. The Friday Supplemental Packet is available for public review in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main posting location pursuant to the Brown Act, G.C. 54957.5(2)). The Friday Supplemental Packet is also available for public review at the Grant R. Brimhall/Newbury Branch Libraries and East Valley Sheriff Station. Both the Friday and Tuesday Supplemental Packets are available for public review at the City Council/Redevelopment Agency meeting in the City Council Chambers, 2100 E. Thousand Oaks Boulevard.

Public Input: Any person who wishes to speak regarding an item on the regular agenda or on a subject within the City/Redevelopment Agency’s jurisdiction during “Public Comments” is requested to file a “Public Speaker” card with City Clerk staff before that portion of the Agenda is called. Any person who wishes to speak on a specific agenda item is requested to file a “Public Speaker” card before the specific item is called. Any person who wishes to speak on a Public Hearing is requested to file a “Public Speaker” card before the Hearing is called. Persons addressing the City Council/Redevelopment Agency are requested to state their name and city of residence for the record. Any supporting materials should be submitted to the City Clerk before addressing the Council.

Special Meeting Public Input: Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act/Special Meetings.

Consent Calendar: Matters listed on Consent Calendar are considered to be routine and will be approved by one motion as recommended. There will be no separate discussion unless Councilmember/Director or staff member requests separate discussion prior to approval.

Judicial Review: Any legal action by an applicant seeking to obtain a judicial review of the City Council/Agency’s decision on a Hearing or issue listed on this Agenda may be subject to the 90-day filing period, of and governed by, Code of Civil Procedure Section 1094.6. Also refer to TOMC Section 1-4.05.

1. CALL TO ORDER: 6:00 p.m.
2. FLAG PRESENTATION BY CUB SCOUT PACK 3786 HONOR GUARD/
PLEDGE OF ALLEGIANCE:
3. ROLL CALL: Councilmembers/Directors Fox, Bill-de la Peña, Irwin, Gillette, and
Mayor/Chair Glancy
4. REQUESTS FOR CONTINUANCE OF ANY PUBLIC HEARING OR AGENDA
ITEM:
5. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:
 - A. Commendations – Ventura County Sheriff’s Department Senior Deputy
Michael Marco as Elks Peace Officer of the Year for 2008 and Ventura
County Fire Department Captain Kevin Davis as Elks Firefighter of the
Year for 2008
 - B. Commendation – La Reina High School Girls Cross Country Team CIF
Division IV Champions and State Champions
 - C. Commendation – Thousand Oaks High School Boys Cross Country Team
CIF Division II Champions
 - D. Commendation – Cabrillo Music Theatre Recognizing Six Ovation Awards
 - E. Performance – Cabrillo Music Theatre “Breaking Up Is Hard To Do”
6. PUBLIC COMMENTS:
7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR:

(See Exhibit A Pages 6 thru 8 for Consent Calendar Listing)

8. PUBLIC HEARINGS:

- A. Specific Plan Amendment, Zone Change, and Entitlement Applications Related to Construction of Commercial Project Including Costco Store; Located: Northwest Corner Grande Vista and Camino Dos Rios/Wendy Drive
[Part 1](#) [Part 2](#) [Part 3](#) [Part 4](#) [Part 5](#)
Applicant-Seventh Day Adventist Church (SDA): Specific Plan Amendment SPA 2007-70740/Zone Change Z 2007-70741/Tentative Tract Map Major Modification TTMJ 2008-70238

Applicant- Costco Wholesale: Development Permit DP 2006-70589/ Special Use Permit SUP 2006-70591/Oak Tree Permit OTP 2007-70139

ORDINANCE AMENDING THOUSAND OAKS MUNICIPAL CODE RELATING TO OFFICIAL ZONING MAP AND CHANGING ZONING CLASSIFICATION OF PROPERTY ON NORTHWEST CORNER OF GRANDE VISTA DRIVE AND WENDY DRIVE (ZONE CHANGE Z 2007-70741) (APPLICANT: SEVENTH DAY ADVENTIST CHURCH)

ORD.NO. 1st Reading

RESOLUTION APPROVING AMENDMENT NO. 2 TO SPECIFIC PLAN 13 (ACADEMY BUSINESS PARK) SPA 2007-70740 (APPLICANT: SEVENTH DAY ADVENTIST CHURCH

RES. NO. 2009-

RESOLUTION APPROVING DEVELOPMENT PERMIT DP 2006-70589 (APPLICANT: COSTCO WHOLESALE) FOR USE OF CERTAIN PROPERTY WITHIN SAID CITY LOCATED NORTHWEST CORNER GRANDE VISTA AND CAMINO DOS RIOS/WENDY DRIVE

RES. NO. 2009-

RESOLUTION APPROVING VESTING TENTATIVE TRACT MAP MAJOR MODIFICATION TTMJ 2008-70238 (APPLICANT: SEVENTH DAY ADVENTIST CHURCH) LOCATED NORTHWEST CORNER GRANDE VISTA AND CAMINO DOS RIOS/WEND DRIVE

RES. NO. 2009-

RESOLUTION APPROVING SPECIAL USE PERMIT SUP 2006-70591 (APPLICANT: COSTCO WHOLESALE) LOCATED NORTHWEST CORNER GRANDE VISTA AND CAMINO DOS RIOS/WENDY DRIVE

RES. NO. 2009-

RESOLUTION APPROVING OAK TREE PERMIT OTP 2007-70139; (APPLICANT: COSTCO WHOLESALE) LOCATED NORTHWEST CORNER GRANDE VISTA AND CAMINO DOS RIOS/WENDY DRIVE

RES. NO. 2009-

8. PUBLIC HEARINGS: (Continued)

- A. Specific Plan Amendment, Zone Change, and Entitlement Applications Related to Construction of Commercial Project Including Costco Store (Continued)

RECOMMENDATION:

1. Approve Mitigated Negative Declaration No. 266 and Mitigation Monitoring Program
2. Ordinance to be Read in Title Only; Further Reading Waived for Z 2007-70741 to Re-Zone Planning Unit H Within Specific Plan 13 from C-2 (Highway and Arterial Commercial) to C-3 (Community Shopping Center) in Order to Conform With Specific Plan 13 Amendment No. 2 which Merges this Land Area With Land Area Already Zoned C-3, and If No Objection, Introduced
3. Adopt Resolutions Approving the Following Applications:
 - a. Amendment 2 to Specific Plan 13, (SPA 2007-70740) Involving Realignment of Grande Vista Drive and Wendy Drive, Redesign of Intersection of Camino Dos Rios and Academy Drive, Conforming Changes to Planning Unit Boundaries Within this Part of Specific Plan Including Merger and Reconfiguration of Planning Units H, D-1 and D-2 as Planning Units D-1, D-2, and D-3
 - b. Major Modification to Approve Vesting Tentative Tract 4927 (TTMJ 2008-70238) to Reconfigure Boundaries of Parcels 16, 17, and 18 to Conform to Proposed Boundaries of Planning Units D-1, D-2, and D-3 Within Specific Plan No. 13
 - c. Development Permit (DP 2006-70589) to Allow Construction of a 154,743 Square Foot Costco Retail Store; Approve Size, Pad Location, Parking and Grading for Future Retail Building Identified as "Major 1" on Applicable Plans
 - d. Special Use Permit (SUP 2006-70591) to Allow Construction of Service Station as Accessory Use to Costco Store
 - e. Oak Tree Permit (OTP 2007-70139) to Allow Removal/Transplant of Eighteen (18) Non-Native Oak Trees Located Within Planning Units D-1, D-2, and D-3 in Conjunction With Construction of Costco Store and Service Station

9. DEPARTMENT REPORTS:

- A. Southern California Edison (SCE) Application to California Public Utilities Commission for Presidential Substation Project; Located: South Side of Olsen Road West of Thousand Oaks/Simi Valley City Limits

[Part 1](#) [Part 2](#) [Part 3](#) [Part 4](#) [Part 5](#)

RECOMMENDATION:

1. Submit Letter to California Public Utilities Commission Requesting Hearing on Presidential Substation Project
2. Request Environmental Impact Report be Prepared for Presidential Substation Project
3. Pursue with SCE any Revenue Stream that City May be Entitled to Should Substation be Constructed in Thousand Oaks

- B. [Lynn Road Traffic Measures](#)

RECOMMENDATION: Accept Completion of Lynn Road Action Plan; Direct Staff to Prepare Municipal Code Amendment to Delete Truck Route Designations Within City of Thousand Oaks

- C. [FY 2008-09 Unanticipated Community Events Endowment Fund Grant Awards](#) – Optimist of Conejo Valley Million Dollar Hole-In-One Golf Shootout-February 2009 and Newbury Park Steelers Youth Football Cheer Team for JAMZ Nationals Youth Cheerleading Competition-February 2009

RECOMMENDATION:

1. Award Unanticipated Funding Requests in Amount of \$6,500 for Optimist Club of Conejo Valley; \$2,400 for Newbury Park Steelers Youth Football Cheer Team from FY 2008-09 Community Events (CEEF) Grants
2. Authorize Grant Expenditures in Amount of \$6,500 and \$2,400 A/C 001-1120-611-5920 (General Fund; Grants/Donations – CF 2009)

10. REDEVELOPMENT AGENCY REPORTS: None.

11. COMMITTEE/COMMISSION/BOARD REPORTS:

- A. [Planning Commission Re-Appointments \(Glancy/Irwin\)](#)

RECOMMENDATION: Re-Appoint Mark Lunn and Barry Fisher to Planning Commission for Four-Year Terms Ending December 2012

11. COMMITTEE/COMMISSION/BOARD REPORTS: (Continued)

B. [Traffic and Transportation Advisory Commission \(TTAC\) Re-Appointments \(Glancy/Irwin\)](#)

RECOMMENDATION: Re-Appoint Joel Price and Dianne McKay to TTAC for Four-Year Terms Ending December 2012

12. COUNCIL ISSUES/RECOMMENDATIONS:

A. Follow-up Reports on Meetings/Conferences Attended by Councilmembers

13. CITY MANAGER:

A. Follow-up on Requests from Public

B. State Budget Cuts and Potential Impacts on City of Thousand Oaks

C. Announcements and Upcoming Issues

14. CLOSED SESSION: City Council Conference Room 2nd Floor

A. PUBLIC EMPLOYEE CLAIM – Workers' Compensation, Claimant Gloria Ware, Pursuant to Government Code Section 54956.95(a)

15. ADJOURNMENT:

Adjourn in Memory of:

- Civic Arts Plaza Staff Usher Steve Soelberg
- Donald Rice, Father of City Employee Melodie Russell
- Arthur "Sonny" Whitcomb, Father of City Employee Gene Whitcomb
- Mayor Emeritus Alex Fiore who Passed Away January 3, 2002

to Regular Meeting January 27, 2009.

Post Date/Time: January 9, 2009 8:00 a.m.

EXHIBIT A

7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR:

*RECOMMENDATIONS FOR ITEMS A. THROUGH I. ARE TO APPROVE
RECOMMENDATIONS FOR ITEMS J. THROUGH K. ARE TO ADOPT*

- A. Minutes of City Council/Redevelopment Agency Meetings of December 9, 2008 and December 16, 2008.
- B. General, Utilities, Golf Course, Theatres, and Redevelopment Agency Demands – Ratify December 24, 2008; December 31, 2008; and January 7, 2009; Approve January 14, 2009; Approve January 21, 2009 Subject to Review and Ratification
- C. Approved Expenditure: [Award Contract for Creative Design Services for City of Thousand Oaks Branding Project](#) to North Star Destination Strategies; Term: 1/13/09 – 3/31/10; Not-to-Exceed \$89,000 A/C 001-0830-646-5699 (Contracted Services)
- D. Approved Expenditure: [Hill Canyon Water Treatment Plant \(HCTP\) Operation and Maintenance Service for Heating, Ventilation and Air Conditioning \(HVAC\), Fire System, Closed Circuit Television \(CCTV\), Access Gate and Card Reader](#); Agreement for Services With Johnson Controls, Inc. for Building Systems Management and Maintenance in Amount Not to Exceed \$750,000 Over Contract Lifetime; Term: 1/13/09 – 12/31/13; \$150,000 Annually for Five Years A/C 621-8250-682-5621 (Wastewater – HCTP Contract Services for HVAC, etc.); FY 2009-10 through FY 2012-13 Funding to be Requested in Upcoming Budget Process
- E. Approved Expenditure: [CI 4500; CI 5127; CI 5133; Drainage Improvements; First Amendment to Professional Services Agreement With Hall and Foreman, Inc. \(Contract No. 8653-2008\)](#) for Additional Scope of Work and Exercising Part of Optional Services in Original Contract in Amount of \$51,200; CI 4500 \$32,300 as Follows: \$21,300 A/C 532-5310-631-8300 CI 4500 (Developer Fees/Newbury Road – Borchard Road Improvements); \$11,000 A/C 450-4650-643-8300 CI 4500 (RDA/Newbury Road – Borchard Road Improvements); CI 5127 \$13,500 as Follows: \$5,400 A/C 532-5330-631-8310 CI 5127 (Developer Fees/Newbury Road High-Maintenance Relief Drainage Improvement); \$8,100 A/C 543-5330-631-8310 CI 5127 (Developer Fees/Thousand Oaks Boulevard High-Maintenance Relief Drainage Improvement); CI 5133 \$5,400 A/C 420-4620-643-8300 CI 5133 (RDA/Thousand Oaks Boulevard Drainage Improvement); Total Not to Exceed \$199,700

7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR: (Continued)

- F. Approved Expenditure: [CI 4287; First Amendment to Professional Services Agreement With Nobel Systems, Inc. \(Contract No. 8718-2008\)](#) for Wastewater System Geographic Instrument Systems to Extend Term to December 31, 2009
- G. Approved Expenditure: [Hill Canyon Wastewater Treatment Plant \(HCTP\) Restaurant Grease Treatment](#); Professional Services Agreement With Buron's Preferred Pumping and Hydro-Jetting Services; Term: 1/13/09 – 12/31/10; Revenue to City Anticipated to Reach Maximum Amount of \$500,000 Through Term of Agreement
- H. Additional Appropriation: [Water and Wastewater Financial Planning Services in Conjunction with Preparation of Water and Wastewater Financial Plans and Preparation of Tiered Water Rate Analysis as Part of FY 2009-10 and FY 2010-11 Budget Preparation](#); Professional Services Agreement With Bartles Wells Associates in Amount of \$32,150; Term: 1/13/09 – 8/1/09; Appropriate \$15,000 A/C 611-0000-341-9900 (Water/Retained Earnings) to A/C 611-5050-682-5299 NC0131 (Water Financial Plans); \$4,400 A/C 613-0000-341-9900 (Water/Retained Earnings) to A/C 613-5050-682-5299 NC0131 (Water Financial Plans); \$1,500 A/C 621-0000-341-9900 (Wastewater/Retained Earnings) to A/C 621-5050-682-5299 NC0131 (Wastewater Financial Plans); Expend \$32,150 as Follows: \$14,950 A/C 611-5050-682-5299 NC0131 (Water Financial Plans); \$1,550 A/C 612-5050-682-5299 NC0131 (Water Financial Plans); \$4,400 A/C 613-5050-682-5299 NC0131 (Water Financial Plans); \$1,500 A/C 621-5050-682-5299 NC0131 (Wastewater Financial Plans); \$6,000 A/C 622-5050-682-5299 NC0131 (Wastewater Financial Plans); \$3,750 A/C 624-5050-682-5299 NC0131 (Wastewater Financial Plans)
- I. No Appropriation/Expenditure Required: [Revised Operating Agreement With Conejo Valley Unified School District/Neighborhood for Learning \(CVNfL\)](#) to Operate City's Child Care Center; Located 110 S. Conejo School Road
- J. [RESOLUTION ESTABLISHING NEW SALARY SCHEDULE FOR GENERAL \(THOUSAND OAKS EMPLOYEES ASSOCIATION – TOCEA\) AND GENERAL HOURLY EMPLOYEES](#), AND RESCINDING RESOLUTION NO. 2008-088 RES. NO. 2009-_____

7. CITY AND REDEVELOPMENT AGENCY CONSENT CALENDAR: (Continued)

K. ORDINANCE FOR SECOND READING:

ORDINANCE AMENDING CHAPTER 7 TO THOUSAND OAKS
ORDINANCE NO. 1242 NS TO THOUSAND OAKS MUNICIPAL CODE
REGARDING STATE VIDEO FRANCHISES (Introduced 12/16/08, 5-0)
ORD.NO. 1511-NS