

**CASA CONEJO MUNICIPAL ADVISORY COUNCIL MINUTES**  
**March 11, 2021**

**The Casa Conejo MAC held a Special Meeting on Thursday, March 11, 2021,  
5:15 p.m. via Zoom and Teleconference.**

**1. Call to Order**

The meeting was called to order by **Scott Horn** at 5:18 pm. MAC members **Edward Villa, Sr., Richard Gaz, Wendy Zimmerman** (left at 6:35pm), and **Cecily Rock** (left at 6:55pm) were present.

**2. Flag Salute**

**Scott Horn** led the flag salute.

**3. Swearing-In of Cecily Rock to the MAC**

**Supervisor Parks** swore in newly appointed member **Cecily Rock** and welcomed her to the MAC.

**4. Approval of Minutes from January 20, 2021**

**Wendy Zimmerman** moved to approve the minutes from January 20, 2021 with no changes. **Richard Gaz** seconded the motion and it passed 5/0.

**5. Agenda Review**

There were no changes to the agenda.

**6. Public Safety Reports (CHP, Sheriff's Department)**

**CHP Lt. Deputy Jeremy Key**, following up on a concern about recent power outages, said that CHP can assist with temporary traffic control devices, but countywide outages are difficult to address due to limited resources. He followed up on a collision at Reino Road and Kimber saying it was likely due to speed. He announced that in April the CHP will participate in Distracted Driver Month enforcing those violations saying nearly 30% of collisions are caused by distracted drivers. He urged residents to spread the word and be careful. He said fortunately there have not been any collisions reported recently in the Casa Conejo area.

**Ventura County Sheriff Senior Deputy John Chiaramonte** said that during the power outages if there is a particular intersection that is of concern, residents can call the Sheriff's Office and they can evaluate it. He said the incident and massive response at Vons was initially reported as a knife attack, but it was someone brandishing a knife, not an attack. He reported that catalytic converter theft has been decreasing, and the Sheriff's Office responded to family disputes at the 600 Jenny Drive block.

**Wendy Zimmerman** commented that she hopes the suggestions from the Borderline report will be implemented and thanked the Sheriff's Office for the information.

**7. Comments of Ventura County Supervisor Linda Parks**

**Supervisor Linda Parks** announced that the Board of Supervisors has been working on COVID-19 issues and anticipates the County will move from the Purple Tier to the Red Tier on March 17<sup>th</sup>, which will allow for limited indoor dining at restaurants and movie theaters. She said vaccines will also be available to those 16 years and older with co-morbidities on March 15<sup>th</sup> and anyone who qualifies can sign-up at [www.venturacountyrecovers.org](http://www.venturacountyrecovers.org). Also, first responders, educators and essential workers can get their vaccine at one of many sites throughout the County, including the Goebel Senior Center in Thousand Oaks. She announced that the Board approved more business grants for small businesses to assist until the County can open up more.

**8. Presentation on the City of Thousand Oaks General Plan Update and Land Use Alternatives**

**Supervisor Parks** introduced and thanked Mayor Claudia Bill de la Peña and Thousand Oaks Planning staff for attending the meeting to provide information on the City's General Plan Update and receive input from residents. **Mayor Claudia Bill de la Peña** thanked the MAC for the invitation to attend the meeting and provided an introduction to the General Plan Update saying the City must provide the necessary State mandated housing, including affordable housing. She said low income housing in 2021 is considered a family of four making over \$90K a year, which includes workforce housing and those in

the service industry. She said the goal is humane housing and the City is looking to find a balance to preserve the quality of life and natural surroundings in Thousand Oaks with providing this housing. While she is not happy with the mandates from Sacramento, she said the City is obligated to fulfill them. At this time, they are gathering feedback from residents on the three land use map alternatives and feedback has so far been to preserve quality of life. She said there may be a fourth alternative coming to blend some of the options and that there will be opportunities for further input at upcoming Planning Commission and City Council meetings.

**Michael Forbes**, City of Thousand Oaks Deputy Director of Community Development Department, introduced City Planning staff **Ian Hotlz, Tabitha Finely, Krysten Rice**, and presented a power point presentation (attached) with an overview of the process, context for the need for additional housing inventory, resident input so far, and next steps. He identified areas of change and showed three land use maps with key features listed for each alternative. He also focused on the area adjacent to Casa Conejo called "the slipper" that would include mixed use designations in varying densities and some commercial uses. He said these are not projects staff is advocating, they are ideas for land uses based on the public process so far. Additional online input and the current survey will be used as a guide to bring a preferred land use alternative that will be presented to the General Plan Advisory Committee, Planning Commission, and ultimately City Council. He said the current online survey ends on March 15<sup>th</sup> and there will be another survey available to the public in April/May on the preferred land use alternative.

**MAC Chair Scott Horn** provided some background on the area adjacent to Casa Conejo the residents refer to as "the wetlands" saying that the MAC was previously provided a report that stated due to the water table it was not a developable piece of land. **Mr. Forbes** said they are aware of the issues and conditions that make development there a challenge, but not impossible in the long-term. The area was previously identified as an opportunity site with the economic development program and public feedback received then showed a desire to have residential area in proximity to Rancho Conejo and employment located there.

**MAC Member Ed Villa Sr.** asked where access to residences on the property would be. **Mr. Forbes** said the General Plan level does not get into details such as site access, but the property owner has said there are opportunities not yet built to send traffic through on the side not next to Casa Conejo.

**MAC Member Wendy Zimmerman** said the industrial side of Rancho Conejo has better opportunities to build closer to employment, at Amgen for example, because there are many vacant industrial and commercial spaces that could be utilized. She said the freeways already do not support the traffic flow in the area and since the community is single and two-story homes, high density housing would not fit the area. She said the area already had water shortages during the drought so that is a major concern, and high-density housing tends to leave more trash, have higher pollution, and more noise pollution. She said there would be additional services needed that are currently not available to support high density, multi-story housing such as adequate ingress/egress and public transit.

**MAC Member Richard Gaz** commented that he has lived in Newbury Parks for 58 years and does not want to see it look like San Fernando Valley.

Residents **Karen Wilburn, David Munowitch, Anna Gaz, Lynn Holmes, Alan Lewis, Cynthia Futvoye, Steve Cooley** provided comments:

- The expansiveness of possible housing additions in just the Newbury Park area.
- Concern for major changes in land use policy all at once rather than incrementally.
- Preference for less density in the "slipper" area and more across the freeway.
- Concern about flow of traffic from entrances and exits clogging up residential streets.
- Concern about height of units next to residences.
- Questions about what other sites are being looked at for development and why the focus is on areas along the 101 freeway.
- Concern that information about the General Plan survey and outreach used only City distribution lists and did not include unincorporated communities.
- Site lines being maintained and not getting too high for the community.

- Viability of developing on wetlands and flooding since the area was designated a flood hazard mitigation zone in a 100-year floodplain by the Army Corp of Engineers.
- Needing more time to create new alternatives with input from Casa Conejo residents, and the difference between the north side and south side of Rancho Conejo.
- Need for a traffic study and a clear understanding of what traffic patterns will be for Casa Conejo with possible development.

**Shawn Moradian** introduced himself as the property owner of the Borchard (“slipper”) site and said he wants to provide uses that are compatible with the community and will benefit from a re-designation of the site to mixed use. He said re-designation does not provide carte blanche to develop and recognizes the many challenges on the property. He said he wants to work with the community to be a good neighbor and does not envision vertical mixed use or high-density housing on the property. He also said they have a plan to address traffic, flood mitigation, and neighborhood compatibility and he can be contacted with feedback at [borchardvillage@gmail.com](mailto:borchardvillage@gmail.com)

**Mr. Forbes** responded to comments saying the number assigned to the City by the State to satisfy the regional housing requirements is 2,600. He said the General Plan is a 25-year plan and the alternatives were developed based on feedback from public outreach. He said areas along the 101 Corridor tend to not be open space and residential areas, which is why they are being looked at for re-designation.

**Mayor Bill de la Peña** commented that the process for the General Plan Update started two years ago and there was extensive community outreach with several ads in the Acorn Newspaper, social media, and the City’s marquee. She said there are still opportunities for the community to give feedback.

**Supervisor Parks** said the resources on the land make the property a wetland and that the County has a flowage easement over the entire property that allows for water to spill into the land during storms, which ensures adjacent homes are not flooded. The topographic challenges are great and in order to remove the flowage easement there must be a basin to hold the water or an effort to widen the channel which would be an expensive project. She said there is no push by the County to remove the easement because it is a low-tech inexpensive fix for the water and since there are few wetlands left in the state, this property is an important resource. She added that the Santa Monica Mountains Conservancy has offered to purchase for parkland if there was a willing seller. She thanked the community for their comments and concerns.

## 9. COVID-1 Update from Ventura County Public Health Director Rigo Vargas

**Mr. Vargas** reported that the County’s COVID numbers are improving and next Wednesday, March 17<sup>th</sup> the County should enter into the Red Tier with more indoor operations open and schools opening. He said the community still must stay diligent with efforts to keep COVID numbers decreasing, including getting vaccinated and tested. He said progress is being made despite a limited vaccine supply and Ventura County is approaching 30% of residents being vaccinated to date. He said the community-wide benefit of vaccinations, or “herd immunity,” is reached at 70-80% immunization, and by late April/May the vaccine inventory should improve. He hopes by summer the numbers of vaccinated will increase. He said the County has excellent capacity to administer vaccines, but there is still limited supply. He said more locations will open up throughout the County and be expanded as supply comes in.

**Supervisor Parks** shared comments emailed to the Board from a resident who received a second vaccine shot and complimented the process and how easy it was to receive the shot. She said those who are eligible can sign up at [www.venturacountyrecovers.org](http://www.venturacountyrecovers.org)

**Scott Horn** asked how large the next eligible tier for vaccines would be, about the Johnson and Johnson vaccine, and how the County coordinates with private entities also receiving the vaccines. **Mr. Vargas** estimated that the next tier will around 100,000 residents and that many people with acute chronic diseases and co-morbidities have already had the vaccine. He said appointments will still be on a first-come-first-serve basis, but they do expect to have additional supply to accommodate more people. He said the Johnson and Johnson vaccine has arrived in the County and will be available in various settings, particularly in harder to reach communities. He also said the County does have some great partnerships with private entities and works with the State to understand how much of the vaccine is going to other multi-county entities.

**Ed Villa Sr.** said the County made it very easy and quick for him and his wife to receive both vaccine shots. He said job well-done!

**Resident Janell Smith** said she has a friend who has been frustrated trying to schedule an appointment online. **Mr. Vargas** said on Mondays appointments are released and can also open up during the week. He said provided the website at [www.venturacountyrecovers.org](http://www.venturacountyrecovers.org) and said there is also call center on the website.

**Fernando Nocedal** said he was impressed on how well his first vaccination shot went. He asked where one can find trends on the pandemic numbers. **Mr. Vargas** said the [www.venturacountyrecovers.org](http://www.venturacountyrecovers.org) website also provides data and trends.

#### **10. Council Comments on Items not on the Agenda**

**Wendy Zimmerman** announced the Ride of Silence will be on May 19<sup>th</sup>.

**Scott Horn** announced that he posted the Casa Conejo street sweeping schedule on NextDoor and

**Supervisor Parks** mentioned it's also posted on her Casa Conejo webpage at

[www.ventura.org/casaconejomac](http://www.ventura.org/casaconejomac) He also announced an outdoor arts and crafts festival at the Borchard Community Center on Saturday and said the outdoor Covid Smile Jam will resume on March 19<sup>th</sup> from 6:30-7:30 pm and details will be posted on NextDoor.

#### **11. Public Comments on Items not on the Agenda**

**Fernando Nocedal** asked about receiving information and **Vanise Terry** provided her contact information for anyone interested in signing up for email notifications.

#### **12. Information Items**

##### **a. Proposal for Dog Waste Stations in Casa Conejo**

This item was tabled to May 26, 2021. Motion by **Scott Horn** and seconded by **Richard Gaz**, it was approved 3/0.

##### **b. Update on Correspondence with VCTC regarding 101 Highway Expansion Project**

This item was tabled to May 26, 2021. Motion by **Scott Horn** and seconded by **Richard Gaz**, it was approved 3/0.

##### **c. Graffiti Removal Intervention Team (GRIT) Update**

**Ed Villa, Sr.** reported there has been no graffiti in the last two months.

#### **13. Advisory Items**

##### **a. Addition of a Student Representative to the MAC**

This item was tabled to May 26, 2021. Motion by **Scott Horn** and seconded by **Richard Gaz**, it was approved 3/0.

#### **14. Correspondence**

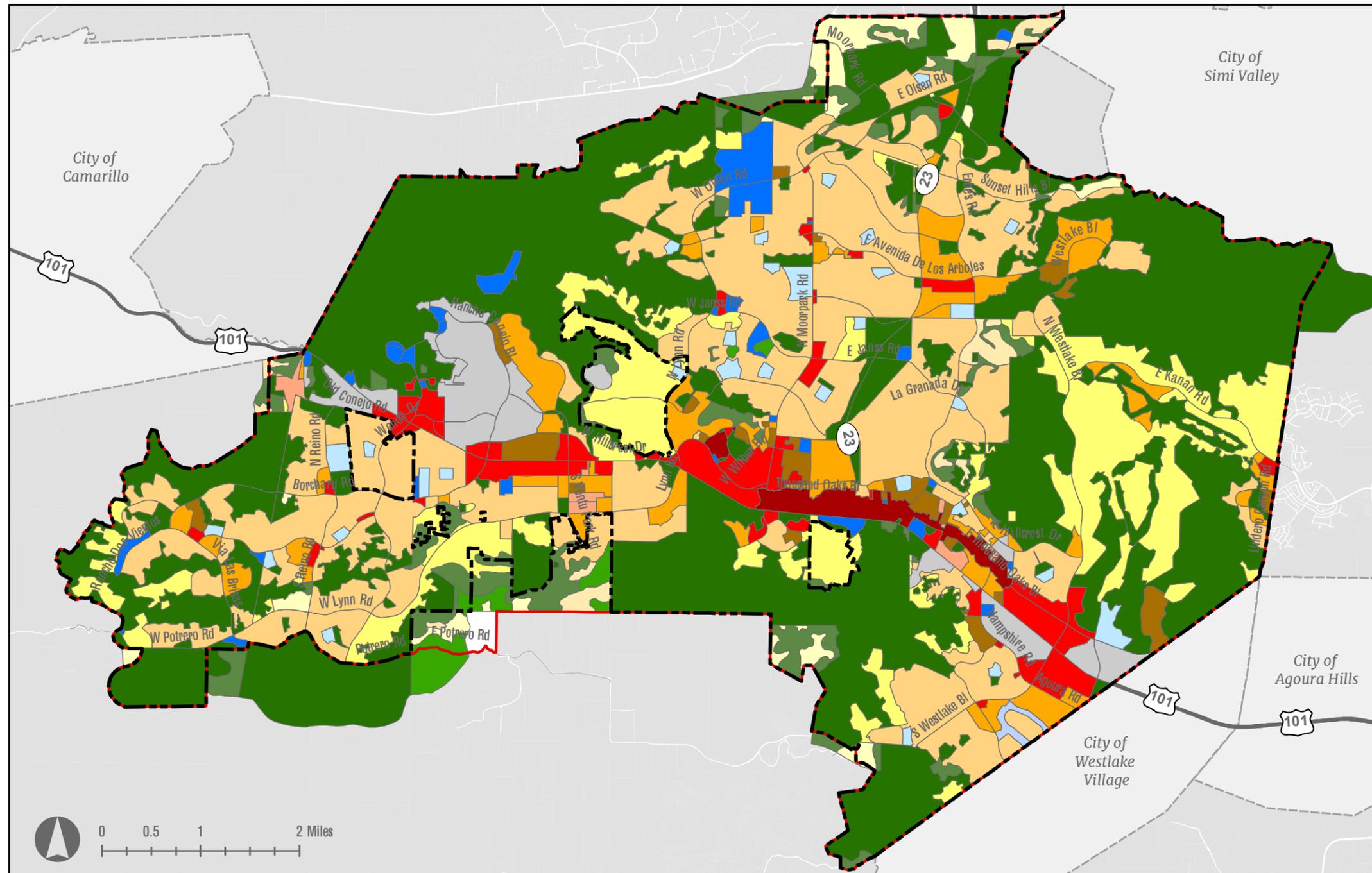
There was no correspondence to report.

#### **15. Suggestions for Future Agenda Items**

a. Tabled items 12a, 12b, 13a.

#### **13. Adjournment at 7:36 pm to Wednesday, May 26, 2021.**

# EXISTING GENERAL PLAN LAND USE MAP



**TABLE 1 GENERAL PLAN LAND USE**

LAND USE	ACRES	PERCENT OF LAND AREA
Very Low Density (0-2 dwelling units/net acre (du/ac))	3,989	10
Low Density (2-4.5 du/ac)	9,094	24
Medium Density (4.6-15 du/ac)	1,918	5
High Density (15-30 du/ac)	565	2
Mobile Home Exclusive	130	<1
Commercial/Residential	372	1
Commercial	1,377	4
Industrial	1,188	3
Institutional	584	2
Elementary School	246	<1
Intermediate School	83	<1
High School	153	<1
Existing Park, Golf, Open Space	16,414	42
Proposed Park and Recreational Area	316	<1
Residential Developable Land	327	<1
Undevelopable Land	1,340	4
Reserve	628	2
Lake	47	<1
<b>Grand Total</b>	<b>38,770</b>	<b>100</b>

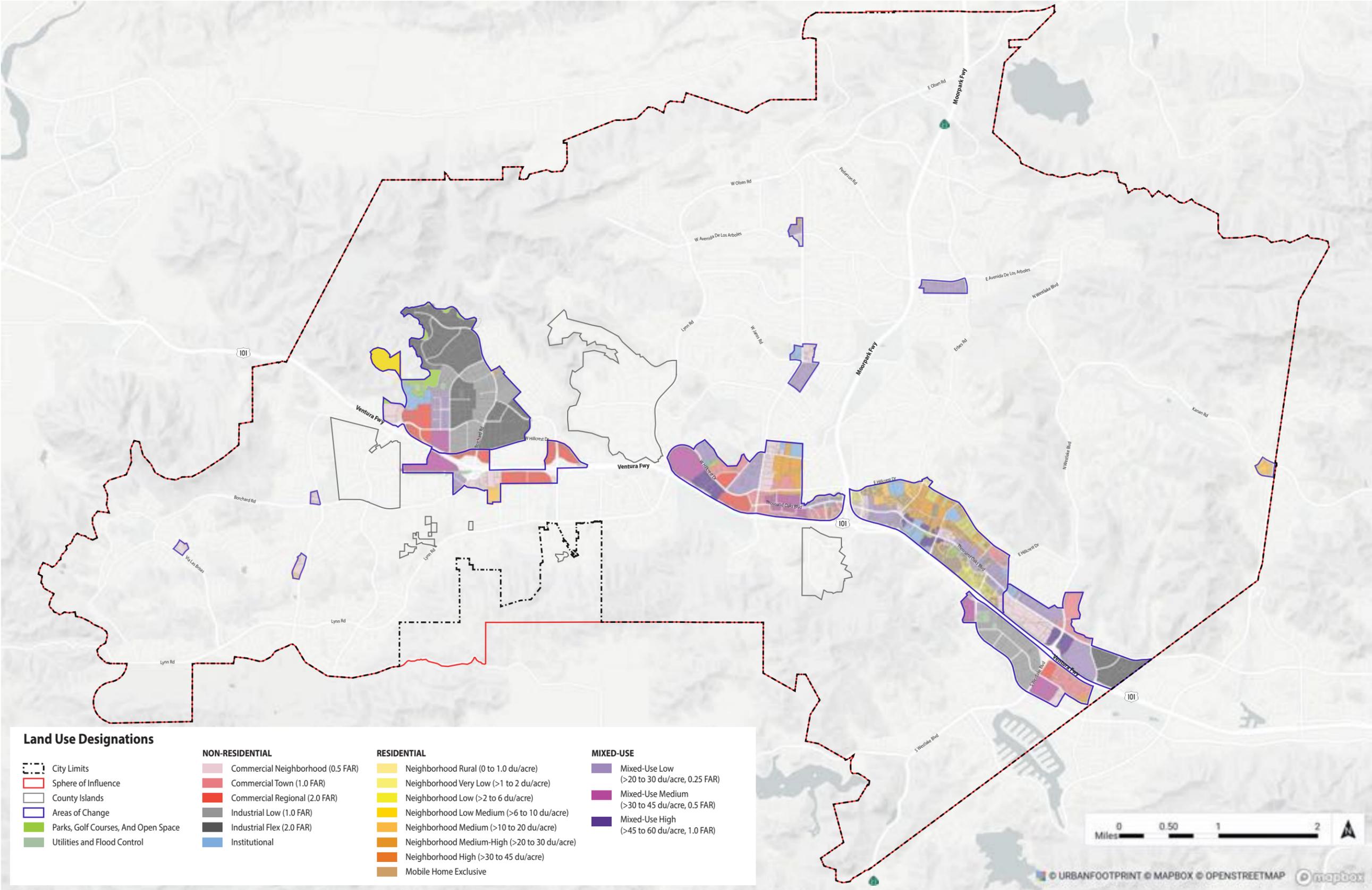
Note: Totals may not add due to rounding. Acre totals cover land in the 1997 General Plan planning area.  
Source: City of Thousand Oaks, 2019.

Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles

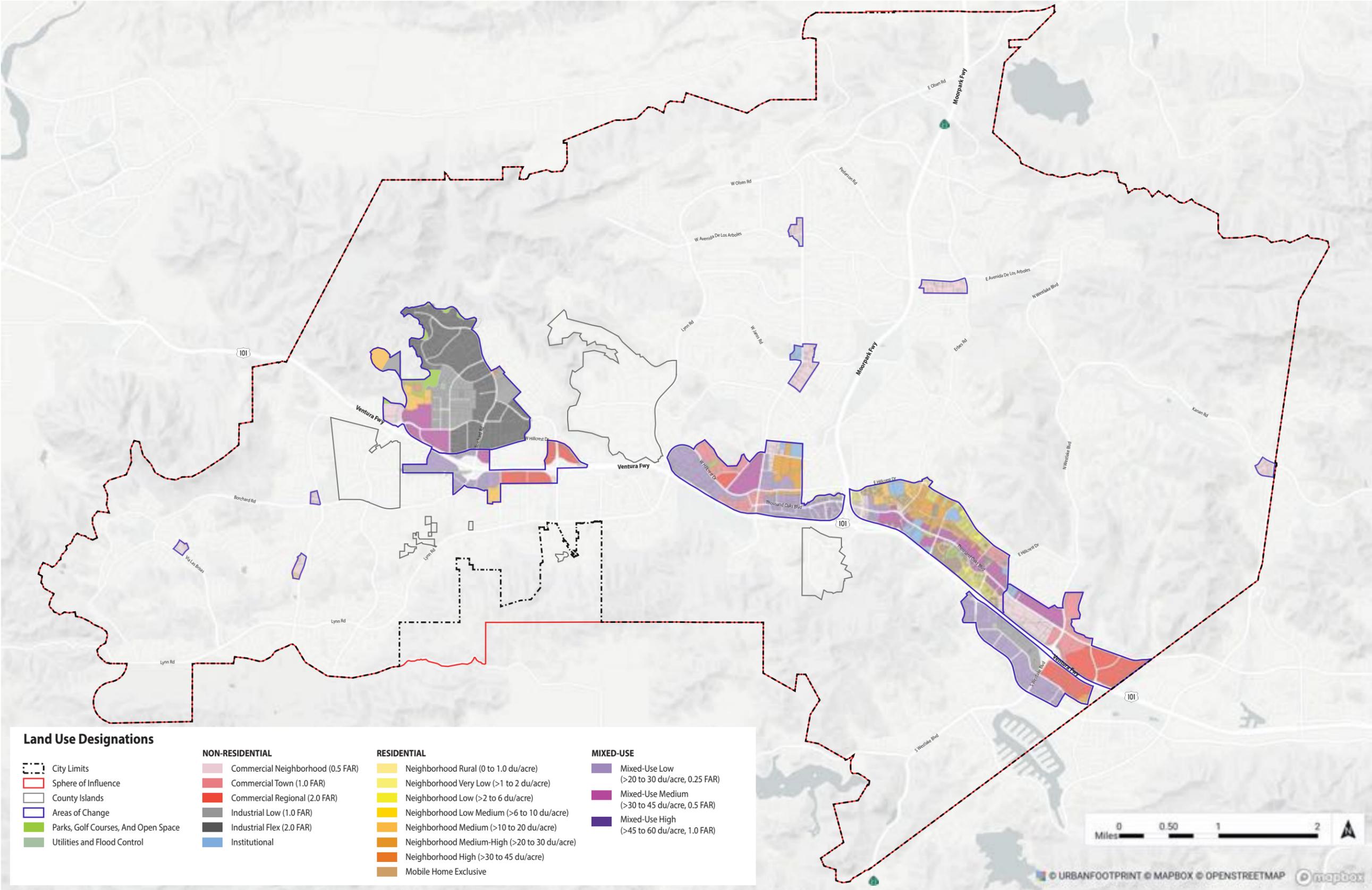




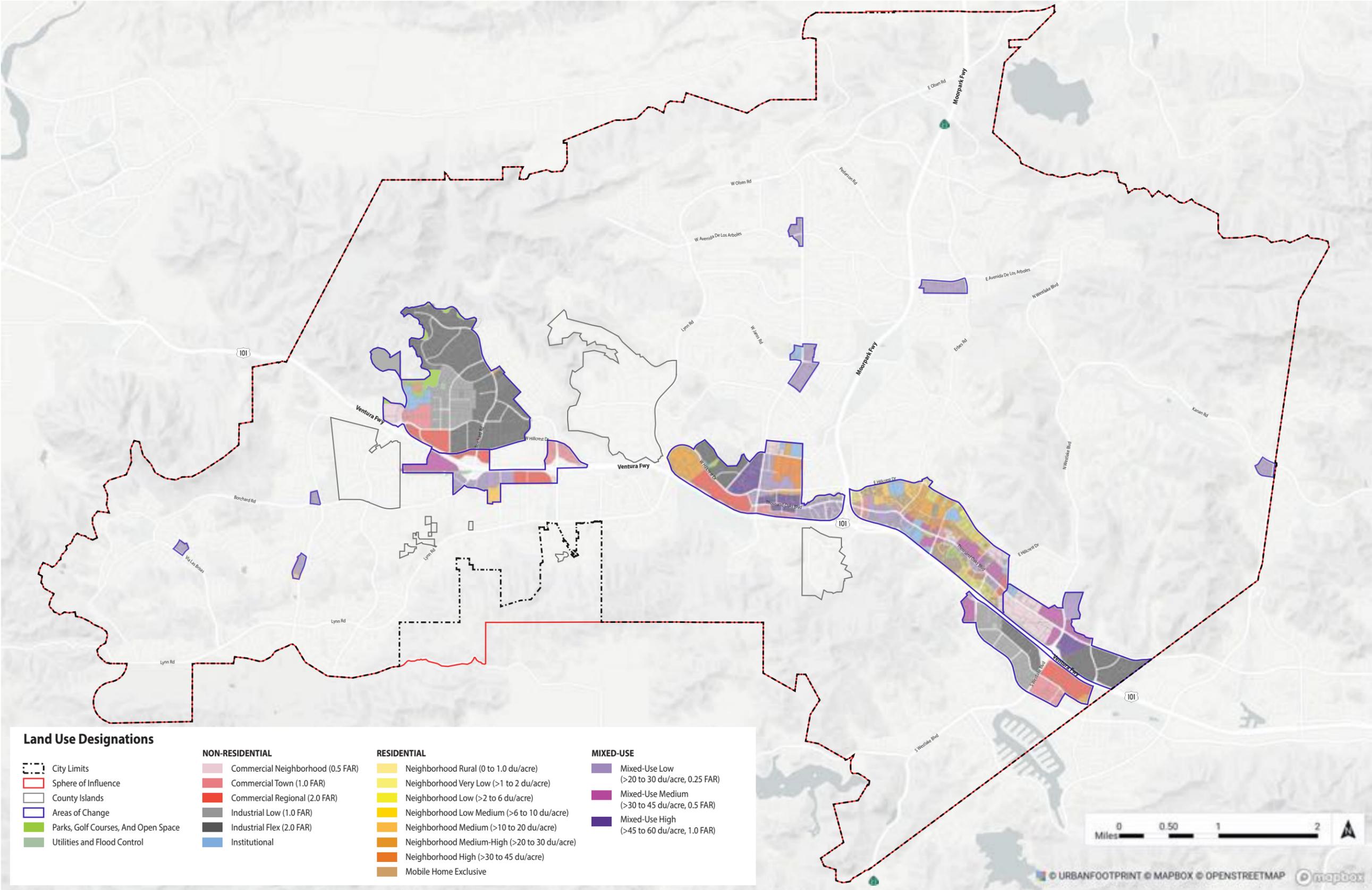
# ALTERNATIVE 1: CHANGE AREAS ONLY



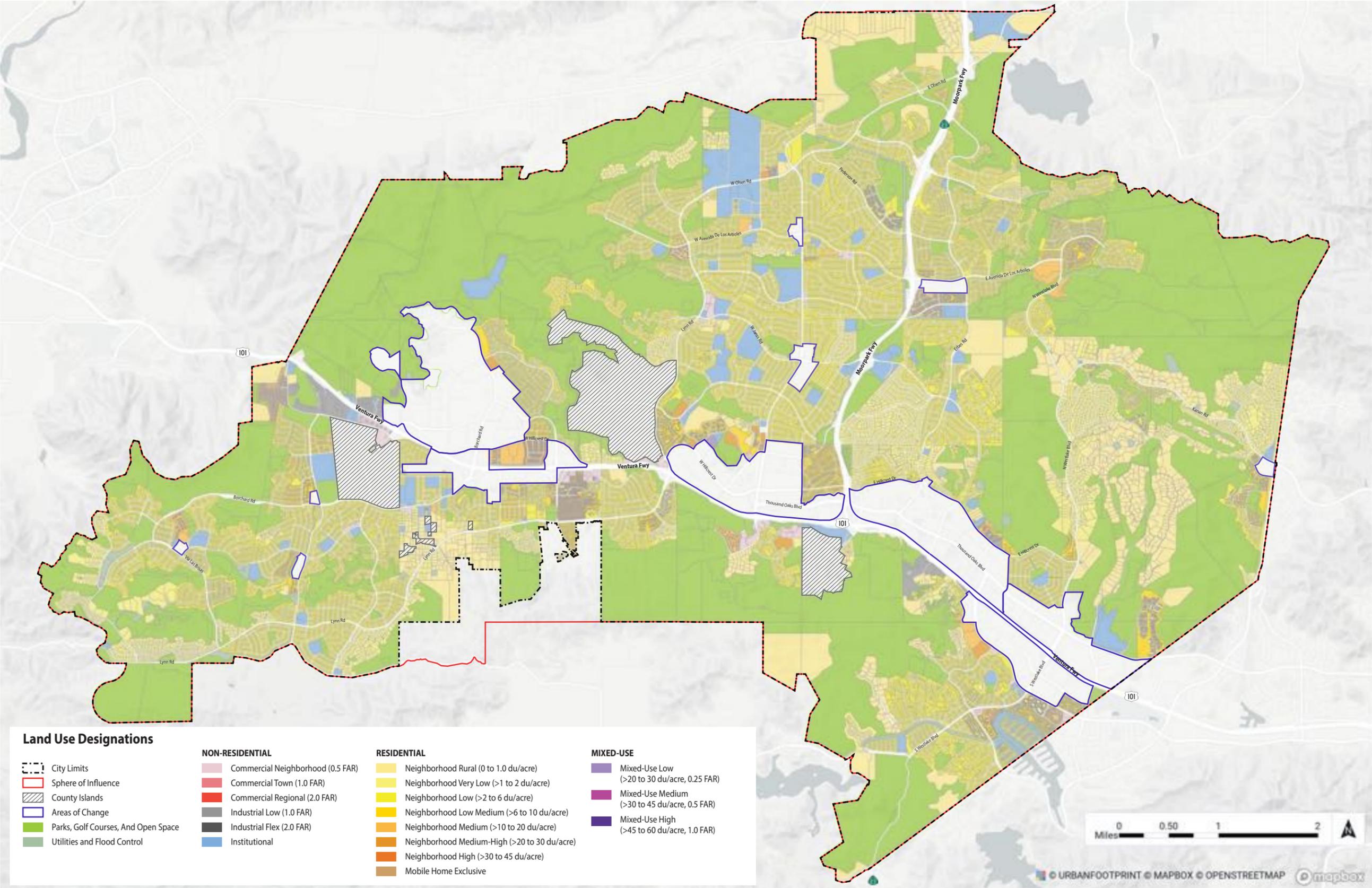
# ALTERNATIVE 2: CHANGE AREAS ONLY



# ALTERNATIVE 3: CHANGE AREAS ONLY

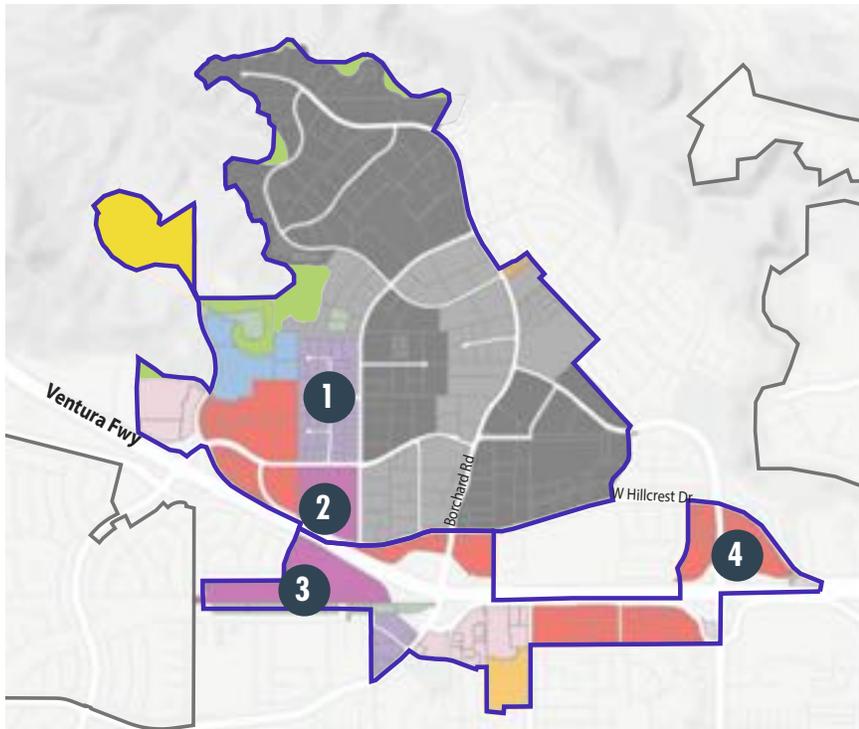


# AREAS OF STABILITY (SAME FOR ALL ALTERNATIVES)



# RANCHO CONEJO AREA

## ALTERNATIVE 1

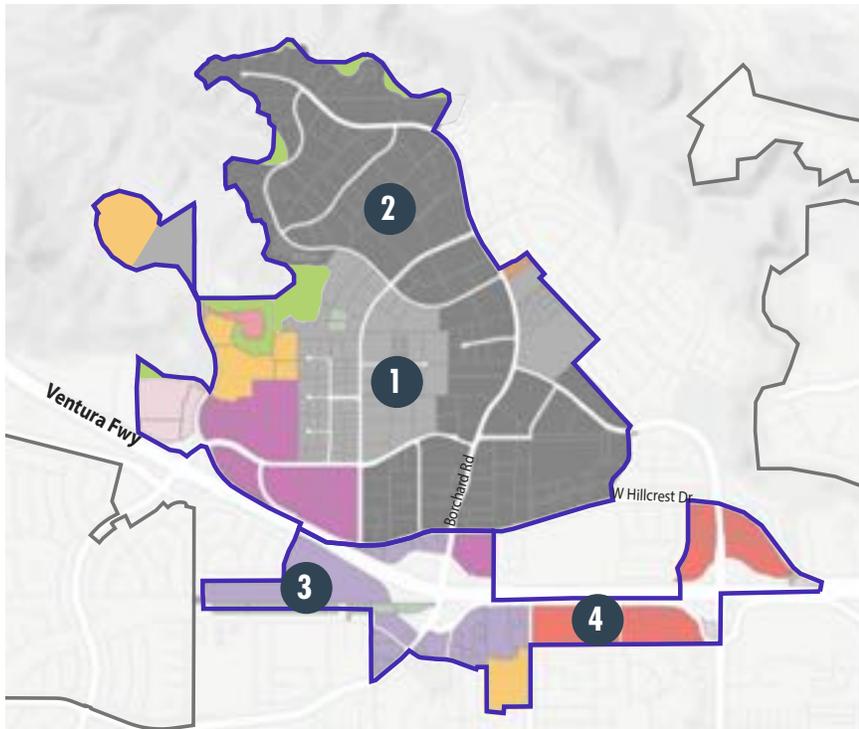


### KEY FEATURES

- Allows a mix of job producing uses that are split between Industrial Low and Industrial Flex designations.
- Creates a high-density mixed-use district adjacent to Rancho Conejo west of Lawrence Drive to integrate a walkable, mixed residential and retail neighborhood with the employment uses.
- Creates a mixed-use node south of Highway 101 and east of Borchard Road.
- Maintains primarily commercial uses at freeway exits at Wendy Drive, Borchard Road, and Ventu Park Road.

# RANCHO CONEJO AREA

## ALTERNATIVE 2

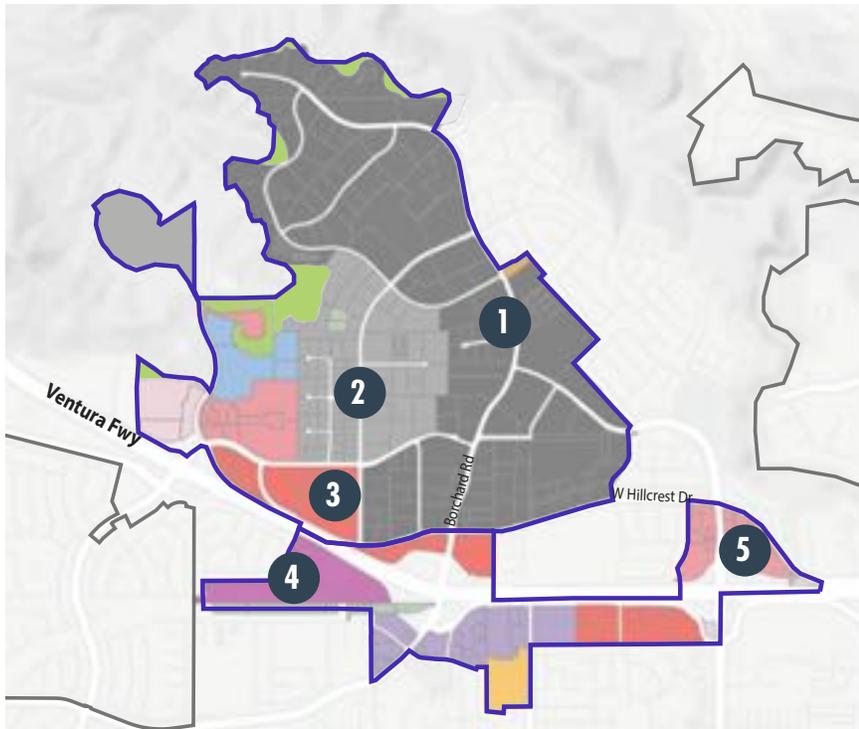


### KEY FEATURES

- Expands job producing uses by designating more area as employment uses and expanding the amount of Industrial Flex uses (which allow higher intensity buildings at up to 2.0 FAR).
- Creates a significant amount of mixed-use development adjacent to Rancho Conejo on either side of Highway 101. This alternative has the greatest amount of mixed-use development compared to the other alternatives.
- Maintains retail, service, and commercial uses at the intersection of Ventu Park Drive and Highway 101.

# RANCHO CONEJO AREA

## ALTERNATIVE 3



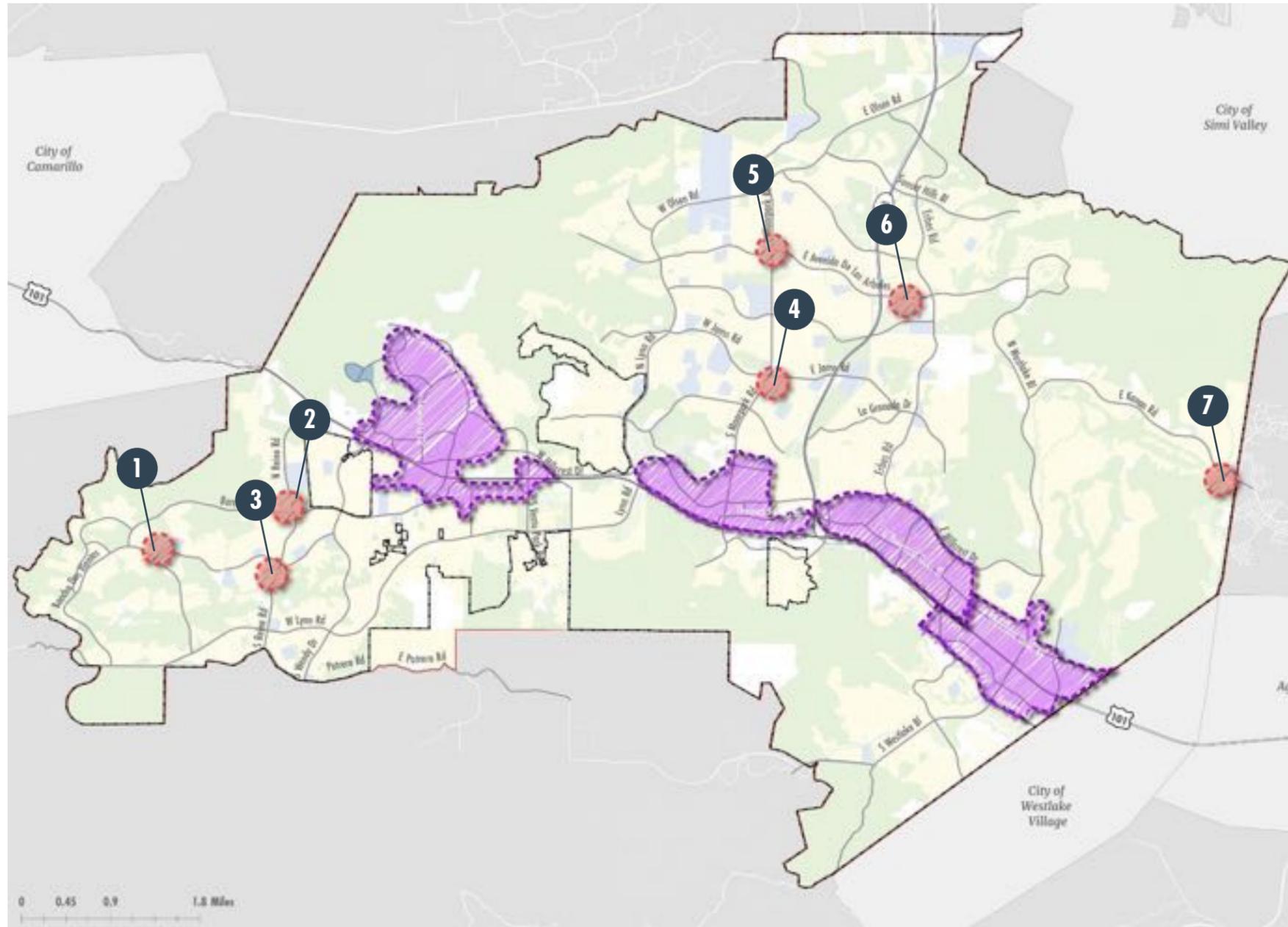
### KEY FEATURES

- Allows significantly more jobs than the other alternatives by keeping the area north of Highway 101 as Industrial Flex, Industrial Low and a mix of commercial uses. No mixed-use development is identified north of Highway 101.
- Expands the potential for mixed-use south of Highway 101 by creating a mixed-use node at low and medium intensities east and west of Borchard Road. This alternative has the most mixed-use south of Highway 101 compared to other alternatives.
- Maintains commercial uses at the Highway 101/Ventura Park Road intersection but at lower intensity compared to other alternatives.

# VILLAGE CENTERS COMPARISON

The village centers are neighborhood commercial centers that offer a mix of daily goods and services for residents, employees, and visitors to easily access. These centers are smaller and more walkable than other commercial centers and are typically located in or near residential neighborhoods.

- |                                 |                               |                            |
|---------------------------------|-------------------------------|----------------------------|
| <b>1</b> LAS BRISAS AND VIA RIO | <b>4</b> JANSS AND MOORPARK   | <b>6</b> ARBOLES AND ERBES |
| <b>2</b> REINO AND BORCHARD     | <b>5</b> ARBOLES AND MOORPARK | <b>7</b> KANAN AND LINDERO |
| <b>3</b> REINO AND KIMBER       |                               |                            |



## ALTERNATIVE 1

In Alternative 1 “Village Centers” have a mix of Mixed-Use Low and Commercial Neighborhood. This would allow some areas to add residential uses while others would remain commercial.

- Village Centers located at Janss and Moorpark, Arboles and Moorpark, and Reino consist of both Mixed-Use Low and Commercial Neighborhood
- Village centers located at Las Brisas and Via Rio, and Reino and Borchard consist of only Commercial Neighborhood
- The Lindero and Kanan village center consists of Residential Neighborhood Medium only
- The Arboles and Erbes village centers consists of Mixed-Use low only



## ALTERNATIVE 2

Village Centers only allow commercial uses; no residential uses would be allowed. All Village Centers will be designated as Commercial Neighborhood.



## ALTERNATIVE 3

All Village Centers would be designated as Mixed-Use Low. This would allow these areas to incorporate residential development in the future.

