City of Thousand Oaks
Community Development Department
2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing, as provided by law, will be held by the CITY COUNCIL of the CITY OF THOUSAND OAKS to consider and decide the following matter:

PROJECT NO.: 2019-70439 Development Permit (DP), 2019-70440 Vested Tentative Tract Map (VTTM), 2019-70441 Vested Tentative Tract Map (VTTM), 2019-70442 Uniform Sign Program (USP), 2021-71158 Protected Tree Permit (PTP), 2019-70443 Landscape Plan Check (LPC), and 2022-70771 Environmental Impact Report (EIR)

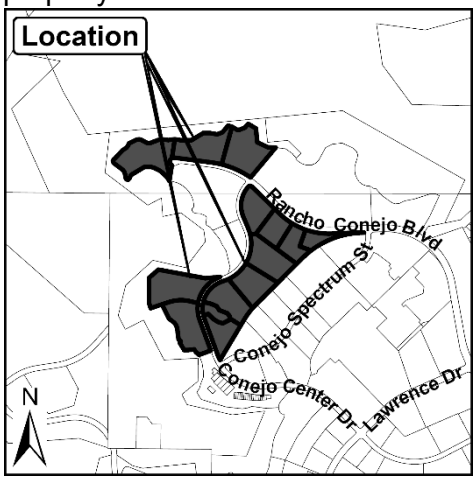
APPLICANT: Thousand Oaks Master, LLC

REQUEST: To appeal the Planning Commission's September 8, 2025, certification of Final Environmental Impact Report (EIR) 2022-70771, with appropriate CEQA findings, adoption of the Mitigation Monitoring and Reporting Program (MMRP), and approval of the above entitlements to allow the construction of 15 industrial buildings (ranging between approximately 22,700 to 93,000 square feet) totaling approximately 755,000 square feet of building area and associated grading, roadways, parking, hardscape, landscape (encroachment and removal/ replacement of protected trees), retaining walls, lighting, utilities, and infrastructure on approximately 50 acres. The existing parcels would be reconfigured into 16 condominium lots. Waivers are requested to 1) increase the maximum building heights from 35 feet up to 41 feet above finished floor and 2) reduce the minimum setback from 100 feet from the centerline of adjacent streets down to 52 feet for four properties. The project site 1) has an Industrial Low General Plan land use designation, and 2) is within the Rancho Conejo Specific Plan, and 3) is within the Industrial Park (M-1) zone.

LOCATION: Generally located at the intersection of Conejo Center Drive and Rancho Conejo Boulevard, Assessor's Parcel Numbers (APNs): 667-0-340-030; -045; -055; -065; -075; -085; -095; -105; -125; -135; -145; -155; -185; and -195

PLANNER: Scott Kolwitz, Senior Planner, at (805) 449-2319 or skolwitz@toaks.gov

This is a legal notice of a public hearing sent to owners of property located within 500 feet of the subject property. Please share this notice with all tenants.



This PUBLIC HEARING is scheduled to be heard by the City Council on **Tuesday, October 21, 2025, at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the Andrew P. Fox City Council Chambers/Scherr Forum Theatre, City Hall at 2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362. Any person is privileged to attend and be heard on this matter. For further information, see the City Council Agenda.

Inquiries concerning this Public Hearing may be directed to the contact shown above. If you challenge the decision of the City Council on this matter in court, you may be limited to raising those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City Council at, or prior to, this public hearing. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department at (805) 449-2151 at least 48 hours in advance to make your request.

DATED THIS 22nd day of September, 2025.

Laura B. Maguire, City Clerk

MAIL DATE: **October 7, 2025**