

Feb 26 2024

Community Development Department

STATE CLEARINGHOUSE

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 Planning Commission of the City of Thousand Oaks to consider, and decide the following applications.

This Public Hearing is scheduled to be heard by the Planning Commission on **Monday, March 11, 2024, 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, 2100 East Thousand Oaks Boulevard, 2nd Floor, and via videoconference/teleconference. Any person is privileged to attend and be heard on the matter below. For further information, see the Planning Commission Agenda. If you challenge the granting or denial of any and all permits issued for the project listed below, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.

PROJECT Nos.: 2022-70587-LU Land Use Element General Plan Amendment (LU),
2022-70733-Z Zone Change Request (Z),
2022-70732-DP Development Permit (DP),
2022-70736-PMW Parcel Map Waiver (PMW),
2022-70735-PTP Protected Tree Permit (PTP),
Landscape Plan Check (LPC) 2023-70008, and
2022-70775-EIR Environmental Impact Report (EIR) (SCH# 2023040287)

APPLICANT: HCA Health Care – Los Robles Hospital

REQUEST: The Project consists of two components: (1) redevelopment of the site at 400 East Rolling Oaks Drive as a comprehensive cancer center medical building (Cancer Center); and (2) a concurrent request for a General Plan Amendment and Zone Change at the 355 West Janss Road site to ensure no net loss of residential zoning capacity from approval of the comprehensive cancer center (Janss Road).

Approval of the Cancer Center would require a General Plan Amendment (GPA) to modify the Cancer Center site's General Plan Land Use designation from Neighborhood Very Low to Commercial Neighborhood, and a Zone Change to modify the Cancer Center site's zoning designation from Rural-Exclusive (R-E-1AC) to Commercial Office (C-O) with a Height Overlay, limited to the building footprint, to allow the building to be up to 44-feet 2-inches tall. A GPA from Institutional to Neighborhood Low 1 and Zone Change from Public, Quasi-public and Institutional Lands and Facilities (PL) to Residential Planned Development, maximum 4.5 dwelling units per acre (RPD-4.5U) is proposed at the site located at 355 West Janss Road.



The Cancer Center would result in the demolition of all improvements on the property and construction of an approximately 58,000 square-foot medical office that accommodates various cancer medical and patient services. The building height would range between 27 feet and 44 feet 2 inches at its highest point. Primary access would be off Rolling Oaks Drive and secondary access off Los Padres Drive with parking provided on the property. The project also includes the installation of hardscape, landscape, utilities, and associated grading on slopes steeper than 25 percent, encroachment, removal and replacement of 14 of 33 protected trees on site, and merging APNs 681-0-180-275 and 681-0-180-265 into one lot.

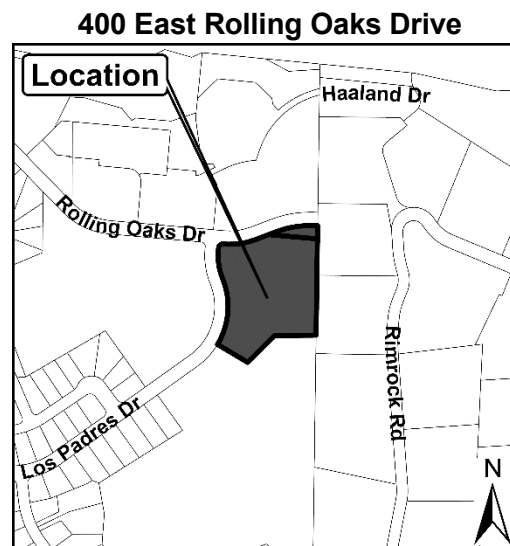
There is no development concept or project proposed for the property at 355 West Janss Road at this time.

The request also includes certification of the Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) with appropriate CEQA Findings, any Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program.

LOCATION: 400 East Rolling Oaks Drive & 355 West Janss Road

PLANNER: Scott Kolwitz, Community Development Department, at (805) 449-2319 or skolwitz@toaks.org

See Next Page for additional map and further information.





355 West Janss Road



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.

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 Community Development Department at (805) 449-2500 at least 48 hours in advance to make your request.

MAIL DATE: February 26, 2024