

Mar 13 2024

STATE CLEARINGHOUSE



Community Development Department

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.orgNOTICE 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.: 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 (GPA) 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 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.

See Next Page for maps and further information.



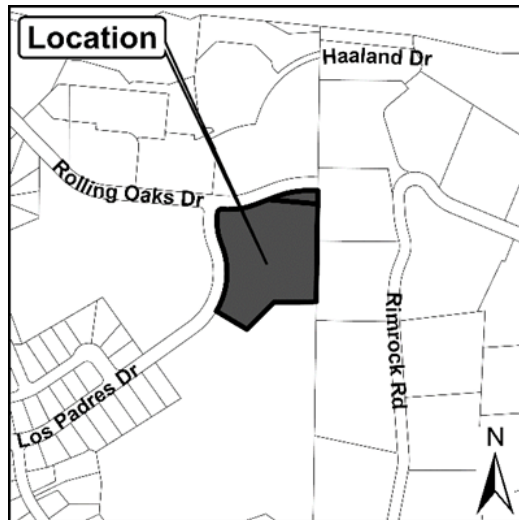
The request also includes certification of the Environmental Impact Report in accordance with the California Environmental Quality Act (CEQA) with appropriate CEQA Findings, any Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program.

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

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

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

400 East Rolling Oaks Drive



355 West Janss Road



This PUBLIC HEARING is scheduled to be heard by the City Council on **Tuesday, March 26, 2024, 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 and via videoconference / teleconference. 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 29th day of February, 2024.


Laura B. Maguire, City Clerk

MAIL DATE: **March 12, 2024**