

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Mon 2/1/2021 4:05 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from [Toaks2045](#)

**Name:** Kyle Thorsen

**Email:** classicpropertygroup@gmail.com

**Message:** In alternative 3 on chiquita lane right by city hall you have high density on some lots like 2323 and I think that the entire street could be high density if thats the case. I don't understand why only 1 parcel on that street is high density neighborhood in that draft. We have a couple contiguous parcels on that street as well as one at the end 2449 and unfortunately it's unlikely we are able to add housing unless it is higher density.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Mon 2/1/2021 7:32 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

**Name:** Kyle Thomas

**Email:** 1kylethomas@gmail.com

**Message:** I imagine neighborhood high density is what would be required to get some housing developed on most of the smaller parcels in the plan but there is almost zero in the drafts.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Mon 2/1/2021 1:39 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

**Name:** Cindy Liu

**Email:** loohoo5000@gmail.com

**Message:** Please ADD the disabled community to all statements related to inclusion and community values. There are approximately 12,800 residents with disabilities currently living in our community, They should be meaningfully included and considered on all plans for the city's housing, growth, transportation and economic recovery.

thank you!!

Cindy Liu

13 yr resident

parent to 2 kids in CVUSD

## Re: People with disabilities and the Draft Guiding Principles of the Thousand Oaks General Plan 2045

Lee Ann Holland <lee\_ann\_holland@hotmail.com>

Tue 2/2/2021 3:05 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My apologies, but I realized after I hit send that I left out "gender identity" from the list under Community Values, number two. I recognize that it's not always easy to get these things right the first time. A better suggestion could be:

"An inclusive and welcoming community that embraces diversity of ability, age, economic status, ethnicity, gender, gender identity, race, religion and sexual orientation."

Thank you,  
Lee Ann Holland

> On Feb 2, 2021, at 2:28 PM, Lee Ann Holland <lee\_ann\_holland@hotmail.com> wrote:

>

> Hello,

>

> I am a Thousand Oaks Resident and the mother of an eleven-year-old with disabilities. I recently became involved with a community group that is following the development and implementation of the General Plan. I was invited to join the community group because I run an advocacy group for inclusive education for students with disabilities in the Conejo Valley USD, THRIVE Conejo.

>

> I've just today had a chance to review the General Plan Draft Guiding Principles, and I have some questions and requests about making the language more inclusive for people with disabilities.

>

> 1. Under Community Values, number two lists a variety of diverse groups, but there is no mention of people with disabilities. Might it be possible to reword this statement to be inclusive of people with disabilities? Something more like:

>

> "An inclusive and welcoming community that embraces diversity of ability, age, economic status, ethnicity, gender, race, religion and sexual orientation."

>

> 2. For Community Values, number three, could you add accessibility as a factor?

>

> "Diverse, accessible and high-quality parks, public services, and public facilities."

>

> 3. For Community Values, number eight, could you add accessibility? Many people with disabilities rely on the public transportation system.

>

> "A diversity of safe, accessible and convenient mobility options."

>

> 4. Under Key Strategies, number twelve, could you modify the language to be more inclusive? "Special needs," although it is not a preferred term of the broader disability community, is usually used to denote people with disabilities. It's confusing to couple that term with the parenthetical referencing "the homeless population." A possible suggestion might be:

>

> "Continue and expand the high quality and diversity and accessibility of public services provided by the City, focusing on youth, seniors, people with disabilities, homeless people and other residents with specific needs."

>

> Moving forward, I would love to see the ideas of universal design and accessibility embedded into the Thousand Oaks General Plan 2045 so that residents like my daughter will have a safe, inclusive and welcoming community that's accessible and livable for all. That's my dream as a parent.

>

> Thank you for your consideration.

>

> Best,

> Lee Ann Holland

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Tue 2/2/2021 7:56 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

**Name:** Jeffrey Harris

**Email:** jeffmarshallharris@gmail.com

**Message:** Our community have been a result of capitalism, free enterprise and democracy. These principles have created wealth and prosperity for the Conejo Valley and its residents.

We need to stand up to the socialist ideals that are handed down from Sacramento and NOT give in.

## People with disabilities and the Draft Guiding Principles of the Thousand Oaks General Plan 2045

Lee Ann Holland <lee\_ann\_holland@hotmail.com>

Tue 2/2/2021 2:28 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a Thousand Oaks Resident and the mother of an eleven-year-old with disabilities. I recently became involved with a community group that is following the development and implementation of the General Plan. I was invited to join the community group because I run an advocacy group for inclusive education for students with disabilities in the Conejo Valley USD, THRIVE Conejo.

I've just today had a chance to review the General Plan Draft Guiding Principles, and I have some questions and requests about making the language more inclusive for people with disabilities.

1. Under Community Values, number two lists a variety of diverse groups, but there is no mention of people with disabilities. Might it be possible to reword this statement to be inclusive of people with disabilities? Something more like:

"An inclusive and welcoming community that embraces diversity of ability, age, economic status, ethnicity, gender, race, religion and sexual orientation."

2. For Community Values, number three, could you add accessibility as a factor?

"Diverse, accessible and high-quality parks, public services, and public facilities."

3. For Community Values, number eight, could you add accessibility? Many people with disabilities rely on the public transportation system.

"A diversity of safe, accessible and convenient mobility options."

4. Under Key Strategies, number twelve, could you modify the language to be more inclusive? "Special needs," although it is not a preferred term of the broader disability community, is usually used to denote people with disabilities. It's confusing to couple that term with the parenthetical referencing "the homeless population." A possible suggestion might be:

"Continue and expand the high quality and diversity and accessibility of public services provided by the City, focusing on youth, seniors, people with disabilities, homeless people and other residents with specific needs."

Moving forward, I would love to see the ideas of universal design and accessibility embedded into the Thousand Oaks General Plan 2045 so that residents like my daughter will have a safe, inclusive and

welcoming community that's accessible and livable for all. That's my dream as a parent.

Thank you for your consideration.

Best,  
Lee Ann Holland

## The Land Use website interface

Annette Broersma <annettejobro@gmail.com>

Thu 2/4/2021 12:52 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I tried my best to stay attentive through the instructions on how to use the site to make comments (not so hard) and understand the map (ridiculously difficult). I am well educated and computer proficient for a person without an IT degree -- but the map makes very little sense to me. It would be easier if you could let us click on an area on the map and have it give us verbiage on what will go there. I tried clicking on the stacked books icon after the lightbulb icon -- still no idea what it might be able to tell me.

I think you may have failed on this process if it was, genuinely, supposed to be for the layperson to understand and give feedback.

Annette Broersma, (lifetime resident of Thousand Oaks since 1960, and one who does want to see change, when necessary)

## Land use

Karen Martin <takeodogg@aol.com>

Thu 2/4/2021 3:42 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would love to see the city stop "no mitigation" for traffic impact on these high density projects you have planned. There is no way the traffic congestion isn't related to these projects and you cannot address the traffic issues already affecting this city. It is costing lives. It is on you, i.e. City council.

Karen

## Land-use alternatives

Eric Kollman <[eric.kollman@hotmail.com](mailto:eric.kollman@hotmail.com)>

Thu 2/4/2021 6:49 PM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

After reading closely the 3 alternatives for land-use laid out in the Acorn, I feel the community would be best served by Alternative 3, which is redevelopment primarily for commercial use and not mixed-residential use. The reason for this is it would be a strong contributor to local job growth and the local economy, which will need the boost coming out of the COVID pandemic.

Eric Kollman

[eric.kollman@hotmail.com](mailto:eric.kollman@hotmail.com)

818-590-4712

## Rancho Road Freeway Access

HIG <rhigbee38@gmail.com>

Thu 2/4/2021 12:14 PM

To: General Plan <GP@toaks.org>

Cc: letters@vcstar.com <letters@vcstar.com>; tonewstip@theacorn.com <tonewstip@theacorn.com>; citymanager@toaks.com <citymanager@toaks.com>; cludia4slowgrowth@gmail.com <cludia4slowgrowth@gmail.com>; Ed Jones <EJones@toaks.org>; Al Adam <AAdam@toaks.org>; Bob Engler <BEngler@toaks.org>; Kevin McNamee <KMNamee@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been noticing little attention is given to potential traffic impacts. Heavy investment in density in Janss Mall area plus concurrent development in the Thousand Oaks Mall area is a recipe for a traffic nightmare. My memories of Santa Monica

in the Lincoln Blvd. / Pico area at 530 pm are still with me.

As to this, the Rancho Road freeway on / off ramp is directly connected to the open space South of Thousand Oaks Blvd. and East of the "23". This is more or less bounded by Marty's Hobby on the East, South Rancho Rd. on the West and The Lakes / Civic Arts Plaza on North.

I am certainly concerned that this area is not cited as potentially valuable for high density development. Really, you have not seen that the ramp to the Freeway is right there? Development in and among those hills would be spectacular. Turning Moorpark Blvd. and The Oaks Mall area into a congested grid locked urban land scape is a bad idea from the beginning! Also what is not mentioned is the potential costs of building on and off ramps at Wilbur Rd. and the "101". It is easy to see that you are headed in this direction.

Thank You,

Robert Curtis Higbee

Sent from [Mail](#) for Windows 10

## 2045 plan

MARK TANCHUCK <marktanchuck@aol.com>

Fri 2/5/2021 7:21 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PLEASE.....do NOT work for Developers. PLEASE.....work to KEEP Thousand Oaks as the wonderful place that it is to live. Do NOT "OrangeCountyize" our wonderful town. Most certainly, that means do NOT increase our skyline to allow 6 story structures! That is an indelible step of ruination of our lovely town. That option should, unquestionably, be out.

Thank you for reading.

Mark Tanchuck

Thousand Oaks resident

Sent from my iPad

## New zoning maps

cprklint@hotmail.com <cprklint@hotmail.com>

Sat 2/6/2021 6:59 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I was born and have lived in T.O. for 58 years. The main reason I have stayed in our special city, all my life is the fact that we never bowed down to big business. By this I mean we have allowed expansion as long as it doesn't take away from the beauty and conservation, that is the backbone of this great city. Everyone that I tell that I live here are always jealous of our steadfast commitment to keep our city true to its mission statement and keep big developers out. Some growth is always necessary, the problem is that we allow our local government to make decisions that aren't always in residents best interest just look at the project at Erbes and T.O. Blvd. A question I and others have is do these city officials truly have our cities best interests first or there own. Additionally would they want these 60 foot high so-called improvements next to their homes. Finally I truly feel that if you asked most vested residents in our city, they would rather pay more in taxes than allow this type of expansion that's supposed to be good for our city. We need to wake up pull our heads out of the sand and not allow SIX STORY ANYTHING.

## NO. Multi use property

Nicole Curran <curran.nicole@ymail.com>

Mon 2/8/2021 7:12 AM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ,

I am a thousand old residents and have grown up in the area. I own my own beautiful home with my husband off of Erbes. We are very proud to live here and work hard to maintain this lifestyle in this safe area. We are very against adding more dwellings, multi use property and six story buildings. We want our town to stay the way it is. Adding all this housing will decrease our property value, and create more violence. Please do not build more low income or multi use homes. I do not want it to turn into Los Angeles or the valley.

Nicole Miller

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Mon 2/8/2021 9:41 AM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

**Name:** James Assalley

**Email:** jassalley@gmail.com

**Message:** Thousand Oaks has retained a great deal of its semi-rural appeal through the years. I strongly encourage you to NOT allow significant further development. The size of the city does not have the infrastructure to support such growth. We are already at the capacity called for in the 1970 plan. To alter this is to alter the very reason most of us are here. This is an extraordinarily bad time for such initiatives. We are already in an increasing tax environment. Many long time residents are already leaving due to crowded streets and an increase in crime. Property values will suffer if you implement significant changes to this community. Please listen to the residents!

## You all need to be in prison

Allison (ShopTheZoo) <allison@shopthezoo.com>

Mon 2/8/2021 5:22 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This sentence : This exciting initiative, *Thousand Oaks 2045 General Plan: Rooted in Community*,

Exciting? NO wrong. FAILURE and bullshit. Also that Thousand Oaks is included Agenda 21 SHOW you are all just communists.....you all are below sewer scum.

You all need to be fired immediately! You are changing the original plan and engaged in ILLEGAL moves as such. Leave and go back to where you came from, you do not belong here.

STOP ruining our city for MONEY. Tell CA state to screw themselves and pass on the money. If you dont, we will attack.

If you support this, you DONT belong in this city. Go back to where you came from.

Idiots. Lupes Restaurant location with the new god awful building is bad enough on its own and should be burnt to the ground!

I will never go to any business located there and will despise anyone who does.

Now you're going to put more of this crap in my home town? NOT.

Go away. Get out all you people in MY city council on the failing path.

Allison Beck

resident since 1976 ..screw all you morons

## Vertical density

Greg Maine <gregmaine1@gmail.com>

Tue 2/9/2021 7:09 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I grew up in mission Viejo. In the 70's and 80's It looked a lot like our area does now. But then the city planners did what you are contemplating. They went vertical with their housing. The results were disastrous. The infrastructure is overwhelmed and the way of life is now frenzied, hectic and stressful. Trying to shoehorn too many people in our beautiful Conejo Valley will ruin it. You will destroy the beauty and tranquility of the area. But, I'm probably just venting to myself since money always seems to win.

Thanks for listening.

Greg Maine

Sent from my iPad

## Comments Wetland/ Rancho Conejo 2 of 2

Clint Robert Matkovich <clintrmatkovich@email.arizona.edu>

Wed 2/10/2021 10:31 PM

To: General Plan <GP@toaks.org>

 2 attachments (9 MB)

ECMZ93DUcAE4zNC.jpeg; 20210210\_232425.jpg;

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## Comments Wetland/Rancho Conejo 1 of 2

Clint Robert Matkovich <clintrmatkovich@email.arizona.edu>

Wed 2/10/2021 10:14 PM

To: General Plan <GP@toaks.org>

 6 attachments (19 MB)

ECMZ92kUYAA6jhA.jpeg; 20210210\_230222.jpg; 20210210\_230241.jpg; 20210210\_230253.jpg; 20210210\_230303.jpg; 20210210\_230342.jpg;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Thousand Oaks 2045 Committee. I am writing you about two locations mentioned in the proposed maps. The first is at the end of Rancho Conejo Blvd. It was my understanding that there was more protected land in this area proposed for development under the Parks Initiative and SOAR. Can someone assist me with this? Second, the wetland property located at the end of Alice Dr in Newbury Park. I would like to ask if the committee or the City consultant ever:

Studied the Hydrology report or the restoration concept which was conducted as part of a greater study of the counties watershed?

Does the committee know about the water table that comes to the surface?

Does it know about the flooding that occurs throughout the entire property?

Is it aware of the soil being "Moderate to severely corrosive to ferrous metals"?

Has the committee reached out to residents of Casa Conejo and it's MAC members?

Please see attached images.

Thank you

## City General Plan Q&A meeting tonight

Cal Steinberg <calstein@yahoo.com>

Thu 2/11/2021 5:57 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Since over 90% of the city land is considered open space, and we are be mandated to increase housing by 2600+ units in our general plan, why not rezone a small portion of the open space, in strategically accessible locations to accommodate this, or a large portion of this additional housing? If your planned zoning categories can accommodate 30 to 60 units per acre, and we need approx 2600 units, 3 small parcels of about 30 acres each, at 30 units/acre would address this requirement. That approach would have little negative impact on quality of life and infrastructure needs from the current plan.

The city and county established the open space agency to protect uncontrolled and unwanted excessive development, while preserving the natural beauty of the area. I would think these govt agencies can modify the open space plan to accommodate these small, and distinct changes without the need to expand housing and commercial development in the main corridors of the city that are already at high density and use. These changes would be in line with the objectives of the agency.

Thank you,

Cal Steinberg  
818-422-6701

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/11/2021 1:37 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

**Name:** Janet Leo

**Email:** jan4hair@gmail.com

**Message:** As a long time resident in this community I wanted to share my thoughts. We moved here to raise our family in a small town with a country feel. We liked the policies of keeping open space and low building and sign heights which preserves the beautiful views of the surrounding mountains. I have always appreciated the fact that we learned something from our neighboring cities about how high density and tall buildings can ruin a city. We cannot keep increasing our residential areas by abandoning what the residents of this city want which is small town feel with open space and no high buildings. We do not have the ability to enlarge Thousand Oaks Blvd. to accomodate more traffic. If we keep increasing housing this city will become another bad example of over building and overcrowding. If there is not enough housing for new families so be it. They have the option of buying an existing property as it becomes available or finding a home in a surrounding area where there is available housing. Don't ruin our city. Don't let \$\$\$ dictate our way of life. Developers can make money elsewhere.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/11/2021 1:46 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from [Toaks2045](#)

**Name:** Alexis Teplitz

**Email:** alexisteplitz@gmail.com

**Message:** Many issues:1.Living above the 23 fwy

Cannot hear each other talk in backyard.25+ years of emissions from cars. (The apparatus used by city et al is not near enough to our home to accurately test the noise pollution in our yard. We stay because it's a gate guarded community so I feel safe and because we have amazing views.The fire danger and 3 plus evacuations has me scared .

2. The future for our 30 year old son with autism. Never please- get rid of the CRPD's Therapeutic Recreation run by Devon Herbert. Throughout our Spencer's life it has been the social thread (much much more too) of his life.

Fantastic program!

Have to leave to pick him up! I will leave another message

Thank you Alexis Teplitz

## Too many condos/people will destroy the lovely city we know/love

Carrie <westsidecarrie@yahoo.com>

Thu 2/11/2021 4:38 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Read the Letters in the Acorn! We definitely do NOT want any big multi unit buildings in TO!

The small size of this city is what we moved here for.... If people want to be in LA, let them go live there with all the feces on the streets, traffic that is a total nightmare... and a LOT more CRIME! I lived in Westwood before moving here to start a family. We have a good thing going here, let's not screw it up!!

## SHUT DOWN development of Caruso's high density build as well as the TO Blvd Hodencamp development with environmental impact studies

Suzanne Schmitz <threeschmitz@yahoo.com>

Thu 2/11/2021 7:03 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not allow these 2 high density projects!

Why then are we spending \$88M for the wildlife bridge?

High density will affect the environment , traffic will affect the Santa Monica mountains south of the 101 freeway!!! Just this week we saw 2 red tail hawks ( that rest in the oaks trees on the property) yesterday there were coyotes and occasionally bobcats roam this area!!

PEOPLE ARE FLEEING APARTMENTS DUE TO COVID FOR WIDE OPEN SPACES IN THE SUBURBS. Why create high density ???

What about Soliciting bids from many other developers who can build a smaller footprint?

All of the hot button topics of today are not considered with both these projects:

COVID

SLOW GROWTH

CLIMATE CHANGE

THE SANTA MONICA MOUNTAINS PRESERVATION

Sent from my iPhone

## General plan land-use maps

Cal Steinberg <calstein@yahoo.com>

Thu 2/11/2021 1:13 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The presentation last week showed 4 areas in the city proposed for increase housing and commercial density to satisfy the state's requirement to build an additional 2500+ housing units. These increases are already in a city that has traffic bottlenecks and other reduced "quality of life" issues.

All of the proposed alternate plans should also show the accompanying effect on infrastructure (traffic, utility services, air quality, etc.) and a plan to mitigate the negative effects of this further expansion. Only then can the public evaluate these plans and the ability to retain the current lifestyle of this community.

Some of these changes can be included in proposed development plans for each land parcel, to comply with an overall plan. But the major emphasis needs to be an assessment and overall plan for major road and highway. expansions to accommodate the increased traffic, bike lanes, parking facilities and structures, open spaces to stimulate foot and bike traffic etc. That is the responsibility of the city, county and state to plan, fund and maintain.

We need an EIR for each overall community plan, similar to what is needed for each parcel development. Without it, we have no way of judging the effects of these expansion proposals on our community.

If there are any questions with my comments above, you are welcome to contact me for any clarification.

Respectively,

Cal Steinberg  
8181-422-6701

## Development to Thousand Oaks City mixed-use

denise.ed@verizon.net <denise.ed@verizon.net>

Fri 2/12/2021 6:04 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it is concerned, After I read about the plans to build mixed-use buildings, I tried toaks2045.org, very confusing, no help for info. I am so sad to read that you are planning to cram in multi units & bldgs. 60 per acre, 68ft. tall, etc. !!!!

The tall blgs. will cover the cities beautiful mountains & the multi bldgs will just bring horrible traffic, which we already have now.

The multi-mixed apartments or condos plus floor retail, crammed in on the land on Thousand Oaks blvd. presently, is an absolute eye soar, its not the beautiful Thousand Oaks that was. This is sooo sad to see this happening to this beautiful rural city.

Its so important to keep the bldgs. one or two, three feet high as had been for so many wonderful years I have been a resident, to see how beautiful the mountains encircle this city, the sunsets, etc.

Unfortunately, with this covid, we the residents, who pay with our taxes to run this city, will not be able to follow this at meetings to give our input, but only to read about these deplorable plans to completely change this once exceptionally beautiful city.

Families, people of all walks of life, came to live here, because this city was so exceptional. Now I read in Acorn, that Mr. Caruso, has submitted plans to build more apartment bldgs. as high as 7 ft.

behind the Lakes. What happen to your plans to update the Lakes? This will make us more crowded!!!!

Thousand Oaks is not a big city. We have only have 2 main blvds. going East & West, Thousand Oaks Blvd. & Hillcrest & 3 main roads going North & South, Moorpark Rd., Lynn Rd. & now Erbes Rd. May I repeat, Thousand Oaks is not a big city.

I beg you to think, long & hard on making decisions like I'm reading about, before its too late & once its done, it can never ever be the beautiful city again, which is a city thats, one in a million. I've traveled to many states, & found not one to compare to T.O.

Thank you, Sincerely, Denise Edwards

## General Plan

devault5@msn.com <devault5@msn.com>

Fri 2/12/2021 9:37 AM

To: General Plan <GP@toaks.org>; Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>; Ed Jones <EJones@toaks.org>; Bob Engler <BEngler@toaks.org>; Al Adam <AAdam@toaks.org>; Kevin McNamee <KMcNamee@toaks.org>; Ed Jones <ejassoc@verizon.net>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am opposed to high density, tall buildings and the fact the city must add so many new units. I understand the state is mandating planning for growth, but why not push back when the state population overall is declining? I think we all love Thousand Oaks and don't want to see the ambiance change into the over-used but accurate San Fernando Valley comparison.

Ed Jones, one reason people live in apartments is because they simply cannot afford a home. You seem to assume it's a choice but I would bet most apartment dwellers and renters would love to own. We bought our first home in Newbury Park for 164k in 1988. Incomes have not increased at the same pace of the cost of buying a home since then, so if we were today we would probably be renters starting out. But we are still here and very invested in our community. Apartments can be springboards, not all for transient usage.

We need apartments, low cost housing and a mix of density, but not at the levels proposed. Please re-think our wonderful city's future carefully and I hope you listen to the majority of your constituents wishes, not all the salivating developers. The changes allowed will be permanent.

Thank you!!

Jocelyn DeVault

## 6 story buildings and apartments; low income housing?

J W <sewfocused@yahoo.com>

Sat 2/13/2021 4:37 PM

To: General Plan <GP@toaks.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have waited for ONE YEAR AND FIVE MONTHS to get approval to build an ADU and garage to accommodate my disabled cousin. If the CITY planning department, building department, and public works cannot handle and process my application any sooner than this (and I'm STILL NOT APPROVED!) tell me why ANYONE should believe that the City can handle major projects of six-Story buildings and apartments for the homeless?? If those plans get approved and begun before MY plans.. ME, a resident tax payer of Thousand Oaks, who moved here for the lessened traffic and population of Suburbia and the quiet natural habitats of local wildlife, I will be seeking the legal assistance of the organization I hear exists to go against Cities who STALL PEOPLES' PLANS In an attempt to invalidate our legal rights under STATE LAW to build ADU's! I know I'm not the only one waiting for approval, but I believe everyone combined who are waiting to build an ADU probably doesn't compare to the work load the 6 story buildings, apartments and/or housing for the homeless, so please don't tell me that I'm not the only one who is waiting, or that your employees and departments are overwhelmed with work, which is more complicated by covid!

Do you need to ask; I AM AGAINST RUINING OUR CITY WITH 6 story buildings; I AM AGAINST RAISING PROPERTY TAXES TO PAY FOR LOW INCOME HOUSING. EVERYONE SHOULD PAY MORE CONSUMPTION TAXES INSTEAD OF YOU PRAYING ON HOME OWNERS! I AM ALSO AGAINST BUILDING WHAT WILL BECOME GHETTO HOUSING IN OUR PRISTINE CITY.

Thank you for listening. Please approve my plans!

Jacque Wilson  
1592 El Dorado Dr  
Thousand Oaks, Ca 91362

Sent from my iPhone

2/12/21

Thousand Oaks Planning Dept./City Hall

2100 Thousand Oaks Blvd.

Thousand Oaks, CA 91362

Attn: General Plan Project Team

I attended the General Plan Update Community Workshop on February 2, 2021, held via Zoom.

The overall take away from this meeting, which was presented to the city dwellers as being participants in all decision making, and speaking for many others who were participants at this meeting, in reality never got an opportunity to voice an opinion), is that the council agenda script was pre-drafted, with no consideration of public opinion, and is prepared to "shove" this agenda down the throats of Thousand Oaks residents, come what may.

You mention surveys that were taken by community residents, which incidentally were done by many, voicing the same opinions as expressed in this letter regarding concerns about density population, over building in our (once) beautiful town destruction of open land, code and spec violations, all of which amount to vague and unsuitable plans; however these survey responses went completely and unabashedly ignored. No consideration was ever given to pushing back on the state's ridiculous senate bill 330 mandate, signed by an over reaching governor, in complete violation of city's rights and our Measure E, which has since been manipulated. Rather. It is selfish of our town representatives to refuse to act as true representatives of the people and not fight back city hall BIG GOVERNMENT. It's a gross misrepresentation of the townspeople's desires, which is to keep our town as is, and abandon these projected changes. The city instead hires consultants using our tax paying monies in order to put on a fancy display of showism at planning meetings, designed to act as though public opinion is counted, but in truth the determination of plans is way way after they were already drafted, in the name of "we care about your concerns and opinions". These consultants, hired out of Berkeley, know nothing, much less care, about the culture and infrastructure of this town poised, staged to talk the talk of building out and ruining a beautiful, well run town. They speak on our behalf as if such individuals could possibly know or possibly *ever* represent what is best for Thousand Oaks?? How dare our representatives hire such individuals, which amounts to selling out the residents of this town out.

It was an embarrassment of a meeting, insulting to Thousand Oaks residents. It will as well be an embarrassment to live in this community, caused by these utterly ridiculous schemes of building upwards and outwards, jamming apartments into small spaces everywhere you can find open land, to the extent that the land comes to represent the ugliness of an urban concrete jungle. Roads, fire fighters, police do not accommodate this load of people living here. No one wants a ridiculous "downtown" area in this town, where in fact no one is going to go ; parking won't be viable let alone the fact that throngs of people will be milling about. You can go to San Francisco for that; look at that travesty of a show that once beautiful San Fran city was.. This governor clown will be long gone, and we residents of Thousand Oaks will be left holding the bag with an overflow of buildings, people and more than likely, empty apartments, not to mention assisted living residencies that cannot possibly be filled as the elderly baby boomers reduce in numbers, and those residencies turn into yet more random apartments.

All that is asked by this committee is for residents to compromise our desires for this town, which actually translates solely to adhering to your destructive plans of a once beautiful, spacious town populated with thousands of renters and undesirables. Really?! There are people who cannot afford to live here. So be it. There are always people who cannot afford to live somewhere. I could not afford to live here, until I could afford to. That's how it goes. NOT EVERYONE CAN OR SHOULD LIVE SOMEWHERE THEY CANNOT AFFORD TO LIVE. Rather, you expect residents to make considerations and exceptions to accommodate every single person, just so "no one's feelings get hurt". So the policy instead becomes "let's destroy a perfectly wonderful scenic town, so no one feels left out" . THIS IS WHY WE LIVE HERE; because of the aesthetics that exist now, and why we pay the high taxes we do. In all the proposals presented, the number of homes / apartments are exactly the same in all your projections.

The worst part is that you have not considered our desires one iota. The reps at this meeting are telling us what they fully intend to do.. It was obvious from the start of the that negative comments were screened in order to streamline all comments that were in agreement with these utterly ridiculous plans. The meeting was fabricated in order to project fancy euphemisms of "CATCH UP" and "BALANCE", "VIBRANCY" .

Catch up WITH WHAT?! Lifestyle here is perfect the way things are. Catch up until we represent East L.A., or worse the South Bronx? You speak of BALANCE!?! What does this even mean!?! There has been an equilibrium in this town for decades upon decades. TENSION? The only tension caused in this town will be what you create with your over crowdedness , lack of open space, transient apartment dwellers by the droves who don't pay taxes, could care less about the aesthetics of this town, and soon, will not be able to make their rent money, increased panhandling homeless, and more crime.

5 story buildings!! This was never to be approved in the Conejo Valley! I cannot believe you are going to turn this town into a complete bum pan handling megatropolis. Welcome "ugly" Ventura Blvd. with its ugly wall to wall stores, apartments, multitudes of people and homeless, disgusting lifestyle. Congestion – you think we are going to go to congested areas with our money? The reason we don't go to the valley is because of terrible parking with too much congestion. But who would care, as such thinking *is* not a lucrative way of thinking , truth be told. There is no general acceptance of your concept of "vibrancy" . Vibrancy is a quiet, open land spacious boulevard and town – people enjoying nature. THAT IS WHY WE LIVE HERE.

Then there's the completely uninformed individuals who pose question about "re-purposing" parking lots for residential building. An idiotic, staged comment at best. There's a small voice asking, begging, to consider designating more areas for parks, which gets immediately shut down, with "no we can't: ...no, actually wrong choice of words... *WON'T* make this consideration; it is not enough of a money maker for the city, It won't bring in the revenue that is so craved which really is the bottom line for the city council. We have enough wealth in this community to fight back mandates from big government but the current state of affairs does not line the deep pockets. Like the monstrosity of the auto mall, which we all agree, is an utter eyesore from the freeway, not to mention from Thousand Oaks Blvd. Roundabouts and pedestrian walkways will only lead to more accidents, and worse, dead pedestrians. This has already been proven over and over again in towns such as Glendale, where street crossing pedestrians at designated areas between traffic lights are constantly hit by drivers.

Overall, the meeting amounted to nothing absolutely other than a group of handpicked presenters . packed with handpicked individuals asked to present pre-designed questions. it was so obvious that this was pre-all planned. The polls in the meeting? Another fabrication. They give NO option whatsoever other than your options . All members of the council session were already tied into this plan, as pre coordinated by this group, with the sole purpose of composing plans shove down residents throats

without thought or care about me, mine, and the families of this town. – they were simply reading from a script during the entire meeting. The representatives of this town have completely done a poor job of protecting and defending this community as a whole

There is no alternative but to STOP the insanity of this planning committee, stop this rampage and pillaging of our town, and these preposterous notions that this town is out of sync with balance and vibrancy. Now you have approved this building behind the Lakes area, thanks to Caruso and his buyoff money; another individual who could care even less for our town. This display of “showism” to make it appear as though we are all in agreement is NOT and never will bring the residents of this community into agreement ; rather the plans will turn this town into a bungling, hodgepodge group of projects that are ruinous and uncoordinated. People in this town (residents) in the Conejo Valley are not okay with this. There is absolutely no positive in these destructive projects other than lining deep pockets and determining to make this our town look gross like driving North on the 101 through Oxnard. That plan is one of the worst planning projects of the century.

I speak for many who are of the same mindset and opinions as expressed in this letter, who can no longer swallow this destruction of our town being shoved down residents throats. It's exploitation of our beautiful town that the residents built with our tax money, yet we have no say whatsoever in it's future.

A.M. Huffine

Thousand Oaks, CA

## ATTN: General Plan Project Team

Huffine, Angela <ANGELA.HUFFINE@LibertyMutual.com>

Mon 2/15/2021 10:05 AM

To: General Plan <GP@toaks.org>

 1 attachments (86 KB)

Attn ~ TO CITY COUNCIL.pdf;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Tue 2/16/2021 8:48 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from [Toaks2045](#)

**Name:** Dr John W Raede

**Email:** drjohn@raedeandassociates.com

**Message:** This project will not enhance the quality of life in our community. The council must push back against the State Mandates for housing. We voted for slow growth candidates. Stand firm or be voted out.

## The Wetlands Proposed Zoning Change

B Eduarte <beneduarte@gmail.com>

Wed 2/17/2021 2:20 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs/Madam:

For several years there were talks floating around about plans to develop "The Wetlands", the 36-acre vacant lot at the end of Alice between the 101 & flood control channel.

I live in the Fox Meadows area that's adjacent to this vacant lot. My family and I have been here for almost 30 years. The current zoning for "The Wetlands" that of R1- Residential low-density is the proper zoning and must be maintained.

This area is already reaching its capacity. There are only 2 entrances and exits into this area: From Wendy via Alice and from Wendy via Bella. During the rush hours there's a long line of vehicles trying to get out in the mornings and to get in in the afternoons. The Wendy/Bella intersection is particularly troublesome as there is a multi-room two story apartment on the corner and residents of the apartment park their cars along the curbs of the intersection making this intersection pretty tricky. It's a section where a big accident can happen.

I request that the R1-Residential low-density be maintained for "The Wetlands".

Sincerely,Ben

**Subject:** Zoning Changes/General Plan

**Date:** Thursday, February 18, 2021 at 11:21:52 PM Pacific Standard Time

**From:** Steve Johnson

**To:** City Clerk's Office

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello -

My wife and I live in Newbury Park, and have done so since 2003 when our family moved here to work at Amgen. We've been retired from Amgen for several years. We are now very active in area non-profits and community organizations, and are also active users of the COSCA, state, and National Recreation Area trails.

We decided to move to Thousand Oaks because of the nature of the city; its excellent primary and secondary education, comparatively low density housing, its abundant open space, and its low-rise building profile. Prior to living in Thousand Oaks, we lived in Danville, in Contra Costa County east of Oakland/Berkeley. Danville has a similar demographic but features a delightful, walkable and bikeable central downtown area with an abundance of very nice restaurants, bookstores, boutiques. The usual car dealerships, grocery stores, etc. were at the interchanges with the nearby highway, I-680. A similar set of municipal, regional, state, and national historical monument trails surrounded it.

I think Thousand Oaks has missed opportunities to have a focused downtown, and still has the opportunity to have one, east of the 23 between 101 and Hillcrest Drive. I would be in favor of 2-4 storey mixed residential and commercial development in such an area. However, I'm not a fan of distributing multi-storey commercial, light industrial, mixed use, or high density housing outside of such a focused downtown area. I am also very concerned that Thousand Oaks not impinge further on wetlands (such as the one just off the 101 between Borchard and Wendy). We've also seen traffic congestion increase substantially on 101 through the city, especially at the Wendy and Borchard/Rancho Conejo interchanges, and would not like to see that increase further.

We would like to be able to stay in Thousand Oaks. But, we have numerous alternatives.

Best regards.

- Steve

Steven F. Johnson  
483 Highview Street  
Newbury Park, CA 91320

805-279-4665

## Thousand Oak's "vision for change and growth"

GeorgiaSturgeon <georgia@westsideremodeling.com>

Thu 2/18/2021 10:43 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am sure you are receiving many emails of Thousand Oaks' residents horrified about the proposal to build 81,000 units in Thousand Oaks, including 5 story high buildings by 2029.

Well you can add me to the list as I find this absolutely incredulous! This plan will nearly double our population- and we already think there has been too much growth too fast over the last 10 years.

This plan will RUIN this beautiful, small city (which in the recent past was only a small town)-and once the damage is done, it will never be able to be restored.

I know I speak for 99% of residents in Thousand Oaks and surrounding Conejo Valley. **We don't want this kind of growth and change.**

And the only reason I can think that your planning department would agree to this is because they are getting kickbacks from large developers.

We beg you to put community members first, not large developers. **Please don't ruin our lovely city.**

*Georgia Sturgeon*

Office Manager

**WESTSIDE REMODELING, INC.**

1164 Newbury Road, Suite B

Thousand Oaks, CA 91320

P 805 499-4121

F 805 376-9760

[georgia@westsideremodeling.com](mailto:georgia@westsideremodeling.com)

[WestsideRemodeling.com](http://WestsideRemodeling.com)

**FW: Please do not rezone "The Wetlands" Lot**

Katie Morris &lt;KMorris@toaks.org&gt;

Thu 2/18/2021 4:34 PM

To: General Plan &lt;GP@toaks.org&gt;

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**From:** Al Adam**Sent:** Friday, February 12, 2021 3:35 PM**To:** Katie Morris <KMorris@toaks.org>**Subject:** Fwd: Please do not rezone "The Wetlands" Lot

Sent from my iPhone

Begin forwarded message:

**From:** Michael Taylor <[MTaylor@dwabiz.com](mailto:MTaylor@dwabiz.com)>**Date:** February 12, 2021 at 3:30:37 PM PST**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>, Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>**Subject:** Please do not rezone "The Wetlands" Lot

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All,

I just moved into Newbury Park from Thousand oaks with my Fiancé to a lovely home on Courtney Court. We moved here to escape the crowds and get some elbow room and hopefully raise some children to go along with our lovely animals in a safe and loving neighborhood. Changing this zone into a mixed use would impact our family we feel in many negative ways: Increased traffic on Alice would be a nightmare and would not just remove the "neighborhood feel" it would make it more dangerous for kids, it would lower our home values due to losing one of its more desirable features of not being overcrowded, more cars and more people brings more noise which no one wants in their neighborhood, what impact would that have on our drainage during the rains (they would probably have to dig up streets in the surrounding neighborhoods and add drainage as currently all our streets seem to be angled to just drain to the wetlands), and finally what impact would that have on the wildlife. If we must do something I might suggest turning that into a park or just leave it as low density R1 zone. If you would like to discuss or have any questions please feel free to call me at 805-402-6676.

Thank you

**Mike Taylor**

Tax Manager

David Weise &amp; Associates, a Division of NKSFB, LLC

15821 Ventura Blvd #370 | Encino, CA 91436

Phone: 818-933-6222 | Fax: 818-385-1973 | [MTaylor@dwabiz.com](mailto:MTaylor@dwabiz.com)

\* Please note our new address is 15821 Ventura Blvd. Suite 370 Encino, CA. 91436-2909.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/18/2021 3:44 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from [Toaks2045](#)

**Name:** Susan Valdespino

**Email:** svalde@dslextreme.com

**Message:** Hillcrest cannot handled this traffic, please look at our streets before you approve this project. The impact would be disastrous.

## proposed development

svalde <svalde@dslextrreme.com>

Thu 2/18/2021 4:00 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Do you live here? We have a great community and would like to keep it this way. Why build just because we have land. Our founders provided open space, do you want to drive all the last existing animals from their home, Shame all all of you greedy developers.

Sent from my T-Mobile 4G LTE Device

## FW: Alternative Changes to General Plan

Katie Morris <KMorris@toaks.org>

Thu 2/18/2021 4:35 PM

To: General Plan <GP@toaks.org>

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**From:** Al Adam

**Sent:** Tuesday, February 16, 2021 7:13 PM

**To:** Katie Morris <KMorris@toaks.org>

**Subject:** Fwd: Alternative Changes to General Plan

Sent from my iPhone

Begin forwarded message:

**From:** Lee Young <[leealison@hotmail.com](mailto:leealison@hotmail.com)>

**Date:** February 16, 2021 at 2:09:03 PM PST

**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

**Cc:** Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>

**Subject:** Alternative Changes to General Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council:

The proposed plan is illogical, unworkable and unnecessary. We do not need massive changes this year.

Just looking at Newbury Park, traffic will come to a standstill if plans are followed.

Traffic is a problem citywide. To add 33,000 units maybe a developer dream, but it is a resident's nightmare.

Confine 2600 units to rezoned empty commercial property.

Thank You,

Lee Young

**FW: General Plan Proposed Zoning Changes, Alternatives Survey et al**

Katie Morris &lt;KMorris@toaks.org&gt;

Thu 2/18/2021 4:35 PM

**To:** General Plan <GP@toaks.org>

---

**From:** Al Adam**Sent:** Tuesday, February 16, 2021 7:15 PM**To:** Katie Morris <KMorris@toaks.org>**Subject:** Fwd: General Plan Proposed Zoning Changes, Alternatives Survey et al

Sent from my iPhone

Begin forwarded message:

**From:** Robert Koetke1 <[rkoetke1@verizon.net](mailto:rkoetke1@verizon.net)>**Date:** February 16, 2021 at 3:54:36 PM PST**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam<[AAadam@toaks.org](mailto:AAadam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>, Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>**Subject:** General Plan Proposed Zoning Changes, Alternatives Survey et al

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thousand Oaks City Councilmembers:

As a mathematician, I am attempting to find a coherent plan in the proposals presented to the city consultants. They offer a prima facie notion that building vast numbers of units is a benefit. I do not accept their premise. In fact, they first need to prove to me how building will do no harm.

We need to begin by considering *how* we're being conned into the idea that changes to the General Plan are necessary:

1. I am familiar with the discussions of buildout in the 1990s. Now, we are to blindly accept the imaginary number of 81,000 units as the "real" build out number, not the 48,000 we've accepted as fact for 30 years?
2. The proposals offered nowhere deal with water issues. We are in a drought prone area. This is inexcusable. Our water is finite. Mortals need to face this fact.
3. Our wastewater facility will collapse under the weight of these plans. Is anyone looking at this?
4. Are we to select options without knowing what numbers exactly each will entail, what impacts those will have on the city as a whole?

We have no actual numbers in spite of the 57 pages they offer. What they have provided us with is an urban concept that bears no relationship to the city's realities and limitations. Any student knows they

must show their work. These concepts are worthless to planners and to residents, without specific numbers.

The only number the City needs to address right now is the 2600 units ordered by the state. These need to be built in areas where their impact on traffic can be accommodated with minimal changes to regulations.

68 ft buildings in our semi-rural suburb? 33,000 more units? Potentially 66,000 more cars? Millions of gallons of water we don't, and never will, have? These numbers don't add up. This is a situation where more is not only less: it is blight.

Robert N. Koetke  
909 Cayo Grande Court

Newbury Park, CA 91320

805.499.7435

## FW: Zoning

Katie Morris <KMorris@toaks.org>

Thu 2/18/2021 4:35 PM

To: General Plan <GP@toaks.org>

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**From:** Al Adam

**Sent:** Wednesday, February 17, 2021 7:39 AM

**To:** Katie Morris <KMorris@toaks.org>

**Subject:** Fwd: Zoning

Sent from my iPad

Begin forwarded message:

**From:** Heather Mandap <[littlehokie2@gmail.com](mailto:littlehokie2@gmail.com)>

**Date:** February 17, 2021 at 2:01:36 AM PST

**To:** Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>, Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>

**Subject:** Re: Zoning

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello again,

What about revamping the many empty buildings in the area for housing needed to fulfill the state requirements? Wondering if that has been looked into. I know zoning is an issue but that didn't stop the mixed property from being built on the old Lupe's plot.

I drive around town and there are so many empty spaces. For example, only 2 stores remain in the Petsmart shopping center. Why can't we use what we have instead of destroying virgin land? Like the Lowes shopping center. Months after that was built the OSH in TO closed down. Same company, correct? That makes no sense to me. I digress.

Thanks for your time,  
Heather

On Fri, Feb 12, 2021, 5:28 PM Heather Mandap <[littlehokie2@gmail.com](mailto:littlehokie2@gmail.com)> wrote:

Hello. I wanted to stated that I feel the zoning plan for Newbury Park housing is overkill. New larger housing structures need to be planned carefully so that the integrity of our small community is not overcrowded. And that traffic through our neighborhood is not made insane to deal with Please keep the current residences in mind. We moved here from the valley to get away from overcrowding. Please don't turn our area into another san fernando valley.

Thank you,  
Heather

## FW: We are against proposals to the General Plan

Katie Morris <KMorris@toaks.org>

Thu 2/18/2021 4:37 PM

To: General Plan <GP@toaks.org>

---

**From:** Al Adam

**Sent:** Wednesday, February 17, 2021 10:23 PM

**To:** Katie Morris <KMorris@toaks.org>

**Subject:** Fwd: We are against proposals to the General Plan

Sent from my iPhone

Begin forwarded message:

**From:** Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>

**Date:** February 17, 2021 at 10:22:45 PM PST

**To:** Shawn Moradian <[shawndmoradian@gmail.com](mailto:shawndmoradian@gmail.com)>

**Subject:** Fwd: We are against proposals to the General Plan

Sent from my iPhone

Begin forwarded message:

**From:** Maggie Riley <[mwaggles@yahoo.com](mailto:mwaggles@yahoo.com)>

**Date:** February 17, 2021 at 9:18:03 PM PST

**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>, Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>

**Subject:** We are against proposals to the General Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

So saddened to learn of this proposed change. As a life long resident of the SAN FERNANDO VALLEY enough was enough and we recently moved to Thousand Oaks because of these types of developments that RUINED the valley. The city's Alternative Proposals to the General Plan are alarming to say the least. Just for a local snapshot, the proposed changes at Borchard and the 101 would create a towering multi-use project (shops etc and housing mixed) right on the wetland area alongside the freeway. The people living just west of there will be tied in knots as far as traffic goes. But for all of NP this would create an even worse bottle neck at the on-ramp.

Taken along with the development of a multi-use site to the north of the Amgen industrial area, the impact would compound traffic issues.

We are at buildout now at 48,000 homes. We cannot absorb an increase of 33,000 more units. It doesn't matter what development dreamers say is possible, the hard facts are that we're living at the full capacity for our infrastructure. Anything more would require massive road construction and wastewater plant upgrades that would result in significant taxes for us all.

We must approve 2600 units to meet the state mandate for affordable units. We do NOT need to scrap every guideline of our heretofore successful General Plan. Modest changes such as limiting multi use to empty commercial properties would suffice.

The overall stunning beauty and small town feel will slowly dwindle away as each new projects opens the door and allows for even more. Please, please stop this in its tracks. Once a Precedent is set there is no turning back. You cannot unbuild. We have fallen in love with Thousand Oaks and do not want to move again. Thank you for your time.

Margaret and Oscar Garcia and kids

Sent from my iPhone

## FW: Zoning Changes/General Plan

Katie Morris <KMorris@toaks.org>

Thu 2/18/2021 4:37 PM

To: General Plan <GP@toaks.org>

---

**From:** Al Adam

**Sent:** Wednesday, February 17, 2021 5:14 PM

**To:** Katie Morris <KMorris@toaks.org>

**Subject:** Fwd: Zoning Changes/General Plan

Sent from my iPhone

Begin forwarded message:

**From:** "Tamara L. Napier" <[MtnBykGirl@yahoo.com](mailto:MtnBykGirl@yahoo.com)>

**Date:** February 17, 2021 at 11:38:34 AM PST

**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam

<[AAadam@toaks.org](mailto:AAadam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>, Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>

**Subject:** Zoning Changes/General Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a 34 year resident of Thousand Oaks and love this City, especially Newbury Park. I have seen this city grow quite a bit since I first moved here from the San Fernando Valley. I was happy to escape the concrete jungle of the Valley. While I always hate to see more development I have been okay with our growth up till now. So I must speak out about the hideous building plans the city is proposing.

The city's Alternative Proposals to the General Plan are very alarming. The proposed changes at Borchard and the 101 (the wetland area) would create a towering multi-use project. Never would I have thought Thousand Oaks City Officials would consider building such a monstrosity in our rural city. The already horrible 101 bottleneck through Newbury Park will be worse than it already is. Taken along with the development of a another multi-use site to the north of the Amgen industrial area, the impact would compound traffic issues. Living in Newbury Park I can attest to how bad the bottleneck through NP is currently. I can't imagine it getting worse. The city's multi-use plan will add too many people to this small area and it will be an eyesore as well.

We're being sold a "pig in a poke". No one has given exact numbers on the proposed ideas. More astonishing still is that the city wants to get our input BEFORE looking into the feasibility as far as traffic flow, wastewater and fresh water impacts. A rush to build will be a disaster for our city.

We are at buildout now at 48,000 homes. We cannot absorb an increase of 33,000 more units. It doesn't matter what development dreamers say is possible, the hard facts are that we're living at the full capacity for our infrastructure. Anything more would require massive road construction and wastewater plant upgrades that would result in significant taxes for us all.

We must approve 2600 units to meet the state mandate for affordable units. We do NOT need to scrap every guideline of our heretofore successful General Plan. Modest changes such as limiting multi-use to empty commercial properties would suffice. What about the old K-mart site? Can it be zoned for residential? Why has it sit as an empty eyesore for so many years?

We need to grow wisely. Thus far this approach has served Thousand Oaks very well. Please don't let developers turn our beloved city into another San Fernando Valley.

Tamara Napier  
Newbury Park  
805 490-3650

*That which does not kill us makes us stronger! (Friedrich Nietzsche)* 🧐

Sent from my iPad

## FW: City plan

Katie Morris <KMorris@toaks.org>

Thu 2/18/2021 4:38 PM

To: General Plan <GP@toaks.org>

---

**From:** Al Adam

**Sent:** Thursday, February 18, 2021 9:35 AM

**To:** Katie Morris <KMorris@toaks.org>

**Subject:** Fwd: City plan

Sent from my iPhone

Begin forwarded message:

**From:** Peggy Bishop <[jimpeg5@verizon.net](mailto:jimpeg5@verizon.net)>

**Date:** February 18, 2021 at 8:49:07 AM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>, Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>, Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>, Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>

**Cc:** [jimpeg5@verizon.net](mailto:jimpeg5@verizon.net)

**Subject:** City plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council Members,

Some comments I want to share regarding the new city plan in the making:

1) I feel the online plan/survey is thorough, and outlines the plan well. I agree some growth will be good for our city. However, I am not sure ALL residents in Conejo Valley will have access to the survey and will be able to navigate the questionnaire. Very few responses were recorded a few days ago. Our senior population would likely not be able to comment on the online survey without assistance. In addition, the 57-page plan does not answer critical questions, like how much the population will increase, what is the effect on traffic, are they adding parks and open space initiatives to go along with the building? Ideally, I think the proposed plan should be an addition in the Acorn paper so everyone can see what is being planned.

2). It is stated that plans were based on responses from residents- about 600 surveys in one batch and another 425 in another. That's less than 1% of the population. I don't think that's a consensus. In addition, the planning committee is 24 people, and they interviewed 12 stakeholders to help them design the plan. 125 people attended the city hearing and commented in 2019. Seems a bit anemic to me. My point is if you truly want to know what the residents hope for, let's somehow get the plan more accessible and transparent for the residents of Thousand Oaks.

3). I don't understand how the city that has only allowed 2 story developments to maintain the "small community feeling," can advocate for potentially having 6 story buildings. It seems an extreme and sudden change in policy. ?? I can understand something reasonable, from 35 feet to

possibly 50 feet. But not 70 feet. I don't want our city to look like the valley. I understand it will take years for the development, but I think people need to understand this plan thoroughly before the changes are confirmed.

Building along the 101 seems a good option. And seems like this has to happen in conjunction with state mandates. But as I went through this, it's a lot for a city that has maintained a slow growth policy for our 21 years here. The plan feels like a giant leap, not a small step. For us, we moved here because it is a beautiful, safe suburban community and doesn't look like the San Fernando valley with all the 5-6 story apartments and condos.

We live in an era where some people are not tech savvy and would not be able to contribute an opinion to the online survey. Please consider alternatives. It's the only way to determine if residents are for or against the proposed growth, and I know you want to fulfill your duties as elected officials by honoring what those that have elected you want for the community.

Thanks for your time.

Peggy and Jim Bishop

[Jimpeg5@verizon.net](mailto:Jimpeg5@verizon.net)

Sent from my iPad

**FW: for Council Mail - FW: new general plan**

Katie Morris &lt;KMorris@toaks.org&gt;

Thu 2/18/2021 4:38 PM

**To:** General Plan <GP@toaks.org>

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**From:** City Clerk's Office**Sent:** Thursday, February 18, 2021 10:37 AM**To:** Katie Morris <KMorris@toaks.org>**Subject:** for Council Mail - FW: new general plan

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**From:** Susan Johnson <[susanejohnson@verizon.net](mailto:susanejohnson@verizon.net)>**Sent:** Tuesday, February 16, 2021 5:03 PM**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>**Subject:** Fwd: new general plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

-----Original Message-----

From: Susan Johnson <[susanejohnson@verizon.net](mailto:susanejohnson@verizon.net)>To: [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com) <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Sent: Tue, Feb 16, 2021 5:00 pm

Subject: new general plan

Dear Council member,

I have been reading about the proposed general plan and some current site ideas. I understand we must provide additional housing, but I NEVER want to see 6 story high building, as suggested behind the The Lakes. This is absolutely not necessary and this height should not be approved anywhere in our City.

My other concern is parking. When I listened to the video, the sound got garbled when asked about parking. Housing that has more than 1 adult is more than likely to have 2 cars. I urge the council to make sure the parking is address before approving any change to our Master Plan and to both the K Mart and The Lakes projects.

Thank you for your efforts to keep our City from overdevelopment and unsightly high-rises.

Sincerely,

Susan Johnson  
522 Highcrest Court  
NP

## Looking for Clarification of City Values before Re-locating - from NorCal

Janet FitzGerald <janet@fitzcominc.com>

Thu 2/18/2021 11:56 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the General Plan Team of Thousand Oaks,

I'm writing as a Northern California resident looking to possibly re-locate to Southern California, and Thousand Oaks was on my list. But have become concerned about your plans for over-densification and a strong, ever-present 4G & 5G grid, which have no independent long-term safety studies, and also lack independent insurance coverage. So I'm wondering if you can tell me if your city officials have decided they will in face make health a priority. If so, could you please let me know?

Thank you,

**Janet FitzGerald,**

Fairfax, CA

Office: 415.785.4006

## Keep the general plan - it's working!

Bob <bob@westsideremodeling.com>

Thu 2/18/2021 7:18 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thousand Oaks City Council,

I have been a resident of Thousand Oaks for over 30 years. The proposed changes to the general plan to include 81,000 new units when the state mandate only requires 2000 is incomprehensible to me. If the residents of Thousand Oaks wanted to live in a densely populated area they would have moved to a densely populated area! Please do not approve this proposal and ruin this beautiful and amazing place, that was built by people with a clear vision of slow growth and open spaces.

Thank you,

*Bob Sturgeon*

**Subject:** New development

**Date:** Friday, February 19, 2021 at 9:37:40 AM Pacific Standard Time

**From:** Cathy Riggs

**To:** City Clerk's Office

**CC:** claudia4slowgrowth@gmail.com, Bob Engler, Al Adam, Ed Jones, Kevin McNamee

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I've lived in Newbury Park on and off since 1980. It's a great place to live and there has been very little new housing added since I first moved here in 1980. Dos Vientos is new, there are some condos near the weigh station, and I believe some townhomes on Newbury Road. I work in the Valley, and traffic has gotten pretty bad leaving NP for the valley until around the 23 when it opens up. I hear the City is considering allowing some huge number of new units in NP, almost doubling the number of housing units that we have now. Just wondering what changes you will do to the freeway and other infrastructure PRIOR to even considering this???

Listen, I know that housing is in short supply, especially affordable housing. I'm in a rental house right now that is quite expensive, and as a single parent and working mother I would appreciate more options. But not at the expense of increasing my traffic aggravation when I go in to work every day. And not at the expense of causing other unforeseen infrastructure issues. Please add more affordable housing, but judiciously. 2600 units is fine. 33,000 is INSANE, especially without a full evaluation of how this will affect our community.\

Cathy Riggs

## Question

Sally Hibbitts <[sjhibbitts@aol.com](mailto:sjhibbitts@aol.com)>

Fri 2/19/2021 4:21 PM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I basically have two questions:

1. Exactly how many new housing units is the state of California requiring our city to include in our revised general plan? I keep hearing different figures... I've heard some figure around 2600 and then I've heard a figure of 30,000. How many units are being included in the general plan revisions?
2. I live in the Westlake Hills section of the city of Thousand Oaks right behind the Ralph's, DIY, Trader Joe's commercial center, close to Hillcrest. There is much concern in our neighborhood about the idea, being suggested in the maps, of having fairly significant in height multi story apartment buildings built in the commercial space along TO Blvd. How tall are those buildings that are being suggested in height and in stories? With the current property owners like Ralph's or Trader Joe's be all vacated from that land and then the apartments being put in where the commercial is now? Or would the apartments be somehow squeezed in behind the commercial in the parking area? It is rather confusing to imagine where that housing would all go in that area.

Thank you very much,

Sally Hibbitts  
3119 W. Adirondack

## Question on 2045 Plan - E. Hillcrest Dr.

Gary Levesque <garylevesque@netscape.net>

Fri 2/19/2021 4:56 PM

To: General Plan <GP@toaks.org>

Cc: gary.levesque@rocket.com <gary.levesque@rocket.com>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I own a two contiguous lots, one with house, located at 1777 and a vacant lot at 1785 E. Hillcrest (see image, basically E. Hillcrest Dr. & Erbes Rd.). My properties are included in the alternative plans, however there is no apparent change to the zoning (yellow for each alternative). Interesting my lots and the ones on either side appear to be excluded from the "area of stability". I am therefore inquiring as to what this means for my property. I personally believe these few lots are perfect locations for low use multi family (duplexes, triplexes), however under current zoning (RE-13) this would require planning commission approval per my understanding. Do any of the proposed alternatives change the situation for my home and lot?

This is the area of stability view:

This is the Alternative 1 view:

Thanks,

Gary Levesque  
(805) 750-6687  
[garylevesque@aim.com](mailto:garylevesque@aim.com)

## Land use Alternatives

Brigitte Mathes <brigittemathes@gmail.com>

Fri 2/19/2021 8:36 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a resident of Westlake Hills for 51 years and oppose the use of the area behind the Do it Center. It's just too close to a residential area. There must be more suitable locations available to choose from.

We always have problems with the "open space area" on Hillcrest. It is a fire hazard and full of overgrown weeds and there are no trees growing on the hillside! It is not used for recreation and seldom will you see a hiker going up the hill. No one would be bothered by a 4-story building. **Please consider adding this location to your Land Use Alternatives and not ruining Westlake Hills.** Thank you very much.

Brigitte Mathes  
2844 E. Panamint Ct.

## Land Use Alternatives

brigitte mathes <brigittemathes@gmail.com>

Fri 2/19/2021 9:14 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a resident of Westlake Hills for 51 years and oppose the use of the area behind the Do-It-Center. It is just too close to a residential area. There must be more suitable locations available to choose from.

We always have problems with the "open area space" on Hillcrest Blvd. It is a fire hazard and full of overgrown weeds and there are no trees growing on the property. It is not used for recreation and seldom will we see a hiker going uphill. No one would be bothered by a 4-story building. PLEASE CONSIDER ADDING THIS LOCATION TO YOUR LAND USE ALTERNATIVES AND NOT RUINING WESTLAKE HILLS.

Thank you very much.

Brigitte Mathes  
E. Panamint Ct.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 2/19/2021 9:42 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from [Toaks2045](#)

**Name:** Barbara Frey

**Email:** medfrey@aol.com

**Message:** Please help the City Of Thousand oaks retain its rural feeling and scenic atmosphere. Please do not deviate from the Ridgeline plans that make our view so spectacular. Do not put high-rise apartments or high density housing in our beautiful city. We do need lower income housing here but I think the general plan should include the qualifications that all housing fit in with the original plan for Thousand Oaks. Please don't turn our city into just another big city Thousand Oaks is a very special place. We elected you to do your job on the city Council and I hope that you will. 20 years from now people should still have the same feeling about the Thousand Oaks if you do your job with city planning!

**FW: RHNA # and zoning changes**

Katie Morris &lt;KMorris@toaks.org&gt;

Thu 2/18/2021 4:34 PM

To: General Plan &lt;GP@toaks.org&gt;

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**From:** Al Adam**Sent:** Friday, February 12, 2021 2:47 PM**To:** Katie Morris <KMorris@toaks.org>**Subject:** Fwd: RHNA # and zoning changes

Sent from my iPad

Begin forwarded message:

**From:** Michelle Koetke <[mkoetke@verizon.net](mailto:mkoetke@verizon.net)>**Date:** February 12, 2021 at 12:21:56 PM PST**To:** Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>**Subject:** RHNA # and zoning changes

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Adam,

The City received an allotment number requiring an affordable 2600 units. The state did *not* tell us *how* to build. We *can* maintain current height limits, ridgelines, and the character of our city and still meet our allotment. During a pandemic, with the city's hands tied, the economy teetering, jobs cut, and unemployment at dire levels—is not the time to rush massive changes. We cannot know the shape of the future that could arise from recent national events. Ignoring these realities, could result in a massive stampede to build, hampering and taxing us for generations.

The prudent way forward is to surgically choose an area for this accommodation, where the necessary infrastructure already exists, such as the Oaks Mall or Janss Marketplace. Abandoned malls are the growing norm nationally. We could solve two problems at once: rezoning to provide for the mall's viability, while meeting our state allotment number. This choice allows the city to meet its obligations without undoing decades of managed growth.

The wise solution is to comply with state demands with *minimal* disruption and tax implication. Selecting a location near arterial roads, with land for the proposed units and parking, is a

logical choice. It has the added appeal of being located where people might actually *want* to stroll, eat, and shop.

We've seen past allotments evaporate. This time we can assure that these units *remain* affordable through written guarantees such as binding Inclusionary Ordinances or Deed Restrictions. These steps could assure residents, who are skeptical of the Council's sincere intention to address affordable housing shortages.

Our city's infrastructure was built for 48,000 units. We're built out. Any further changes in the General Plan will require significant public investment and taxes. It must be put on a ballot. We need not break the city in 2021 to meet imagined needs that might never materialize. The Alternative Zoning proposals will still be available, if and when we need them.

Sincerely,

Michelle Koetke  
909 Cayo Grande Court  
Newbury Park, CA 91320  
805-499-7435

**FW: Land Use Alternative**

Katie Morris &lt;KMorris@toaks.org&gt;

Mon 2/22/2021 12:25 PM

**To:** General Plan <GP@toaks.org>

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**From:** Al Adam**Sent:** Saturday, February 20, 2021 11:27 PM**To:** Katie Morris <KMorris@toaks.org>**Subject:** Fwd: Land Use Alternative

Sent from my iPhone

Begin forwarded message:

**From:** "Patricia A. Adams" <[wra91320@yahoo.com](mailto:wra91320@yahoo.com)>**Date:** February 20, 2021 at 4:32:52 PM PST**To:** Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>**Subject:** Land Use Alternative

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Council Member Adam...Re: the flyer in our neighborhood, Linda Parks compiled a lot of research re: the empty lot at the end of Alice and Strauss in Newbury Park. It was to be used as a county flood zone area. It is great for a park or wildlife sanctuary. Any development for homes, businesses, etc would fine it difficult to get homeowners insurance policies because the county had labeled this area as mosquito/flood and we can recall the large pool like puddles from heavy rain. At this point in time, the traffic on Bella, Alice and Strauss is like a Xmas parade and this area is not conducive for more traffic early am, and late afternoon pm. It has reached its limits with three to four cars per house. Please choose not to build in this area, but leave it as a park as was promised in 1987. Thank you for your service and time in considering our request.....Regards, retired special ed. teacher CVUSD Patricia A. Adams

**FW: T.O. Growth Plan**

Katie Morris &lt;KMorris@toaks.org&gt;

Mon 2/22/2021 2:44 PM

**To:** General Plan <GP@toaks.org>

---

**From:** Al Adam**Sent:** Monday, February 22, 2021 2:27 PM**To:** Katie Morris <KMorris@toaks.org>**Subject:** Fwd: T.O. Growth Plan

Sent from my iPhone

Begin forwarded message:

**From:** Elena's Email <[elena.lukas1@gmail.com](mailto:elena.lukas1@gmail.com)>**Date:** February 22, 2021 at 10:40:42 AM PST**To:** Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>**Subject:** T.O. Growth Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Adam,

Like the majority of my Thousand Oaks neighbors, I oppose high density housing which will bring more traffic and pollution and increase the assault on an already fragile ecosystem in our suburban community.

Please make an effort to respect your constituents and the environment.

Paul Lukasiewicz

Sent from my iPad

## FW: New zoning proposals in the Wetlands

Katie Morris <KMorris@toaks.org>

Mon 2/22/2021 7:54 AM

To: General Plan <GP@toaks.org>

---

**From:** Al Adam

**Sent:** Sunday, February 21, 2021 7:26 PM

**To:** Katie Morris <KMorris@toaks.org>

**Subject:** Fwd: New zoning proposals in the Wetlands

Sent from my iPhone

Begin forwarded message:

**From:** Erin Chapple <[ekchapple@gmail.com](mailto:ekchapple@gmail.com)>

**Date:** February 21, 2021 at 4:36:24 PM PST

**To:** Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>

**Subject:** New zoning proposals in the Wetlands

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Councilpersons,

I have lived in Thousand Oaks for about 35 years. During that time, I have never written against any development. While I miss the fields and open space, I have also enjoyed the benefits of our slow/responsible growth mentally. However, I must speak up his time as our neighborhood quality of life is currently at risk.

I live on Michael Drive behind Sequoia Middle School. My home backs up to the wash and the wetlands. While, I understand the desire to meet California's growth requirements, this cannot be done at the expense of the life long citizens of this community.

These zoning changes cannot take areas of single family homes and change them to multi family or multi use especially when treasure views, personal privacy, and wildlife homes are all at risk.

The community members around the wetlands are not okay with this. I personally am not okay with having 3-5 story buildings built in my backyard where multitudes of people can now see into my back yard and into my home. One could continue to argue about the amount of traffic, potential increase in crime and lower property values etc...my single concern is treasure views, personal privacy, and wildlife homes. I trust the rest will be considered as it was when Dos Vientos was developed all those years ago.

I reviewed and completed the city's survey. Where it flaws is that it expects us to choose an alternative. None of them offer single family homes or no change to the wetlands, so I have to decline any approval. However, I do think the north side of the 101 on Lawerence could help the city meet requirements and not effect current single family residence. Do I like the idea of more traffic,

absolutely not, that is why I moved out here some 35 years ago. However, as I stated above I understand the need for slow/reasonable growth, just NOT in single family use areas and that should absolutely not be changed.

Mrs Erin Chapple  
2811 Michael Dr  
91230

Sent from my iPad

Sent from my iPad

**FW: For Council Mail - FW: Development**

Katie Morris <KMorris@toaks.org>

Mon 2/22/2021 12:26 PM

To: General Plan <GP@toaks.org>

-----Original Message-----

From: City Clerk's Office

Sent: Thursday, February 18, 2021 4:47 PM

To: Katie Morris <KMorris@toaks.org>

Subject: For Council Mail - FW: Development

-----Original Message-----

From: Cameron Egan <ceaegan@aol.com>

Sent: Thursday, February 18, 2021 1:51 PM

To: City Clerk's Office <cityclerk@toaks.org>

Subject: Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Proposed build-up in Thousand Oaks/Newbury Park are too much, too fast. Please scale down plans that currently threaten to overwhelm our infrastructure, burden traffic flow and exceed the requirement for affordable housing. Thank you.

~Cameron Egan

Cayo Grande Ct.

Newbury Park

## FW: I support General Plan Update and the Rezoning of Borchard Opportunity Site

Michael Forbes <MForbes@toaks.org>

Mon 2/22/2021 3:01 PM

To: General Plan <GP@toaks.org>

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**From:** Daniel Manfredi <daniel@republicins.com>

**Date:** Monday, February 22, 2021 at 2:59 PM

**To:** claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>, Bob Engler <BEngler@toaks.org>, Al Adam <AAdam@toaks.org>, Ed Jones <EJones@toaks.org>, Kevin McNamee <KMcNamee@toaks.org>

**Cc:** Andrew Powers <APowers@toaks.org>, Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>

**Subject:** I support General Plan Update and the Rezoning of Borchard Opportunity Site

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councilmembers:

As a Business Owner located in the City of Westlake Village | Thousand Oaks, I am in support of your efforts to update the City's, General Plan. Additionally, I am also in support of the rezoning of the Borchard Property | Borchard Opportunity Site for potential housing, mix-use, and/or other future needs of our community.

Should you have any questions please call or email me. Thank you.

Daniel C. Manfredi | President  
ISU Republic Insurance Solutions  
5706 Corsa Avenue, Suite 200  
Westlake Village, CA 91362

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Daniel C. Manfredi PWCA . CORS  
**ISU Republic Insurance Solutions**  
P 805.413.1491 | F 805.433.9649

**COMMERCIAL | PERSONAL | LIFE | HEALTH**

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## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Mon 2/22/2021 7:40 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent via form submission from [Toaks2045](#)

**Name:** Jodie Anttila

**Email:** jodie.anttila@gmail.com

**Message:** I thought I'd love in the Conejo Valley my entire life and raise my kids here. I grew up here since I was born, which was 40 years ago. My husband and I knew we would have to choose careers that would have good pay and stability in order to continue living in the canal valley once we moved out from our parents' homes. We have been strategic, stayed out of debt, and commuted hours into LA to earn higher incomes that would still allow us to live in the Conejo Valley.

We never felt an entitlement to live here, and nobody should. if someone can't afford to live here then there are local places such as oxnard, port hueneme, and Simi Valley, that allow a more affordable lifestyle locally.

I never imagined living anywhere else, but now I think about it daily. I speak to my similarly educated and high earning friends and they all want to leave as well if additional housing is created specially low income and high density.

You will lose everything that makes our city great: the sense of community, the low crime, the ability to park anywhere we go, the good schools. It'll be an extension of the valley and I assure you the prior that can afford to live here are heading out.

## Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 2/21/2021 8:30 AM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

**Name:** Vicki Fishman

**Email:** vfinstruction@gmail.com

**Message:** The apartments in question should not be built. There are too many in a concentrated area.

**Fwd: T Oaks 2045 General Plan**

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:11 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

**From:** Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

**Subject:** Fwd: T Oaks 2045 General Plan

**Date:** February 22, 2021 at 3:22:06 PM PST

**To:** [gp@toaks2045.org](mailto:gp@toaks2045.org)

Begin forwarded message:

**From:** A Huffine <[2asocal@gmail.com](mailto:2asocal@gmail.com)>

**Subject:** T Oaks 2045 General Plan

**Date:** February 8, 2021 at 3:00:08 PM PST

**To:** "[claudia4slowgrowth@roadrunner.com](mailto:claudia4slowgrowth@roadrunner.com)"

<[claudia4slowgrowth@roadrunner.com](mailto:claudia4slowgrowth@roadrunner.com)>, Claudia Bill-de la Pena

<[claudia@claudiabilldelapena.com](mailto:claudia@claudiabilldelapena.com)>

Dear Ms. Claudia Bill-de la Pena,

I can't help but feel like the majority of the City residents feel we are getting railroaded with these new build, build, build up and away choices.

What we don't see is more parks and open space for hiking and biking being created or discussed or recommended; why is that?

Also with all of these drastic changes to zoning which will forever change the "face" of Thousand Oaks I don't see anything about the costs to build the infrastructure (widening of the roads, increased utility capacities - already having shut downs now, increased Fire and Police support) to begin to support this growth; do you?

What is the background of these consultants? Have they successfully re-done other cities like TO? Are they tied to Sacramento?

How much are we paying these consultants?

Why can't the CITY explore pushing back on making our city something that it isn't and why most of the citizens moved here?

Don't you think changes this big should go to the vote of the city residents as a whole not a small group of folks and an "out of town, out of area" consulting group?

Wouldn't you expect with these proposed changes we will see a continued and accelerated level of crime and therefore higher insurance rates paid by us all and falling out of being one of the safest and desirable cities in the USA with around 100k population?

I appreciate your time in reading this and look forward to your responses.

--

Thanks,

**Alan Huffine**

City Resident and Tax Payer since 2000

**Fwd: OVERKILL**

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:11 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** CAROL and JIM SMITH <[jsco22@msn.com](mailto:jsco22@msn.com)>

**Subject:** OVERKILL

**Date:** February 10, 2021 at 10:53:50 PM PST

**To:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Dear Mayor,

My husband and I and our two daughters moved to Newbury Park in 1971. It was a beautiful place to raise our girls. We have enjoyed the slow growth that has been in place since then. This new proposal to change the general plan is far too excessive for our city.

I understand the need for affordable housing, but I see no need to include buildings up to four and five stories high. That is not what our city is about. We do not want to look like the San Fernando Valley. People move here to get away from that atmosphere.


Please consider the residents of Thousand Oaks. I have not spoken to anyone that is in favor of such a drastic expansion.

I especially appeal to you to not allow three to four story buildings to be put on the piece of land at the end of Alice Drive in Newbury Park. Our home is next to the vacant field and this would ruin our quality of life with more traffic, pollution, crime, not to mention the view that we enjoy of the mountains.

Please speak with the other council members and reconsider the proposal to change forever the landscape of Thousand Oaks.

Sincerely,

Jim and Carol Smith

Carol 



**Fwd: General Plan**

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:15 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** [devault5@msn.com](mailto:devault5@msn.com)

**Subject:** General Plan

**Date:** February 12, 2021 at 9:37:42 AM PST

**To:** [gp@toaks.org](mailto:gp@toaks.org), Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>, [ejones@toaks.org](mailto:ejones@toaks.org), [bengler@toaks.org](mailto:bengler@toaks.org), [aadam@toaks.org](mailto:aadam@toaks.org), [kmcnamee@toaks.org](mailto:kmcnamee@toaks.org), Ed Jones <[ejassoc@verizon.net](mailto:ejassoc@verizon.net)>

Hello,

I am opposed to high density, tall buildings and the fact the city must add so many new units. I understand the state is mandating planning for growth, but why not push back when the state population overall is declining? I think we all love Thousand Oaks and don't want to see the ambiance change into the over-used but accurate San Fernando Valley comparison.

Ed Jones, one reason people live in apartments is because they simply cannot afford a home. You seem to assume it's a choice but I would bet most apartment dwellers and renters would love to own. We bought our first home in Newbury Park for 164k in 1988. Incomes have not increased at the same pace of the cost of buying a home since then, so if it were today we would probably be renters starting out. But we are still here and very invested in our community. Apartments can be springboards, not all for transient usage.

We need apartments, low cost housing and a mix of density, but not at the levels proposed. Please re-think our wonderful city's future carefully and I hope you listen to the majority of your constituents' wishes, not all the salivating developers. The changes allowed will be permanent.

Thank you!!

Jocelyn DeVault



## Fwd: Alternative Changes to General Plan

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:15 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** Lee Young <[leealison@hotmail.com](mailto:leealison@hotmail.com)>

**Subject:** Fw: Alternative Changes to General Plan

**Date:** February 16, 2021 at 2:12:09 PM PST

**To:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

---

**From:** Lee Young

**Sent:** Tuesday, February 16, 2021 2:07 PM

**To:** [cityclerk@toaks.org](mailto:cityclerk@toaks.org) <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

**Cc:** [bengler@toaks.org](mailto:bengler@toaks.org) <[bengler@toaks.org](mailto:bengler@toaks.org)>; [aadam@toaks.org](mailto:aadam@toaks.org) <[aadam@toaks.org](mailto:aadam@toaks.org)>; [ejones@toaks.org](mailto:ejones@toaks.org) <[ejones@toaks.org](mailto:ejones@toaks.org)>

**Subject:** Alternative Changes to General Plan

City Council:

The proposed plan is illogical, unworkable and unnecessary. We do not need massive changes this year.

Just looking at Newbury Park, traffic will come to a standstill if plans are followed.

Traffic is a problem citywide. To add 33,000 units maybe a developer dream, but it is a resident's nightmare.

Confine 2600 units to rezoned empty commercial property.

Thank You,

Lee Young

## Fwd: We are against proposals to the General Plan

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:16 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Maggie Riley <[mwaggles@yahoo.com](mailto:mwaggles@yahoo.com)>

**Subject:** We are against proposals to the General Plan

**Date:** February 17, 2021 at 9:17:51 PM PST

**To:** [cityclerk@TOaks.org](mailto:cityclerk@TOaks.org)

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), [bengler@toaks.org](mailto:bengler@toaks.org), [aadam@toaks.org](mailto:aadam@toaks.org), [ejones@toaks.org](mailto:ejones@toaks.org), [kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)

So saddened to learn of this proposed change. As a life long resident of the SAN FERNANDO VALLEY enough was enough and we recently moved to Thousand Oaks because of these types of developments that RUINED the valley. The city's Alternative Proposals to the General Plan are alarming to say the least. Just for a local snapshot, the proposed changes at Borchard and the 101 would create a towering multi-use project (shops etc and housing mixed) right on the wetland area alongside the freeway. The people living just west of there will be tied in knots as far as traffic goes. But for all of NP this would create an even worse bottle neck at the on-ramp.

Taken along with the development of a multi-use site to the north of the Amgen industrial area, the impact would compound traffic issues.

We are at buildout now at 48,000 homes. We cannot absorb an increase of 33,000 more units. It doesn't matter what development dreamers say is possible, the hard facts are that we're living at the full capacity for our infrastructure. Anything more would require massive road construction and wastewater plant upgrades that would result in significant taxes for us all.

We must approve 2600 units to meet the state mandate for affordable units. We do NOT need to scrap every guideline of our heretofore successful General Plan. Modest changes such as limiting multi use to empty commercial properties would suffice.

The overall stunning beauty and small town feel will slowly dwindle away as each new projects opens the door and allows for even more. Please, please stop this in its tracks. Once a Precedent is set there is no turning back. You cannot unbuild. We have fallen in love with Thousand Oaks and do not want to move again. Thank you for your time.

Margaret and Oscar Garcia and kids

Sent from my iPhone

## Fwd: Zoning

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:17 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Heather Mandap <[littlehokie2@gmail.com](mailto:littlehokie2@gmail.com)>

**Subject:** Zoning

**Date:** February 9, 2021 at 11:37:07 AM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)

Hello. I wanted to stated that I feel the zoning plan for Newbury Park housing is overkill. New larger housing structures need to be planned carefully so that the integrity of our small community is not overcrowded. Please keep the current residences in mind. We moved here from the valley to get away from overcrowding. Please don't turn our area into another san fernando valley.

Thank you,  
Heather

**Fwd: Measure E**

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:17 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Vicki S Turnbull <[vicsturn1@gmail.com](mailto:vicsturn1@gmail.com)>

**Subject:** Measure E

**Date:** February 10, 2021 at 12:13:38 PM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)

Please consider not supporting the rezoning issue in measure E.

We are 40+ year residents of Newbury Park and are VERY concerned that any further erosion of the height restrictions will continue until Thousand Oaks will resemble Woodland Hills and the rest of the valley. Why do we need to increase density? Why is it necessary to "grow"? Increasing the tax base is self perpetuating.

The desirability of our area has slowly been systematically eliminated. Past council members have found code/zoning variances to promote their personal agenda, with little regard for the average residents' wishes.

Again PLEASE do not continue to erode the ambiance of Thousand Oaks.

Thank you.

Carl and Vicki Turnbull

805 402 7028

[Turnbuca6@gmail.com](mailto:Turnbuca6@gmail.com)

Sent from my iPhone

## Fwd: Possible New Re-Zoning

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:17 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** Wynter Kennedy <[wynter@stolllaw.com](mailto:wynter@stolllaw.com)>

**Subject:** Possible New Re-Zoning

**Date:** February 11, 2021 at 1:55:18 PM PST

**To:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>, "[bengler@toaks.org](mailto:bengler@toaks.org)" <[bengler@toaks.org](mailto:bengler@toaks.org)>, "[aadam@toaks.org](mailto:aadam@toaks.org)" <[aadam@toaks.org](mailto:aadam@toaks.org)>, "[ejones@toaks.org](mailto:ejones@toaks.org)" <[ejones@toaks.org](mailto:ejones@toaks.org)>, "[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)" <[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)>

Greetings elected City Council Members,

I write to you as a 25+ year resident of the Conejo Valley. I think I speak for many when I say we are absolutely not in favor of rezoning which would allow higher density 4-story buildings. I believe it would be detrimental to the quality of life many moved here for. We like to see the hills, we refuse to allow our little slice of heaven to become the San Fernando Valley. And yes I am old enough to remember the drastic changes in the San Fernando Valley when building ran amuck without a lot of forethought or a care for the residents of the valley.

While there may be a "loophole" to Measure E in SB330, we do feel you owe it to the people who voted you into your council seats to have a say on this rezoning plan which would allow higher density building in an overkill fashion. We **are** the majority and we will ultimately suffer both a diminished quality of life and property value if the proposed rezoning is pushed through the council without the residents having a say.

I hope you will do the right thing and serve the people who elected you to serve them, by allowing them to vote on this plan.

Very truly yours,

*Wynter Kennedy,*

Assistant to Robert J. Stoll, III, Esq.  
Stoll, Nussbaum & Polakov

**PLEASE NOTE OUR NEW ADDRESS**

**11620 Wilshire Boulevard,**

**Suite 500**

Los Angeles, CA 90025

Tel: (310)996-7500

Fax: (310)575-4353

## Fwd: General Plan

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:18 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** Kyle T <[1kylethomas@gmail.com](mailto:1kylethomas@gmail.com)>

**Subject:** General Plan

**Date:** February 12, 2021 at 6:34:36 PM PST

**To:** [Claudia4Slowgrowth@gmail.com](mailto:Claudia4Slowgrowth@gmail.com)

Hi Claudia,

I'm reaching out to you about my concerns regarding the general plan update. I have seen how dedicated you are to all the voices in TO regardless of our size and status and I feel that a lot of property owners are not being well represented. I have attended the workshops and responded to the surveys and I'm not satisfied with the responses I'm hearing. If you break down these land use maps it appears to me that the planning council met with commercial property owners prior to these drafts because they are receiving most of the density with mixed use zoning. Most of these projects will result in the one thing that residents hate: "big valley like developments". It concerns me that these large commercial property owners who already have an edge are once again being treated differently than the small residential property owners. There is essentially zero if any allocation to residential high zoning in all three alternatives. I believe that will result in far less developments and property reassessments. Less competition keeps the rental market concentrated in a few hands rather than robust. I'm about as small as a local builder gets and I have a number of properties that are underutilized and waiting to add density. We get charged water connection fees, overhead utility waiver fees and the same development fee if we are 2 acres or .2 acres. For builders like us with smaller parcels and our competitors with small parcels it's a very thin margin when trying to develop affordable housing in Thousand Oaks and the density difference between med-high and high neighborhood zoning is 50% it goes from 30 to 45 per acre. I believe in creating a fair and equitable community where the people starting from much less have an equal chance at success and I think the city should lead by example. I would love to see more options for housing over the next few decades and more competition in development for both owner occupied and rental units. I hope you can discuss this as a concern with the general plan committee and council because I have not seen results so far. If you have any questions or concerns please feel free to reach out and I appreciate you taking the time to read this.

-Kyle

## ALTERNATIVE 1

| PROPOSED LAND USE                         | LAND AREA (IN ACRES) | % OF TOTAL LAND AREA |
|---|----------------------|----------------------|
| <b>RESIDENTIAL</b>                        |                      |                      |
| Neighborhood Rural                        | 2,564                | 8.2%                 |
| Neighborhood Very Low                     | 2,037                | 6.5%                 |
| Neighborhood Low                          | 6,636                | 21.1%                |
| Neighborhood Low Medium                   | 809                  | 2.6%                 |
| Neighborhood Medium                       | 395                  | 1.3%                 |
| Neighborhood Medium High                  | 260                  | 0.8%                 |
| Neighborhood High                         | -                    | 0.0%                 |
| Mobile Home Park                          | 116                  | 0.4%                 |
|   | <b>12,798</b>        | <b>40.7%</b>         |
| <b>MIXED USE</b>                          |                      |                      |
| Mixed Low                                 | 387                  | 1.2%                 |
| Mixed Medium                              | 192                  | 0.6%                 |
| Mixed High                                | 73                   | 0.2%                 |
|   | <b>653</b>           | <b>2.1%</b>          |
| <b>COMMERCIAL/INDUSTRIAL</b>              |                      |                      |
| Commercial Neighborhood                   | 337                  | 1.1%                 |
| Commercial Town                           | 175                  | 0.6%                 |
| Commercial Regional                       | 174                  | 0.6%                 |
| Industrial Low                            | 434                  | 1.4%                 |
| Industrial Flex                           | 442                  | 1.4%                 |
|   | <b>1,561</b>         | <b>5.0%</b>          |
| <b>OTHER</b>                              |                      |                      |
| Institutional                             | 1,169                | 3.7%                 |
| Utilities & Flood Control                 | 263                  | 0.8%                 |
| Open Space, Golf Courses, Parks and Water | 14,975               | 47.7%                |
|   | <b>16,408</b>        | <b>52.2%</b>         |
| <b>Total</b>                              | <b>31,430</b>        | <b>100.0%</b>        |

## ALTERNATIVE 2

| PROPOSED LAND USE                         | LAND AREA (IN ACRES) | % OF TOTAL LAND AREA |
|---|----------------------|----------------------|
| <b>RESIDENTIAL</b>                        |                      |                      |
| Neighborhood Rural                        | 2,564                | 8.2%                 |
| Neighborhood Very Low                     | 2,037                | 6.5%                 |
| Neighborhood Low                          | 6,643                | 21.1%                |
| Neighborhood Low Medium                   | 776                  | 2.5%                 |
| Neighborhood Medium                       | 425                  | 1.4%                 |
| Neighborhood Medium High                  | 226                  | 0.7%                 |
| Neighborhood High                         | 2                    | 0.0%                 |
| Mobile Home Park                          | 116                  | 0.4%                 |
|   | <b>12,789</b>        | <b>40.7%</b>         |
| <b>MIXED USE</b>                          |                      |                      |
| Mixed Low                                 | 454                  | 1.4%                 |
| Mixed Medium                              | 267                  | 0.8%                 |
| Mixed High                                | -                    | 0.0%                 |
|   | <b>720</b>           | <b>2.3%</b>          |
| <b>COMMERCIAL/INDUSTRIAL</b>              |                      |                      |
| Commercial Neighborhood                   | 360                  | 1.1%                 |
| Commercial Town                           | 163                  | 0.5%                 |
| Commercial Regional                       | 239                  | 0.8%                 |
| Industrial Low                            | 354                  | 1.1%                 |
| Industrial Flex                           | 426                  | 1.4%                 |
|   | <b>1,543</b>         | <b>4.9%</b>          |
| <b>OTHER</b>                              |                      |                      |
| Institutional                             | 1,144                | 3.6%                 |
| Utilities & Flood Control                 | 269                  | 0.8%                 |
| Open Space, Golf Courses, Parks and Water | 14,975               | 47.7%                |
|   | <b>16,369</b>        | <b>52.1%</b>         |
| <b>Total</b>                              | <b>31,430</b>        | <b>100.0%</b>        |

## ALTERNATIVE 3

| PROPOSED LAND USE                         | LAND AREA (IN ACRES) | % OF TOTAL LAND AREA |
|---|----------------------|----------------------|
| <b>RESIDENTIAL</b>                        |                      |                      |
| Neighborhood Rural                        | 2,564                | 8.2%                 |
| Neighborhood Very Low                     | 2,037                | 6.5%                 |
| Neighborhood Low                          | 6,628                | 21.1%                |
| Neighborhood Low Medium                   | 780                  | 2.5%                 |
| Neighborhood Medium                       | 389                  | 1.2%                 |
| Neighborhood Medium High                  | 224                  | 0.7%                 |
| Neighborhood High                         | 63                   | 0.2%                 |
| Mobile Home Park                          | 116                  | 0.4%                 |
|   | <b>12,801</b>        | <b>40.7%</b>         |
| <b>MIXED USE</b>                          |                      |                      |
| Mixed Low                                 | 333                  | 1.1%                 |
| Mixed Medium                              | 153                  | 0.5%                 |
| Mixed High                                | 103                  | 0.3%                 |
|   | <b>588</b>           | <b>1.9%</b>          |
| <b>COMMERCIAL/INDUSTRIAL</b>              |                      |                      |
| Commercial Neighborhood                   | 261                  | 0.8%                 |
| Commercial Town                           | 129                  | 0.4%                 |
| Commercial Regional                       | 192                  | 0.6%                 |
| Industrial Low                            | 391                  | 1.2%                 |
| Industrial Flex                           | 664                  | 2.1%                 |
|   | <b>1,638</b>         | <b>5.2%</b>          |
| <b>OTHER</b>                              |                      |                      |
| Institutional                             | 1,169                | 3.7%                 |
| Utilities & Flood Control                 | 269                  | 0.8%                 |
| Open Space, Golf Courses, Parks and Water | 14,975               | 47.7%                |
|   | <b>16,394</b>        | <b>52.2%</b>         |
| <b>Total</b>                              | <b>31,430</b>        | <b>100.0%</b>        |

Note: An additional 4,067 acres are in public and private streets and freeways. County Islands and the Sphere of Influence land are not included in these totals.

**Fwd: slow growth??**

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:18 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** Joe & Liz <[erzsipfister@gmail.com](mailto:erzsipfister@gmail.com)>

**Subject:** slow growth??

**Date:** February 11, 2021 at 3:05:29 PM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), [bengler@toaks.org](mailto:bengler@toaks.org), [aadam@toaks.org](mailto:aadam@toaks.org),  
[ejones@toaks.org](mailto:ejones@toaks.org), [kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)

Hello Ms. Bill-de la Peña, Mr. Engler, Mr. Adam, Mr. Jones and Mr. McNamee

We were reading today's newspaper and was disturbed about what is T.O. City Council is doing. What is happening to this beautiful city? What are you doing to this city? We don't think you care a lot about the citizens of Thousand Oaks. We live here for 20 years and loved the small town living, the quiet and safety of this city and the traffic that sure was less than the San Fernando Valley's traffic. We moved from there for the reasons mentioned above.

Now we can say good by to all the good things this city meant to us. Suddenly it is full of huge apartment buildings and you keep on approving building of more and more apartments. What will it look like once the people will come and move in, what will happen to the environment and the traffic, which is already bad, what will happen to the crime? Is this all about taxes? Do you live in this city at all? How is your neighborhoods look like? I guess once you were elected you forgot what were the reasons the people of this city voted for you. All I can tell you, as far as we concerned it will not happen at the next election.

This is our opinion about the work you do, about the decisions you make.

Disappointed citizens of Thousand Oaks, Joe & Elizabeth Pfister

## Fwd: New zoning proposal

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:19 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Erin Chapple <[ekchapple@gmail.com](mailto:ekchapple@gmail.com)>

**Subject:** New zoning proposal

**Date:** February 21, 2021 at 4:34:53 PM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)

Mayor and Councilpersons,

I have lived in Thousand Oaks for about 35 years. During that time, I have never written against any development. While I miss the fields and open space, I have also enjoyed the benefits of our slow/responsible growth mentally. However, I must speak up his time as our neighborhood quality of life is currently at risk.

I live on Michael Drive behind Sequoia Middle School. My home backs up to the wash and the wetlands. While, I understand the desire to meet California's growth requirements, this cannot be done at the expense of the life long citizens of this community.

These zoning changes cannot take areas of single family homes and change them to multi family or multi use especially when treasure views, personal privacy, and wildlife homes are all at risk.

The community members around the wetlands are not okay with this. I personally am not okay with having 3-5 story buildings built in my backyard where multitudes of people can now see into my back yard and into my home. One could continue to argue about the amount of traffic, potential increase in crime and lower property values etc...my single concern is treasure views, personal privacy, and wildlife homes. I trust the rest will be considered as it was when Dos Vientos was developed all those years ago.

I reviewed and completed the city's survey. Where it flaws is that it expects us to choose an alternative. None of them offer single family homes or no change to the wetlands, so I have to decline any approval. However, I do think the north side of the 101 on Lawrence could help the city meet requirements and not effect current single family residence. Do I like the idea of more traffic, absolutely not, that is why I moved out here some 35 years ago. However, as I stated above I understand the need for slow/reasonable growth, just NOT in single family use areas and that should absolutely not be changed.

Mrs Erin Chapple  
2811 Michael Dr  
91230

Sent from my iPad

**Fwd: Proposed T.O. Growth plan**

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:20 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Elena's Email <[elena.lukas1@gmail.com](mailto:elena.lukas1@gmail.com)>

**Subject:** Proposed T.O. Growth plan

**Date:** February 22, 2021 at 10:33:31 AM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)

Ms. De La Pena,

Like the majority of my Thousand Oaks neighbors, I oppose high density housing which will increase pollution, traffic and assault an already fragile ecosystem in our suburban community.

Thank you for your efforts to protect our city.

Paul Lukasiewicz

Sent from my iPad

## Fwd: city growth agenda item

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:22 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** Marcia Hinds <[marcia@autismandtreatment.com](mailto:marcia@autismandtreatment.com)>

**Subject:** city growth agenda item

**Date:** February 22, 2021 at 2:50:41 PM PST

**To:** "[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)" <[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)>, "[ejones@toaks.org](mailto:ejones@toaks.org)" <[ejones@toaks.org](mailto:ejones@toaks.org)>, "[ejassoc@verizon.net](mailto:ejassoc@verizon.net)" <[ejassoc@verizon.net](mailto:ejassoc@verizon.net)>, "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>, "[bengler@toaks.org](mailto:bengler@toaks.org)" <[bengler@toaks.org](mailto:bengler@toaks.org)>, "[aadam@toaks.org](mailto:aadam@toaks.org)" <[aadam@toaks.org](mailto:aadam@toaks.org)>

Please do not allow the building of 81,000 units of low income housing in our city. This will totally change who we are and the small town and safe atmosphere of our city

### Marcia Hinds

Author of *"I Know You're In There - Winning Our War Against Autism"*

**ALONE** there is little we can do about autism...  
**TOGETHER** we will be unstoppable!

C -805 796 8213

W- <https://autism-and-treatment.com/>  
 E- [marcia@autismandtreatment.com](mailto:marcia@autismandtreatment.com)



Click here to visit our website



Click here to see a 90 second video of Ryan before and after medical treatment



Click to order I KNOW YOU'RE IN THERE - Winning Our War Against Autism



Click here to visit our page

## Fwd: Rancho Conejo - The Wetlands Zoning Change

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:23 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** B Eduarte <[beneduarte@gmail.com](mailto:beneduarte@gmail.com)>

**Subject:** Rancho Conejo - The Wetlands Zoning Change

**Date:** February 17, 2021 at 2:03:17 PM PST

**To:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)

Dear Madam,

For several years there were talks floating around about plans to develop "The Wetlands", the 36-acre vacant lot at the end of Alice between the 101 & flood control channel.

I live in the Fox Meadows area that's adjacent to this vacant lot. My family and I have been here for almost 30 years. The current zoning for "The Wetlands" that of R1-Residential low-density is the proper zoning and must be maintained.

This area is already reaching its capacity. There are only 2 entrances and exits into this area: From Wendy via Alice and from Wendy via Bella. During the rush hours there's a long line of vehicles trying to get out in the mornings and to get in in the afternoons. The Wendy/Bella intersection is particularly troublesome as there is a multi-room two story apartment on the corner and residents of the apartment park their cars along the curbs of the intersection making this intersection pretty tricky. It's a section where a big accident can happen.

I request that the R1-Residential low-density be maintained for "The Wetlands".

Sincerely,  
Ben

## Fwd: Zoning Changes/General Plan

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:23 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

**From:** "Tamara L. Napier" <[MtnBykGirl@yahoo.com](mailto:MtnBykGirl@yahoo.com)>

**Subject:** Zoning Changes/General Plan

**Date:** February 17, 2021 at 11:28:24 AM PST

**To:** [cityclerk@toaks.org](mailto:cityclerk@toaks.org)

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), [bengler@toaks.org](mailto:bengler@toaks.org), [aadam@toaks.org](mailto:aadam@toaks.org), [ejones@toaks.org](mailto:ejones@toaks.org), [kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)

I am a 34 year resident of Thousand Oaks and love this City, especially Newbury Park. I have seen this city grow quite a bit since I first moved here from the San Fernando Valley. I was happy to escape the concrete jungle of the Valley. While I always hate to see more development I have been okay with our growth up till now. So I must speak out about the hideous building plans the city is proposing.

The city's Alternative Proposals to the General Plan are very alarming. The proposed changes at Borchard and the 101 (the wetland area) would create a towering multi-use project. Never would I have thought Thousand Oaks City Officials would consider building such a monstrosity in our rural city. The already horrible 101 bottleneck through Newbury Park will be worse than it already is. Taken along with the development of a another multi-use site to the north of the Amgen industrial area, the impact would compound traffic issues. Living in Newbury Park I can attest to how bad the bottleneck through NP is currently. I can't imagine it getting worse. The city's multi-use plan will add too many people to this small area and it will be an eyesore as well.

We're being sold a "pig in a poke". No one has given exact numbers on the proposed ideas. More astonishing still is that the city wants to get our input BEFORE looking into the feasibility as far as traffic flow, wastewater and fresh water impacts. A rush to build will be a disaster for our city.

We are at buildout now at 48,000 homes. We cannot absorb an increase of 33,000 more units. It doesn't matter what development dreamers say is possible, the hard facts are that we're living at the full capacity for our infrastructure. Anything more would require massive road construction and wastewater plant upgrades that would result in significant taxes for us all.

We must approve 2600 units to meet the state mandate for affordable units. We do NOT need to scrap every guideline of our heretofore successful General Plan. Modest changes such as limiting multi-use to empty commercial properties would suffice. What about the old K-mart site? Can it be zoned for residential? Why has it sit as an empty eyesore for so many years?

We need to grow wisely. Thus far this approach has served Thousand Oaks very well. Please don't let developers turn our beloved city into another San Fernando Valley.

Tamara Napier  
Newbury Park  
805 490-3650

*That which does not kill us makes us stronger! (Friedrich Nietzsche)* 🖼️:-? thinking

Sent from my iPad

**Fwd: General Plan Proposed Zoning Changes, Alternatives Survey et al**

Claudia Bill-de la Peña &lt;claudia4slowgrowth@gmail.com&gt;

Tue 2/23/2021 10:24 AM

To: General Plan &lt;GP@toaks.org&gt;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

**From:** Robert Koetke1 <[rkoetke1@verizon.net](mailto:rkoetke1@verizon.net)>

**Subject:** General Plan Proposed Zoning Changes, Alternatives Survey et al

**Date:** February 16, 2021 at 3:54:22 PM PST

**To:** [cityclerk@toaks.org](mailto:cityclerk@toaks.org)

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com), [bengler@toaks.org](mailto:bengler@toaks.org), [aadam@toaks.org](mailto:aadam@toaks.org), [ejones@toaks.org](mailto:ejones@toaks.org), [kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)

Thousand Oaks City Councilmembers:

As a mathematician, I am attempting to find a coherent plan in the proposals presented to the city consultants. They offer a prima facie notion that building vast numbers of units is a benefit. I do not accept their premise. In fact, they first need to prove to me how building will do no harm.

We need to begin by considering *how* we're being conned into the idea that changes to the General Plan are necessary:

1. I am familiar with the discussions of buildout in the 1990s. Now, we are to blindly accept the imaginary number of 81,000 units as the "real" build out number, not the 48,000 we've accepted as fact for 30 years?
2. The proposals offered nowhere deal with water issues. We are in a drought prone area. This is inexcusable. Our water is finite. Mortals need to face this fact.
3. Our wastewater facility will collapse under the weight of these plans. Is anyone looking at this?

4. Are we to select options without knowing what numbers exactly each will entail, what impacts those will have on the city as a whole?

We have no actual numbers in spite of the 57 pages they offer. What they have provided us with is an urban concept that bears no relationship to the city's realities and limitations. Any student knows they must show their work. These concepts are worthless to planners and to residents, without specific numbers.

The only number the City needs to address right now is the 2600 units ordered by the state. These need to be built in areas where their impact on traffic can be accommodated with minimal changes to regulations.

68 ft buildings in our semi-rural suburb? 33,000 more units? Potentially 66,000 more cars? Millions of gallons of water we don't, and never will, have? These numbers don't add up. This is a situation where more is not only less: it is blight.

Robert N. Koetke

909 Cayo Grande Court

Newbury Park, CA 91320

805.499.7435

**Fwd: Please do not rezone "The Wetlands" Lot**

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Tue 2/23/2021 10:25 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

**From:** Michael Taylor <[MTaylor@dwabiz.com](mailto:MTaylor@dwabiz.com)>

**Subject:** Please do not rezone "The Wetlands" Lot

**Date:** February 12, 2021 at 2:22:33 PM PST

**To:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>, "[bengler@toaks.org](mailto:bengler@toaks.org)" <[bengler@toaks.org](mailto:bengler@toaks.org)>, "[aadam@toaks.org](mailto:aadam@toaks.org)" <[aadam@toaks.org](mailto:aadam@toaks.org)>, "[ejones@toaks.org](mailto:ejones@toaks.org)" <[ejones@toaks.org](mailto:ejones@toaks.org)>, "[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)" <[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)>

Hi All,

I just moved into Newbury Park from Thousand oaks with my Fiancé to a lovely home on Courtney Court. We moved here to escape the crowds and get some elbow room and hopefully raise some children to go along with our lovely animals in a safe and loving neighborhood. Changing this zone into a mixed use would impact our family we feel in many negative ways: Increased traffic on Alice would be a nightmare and would not just remove the "neighborhood feel" it would make it more dangerous for kids, it would lower our home values due to losing one of its more desirable features of not being overcrowded, more cars and more people brings more noise which no one wants in their neighborhood, what impact would that have on our drainage during the rains (they would probably have to dig up streets in the surrounding neighborhoods and add drainage as currently all our streets seem to be angled to just drain to the wetlands), and finally what impact would that have on the wildlife. If we must do something I might suggest turning that into a park or just leave it as low density R1 zone. If you would like to discuss or have any questions please feel free to call me at 805-402-6676.

Thank you

**Mike Taylor**

Tax Manager

David Weise & Associates, a Division of NKSFB, LLC

15821 Ventura Blvd #370| Encino, CA 91436

Phone: 818-933-6222 | Fax: 818-385-1973 | [MTaylor@dwabiz.com](mailto:MTaylor@dwabiz.com)

\* Please note our new address is 15821 Ventura Blvd. Suite 370 Encino, CA. 91436-2909.

## Fwd: City growth and re-zoning

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:25 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Karen Washburn <[Karen@kmwashburn.com](mailto:Karen@kmwashburn.com)>

**Subject:** City growth and re-zoning

**Date:** February 11, 2021 at 3:40:01 PM PST

**To:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

I would like to add my voice against the proposed city growth and re-zoning. While I appreciate that we need to have some additional housing as well as low-income housing I think the proposed plan is too aggressive.

Also, I would be appreciative if our citizens could vote on proposals such as this

Best ,  
Karen Washburn  
506 Knollwood Dr  
N.P.

## Fwd: Zoning

Claudia Bill-de la Peña <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Tue 2/23/2021 10:26 AM

To: General Plan <[GP@toaks.org](mailto:GP@toaks.org)>

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Begin forwarded message:

**From:** Mike Katz <[mike@synergycontractors.com](mailto:mike@synergycontractors.com)>

**Subject:** Zoning

**Date:** February 10, 2021 at 6:03:44 PM PST

**To:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

Mayor

I am against the re-zoning.

Michael Katz

## FW: Support of General Plan Update & Rezoning Newbury Park Property

Michael Forbes <MForbes@toaks.org>

Tue 2/23/2021 11:21 AM

To: General Plan <GP@toaks.org>

---

**From:** barb@cornwallsecurity.com <barb@cornwallsecurity.com>

**Date:** Tuesday, February 23, 2021 at 9:12 AM

**To:** claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>, Bob Engler <BEngler@toaks.org>, Al Adam <AAdam@toaks.org>, Ed Jones <EJones@toaks.org>, Kevin McNamee <KMcNamee@toaks.org>

**Cc:** Andrew Powers <APowers@toaks.org>, Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>

**Subject:** Support of General Plan Update & Rezoning Newbury Park Property

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a business owner in the City of Thousand Oaks, I am in support of your efforts to update the City's General Plan. Additionally, I am in support of the rezoning of the Borchard Property (or Borchard Opportunity Site) for potential multi-family housing, mixed-use, and/or other future needs of our community.

*Thank you*

*Barbara Cornwall, CFO, Owner*

**Cornwall Security Services**

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Westlake Village, CA 91362

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805-796-2213 After Hours Dispatch

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866 497-1738 Fax

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**FW: Augment to our December 14, 2020 letter re Land Use Alternatives**

Michael Forbes &lt;MForbes@toaks.org&gt;

Tue 2/23/2021 11:22 AM

To: General Plan &lt;GP@toaks.org&gt;

 1 attachments (2 MB)

ProjectAreaExhibit-IndustrialExpansion(TheOaks)2021-01-27.pdf;

---

**From:** Dave Eadie <deadie@kennedywilson.com>**Date:** Tuesday, February 2, 2021 at 7:42 AM**To:** Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>**Subject:** Augment to our December 14, 2020 letter re Land Use Alternatives

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kelvin and Michael,

In reviewing the Land Use Alternatives Briefing Book that was posted on Monday, it was encouraging to see that The Oaks property is now being considered as an appropriate site for residential and mixed-use projects. Given that this 43-acre property is underutilized and presents a somewhat unique opportunity that would allow for needed housing and other uses in a manner that is compatible with its surroundings, we appreciate the efforts of the GPAC and staff to closely examine The Oaks. I believe that Kelvin told me in November 2020 that our site was not being considered for a possible land use change from its present industrial designation. Perhaps our December 14, 2020 letter, which advanced a rationale for The Oaks to be considered contributed in some way to its inclusion for residential and mixed-use.

That said, we hear continuing concerns expressed over the diminution of industrially-zoned land in the City, so perhaps this is a good time to comment about that. In truth, The Oaks site (and considering the immediately adjacent Promenade shopping center) has the capacity to serve the community as a true village enclave, where one can live, shop, dine, and work. As for diminishing industrial land use opportunities, the inclusion of a residential component does not in any way eliminate the ability to add more industrial uses, particularly biotech labs and offices, to the site. The attached conceptual exhibit demonstrates this point. Please take note that the exhibit modifies an existing restricted use easement area without affecting its overall benefit.

The proper vehicle to implement a plan as described above would be a specific plan for the property. We have been on board with this approach for over a year, as a specific plan, crafted to address the unique opportunities available at The Oaks, would contain necessary and appropriate provisions to ensure for the proper integration of uses to create a village enclave.

In conclusion, the village atmosphere we are trying to facilitate, whose functions are physically and functionally integrated, fulfills many needs now and into the future. Please consider this when discussion centers upon The Oaks during your discussions with the GPAC, Planning Commission, and City Council.

Thanks,

Dave



**Dave Eadie**

*Senior Vice President – Entitlement & Development*

*Commercial Investments*

503 32nd Street, Suite 120, Newport Beach, CA 92663

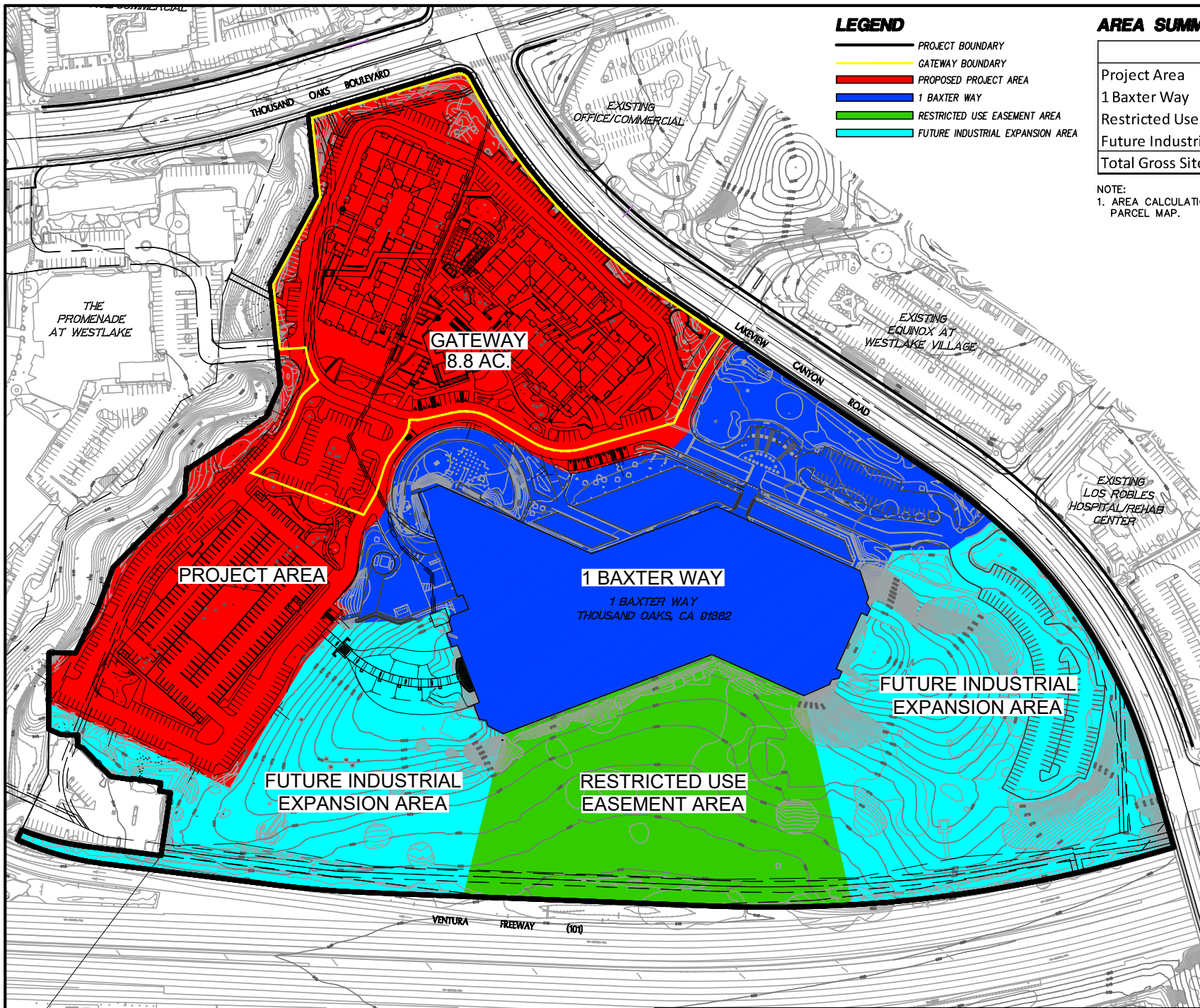
cell: (949) 933-9723

[deadie@kennedywilson.com](mailto:deadie@kennedywilson.com) / [www.kennedywilson.com](http://www.kennedywilson.com)

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**LEGEND**

- PROJECT BOUNDARY
- GATEWAY BOUNDARY
- PROPOSED PROJECT AREA
- 1 BAXTER WAY
- RESTRICTED USE EASEMENT AREA
- FUTURE INDUSTRIAL EXPANSION AREA

**AREA SUMMARY:**

|                                  | Acres  |
|----------------------------------|--------|
| Project Area                     | = 14.4 |
| 1 Baxter Way                     | = 10.2 |
| Restricted Use Easement Area     | = 5.6  |
| Future Industrial Expansion Area | = 12.7 |
| Total Gross Site Area            | = 42.9 |

**NOTE:**

1. AREA CALCULATIONS TO BE FINALIZED WITH PROJECT'S PARCEL MAP.

**PREPARED FOR:**

**KENNEDY WILSON**  
3200 BRISTOL STREET  
SUITE 640  
COSTA MESA, CA 92626  
CONTACT: DAVE EADIE  
PHN: 714-619-7877

DATE: JANUARY 27, 2021

**PREPARED BY:**

**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

THE OAKS

**PROJECT AREA EXHIBIT**

1 BAXTER WAY  
CITY OF THOUSAND OAKS

February 22, 2021

To: The City of Thousand Oaks  
Claudia Bill de la Pena - [Claudia4slogrowth@gmail.com](mailto:Claudia4slogrowth@gmail.com)  
CC: Andrew Powers - [apowers@toaks.org](mailto:apowers@toaks.org)  
Kelvin Parker - [KParker@toaks.org](mailto:KParker@toaks.org)  
Michael Forbes - [Mforbes@toaks.org](mailto:Mforbes@toaks.org)

Subject: Business in Support of Rezoning Borchard Property

To whom it may concern:

As a business owner in Newbury Park, I am in support of your efforts to update the City's General Plan. One site in particular, has tremendous potential to meet our long-term community needs. It is in close proximity to Highway 101 and is near our major employment base, which is in desperate need of additional housing. I strongly support the rezoning of the Borchard Opportunity Site.

Sincerely,

*Mary E. Perillo*

Mary E. Perillo  
Perillo Industries, Inc.,  
Dba Century Electronics  
2150 Anchor Court  
Newbury Park, CA 91320  
Phone: (805) 498-9838 Ext. 102  
[M\\_Perillo@centuryele.com](mailto:M_Perillo@centuryele.com)

## FW: Business Owner: I support general plan update & rezoning of Borchard Opportunity Site

Michael Forbes <MForbes@toaks.org>

Tue 2/23/2021 11:56 AM

To: General Plan <GP@toaks.org>

---

**From:** Michele Manfredi <manfredihomes@gmail.com>

**Date:** Tuesday, February 23, 2021 at 9:34 AM

**To:** claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>, Bob Engler <BEngler@toaks.org>, Al Adam <AAdam@toaks.org>, Ed Jones <EJones@toaks.org>, Kevin McNamee <KMcNamee@toaks.org>

**Cc:** Andrew Powers <APowers@toaks.org>, Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>

**Subject:** Business Owner: I support general plan update & rezoning of Borchard Opportunity Site

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Good Mornin gMayor & Councilmembers,

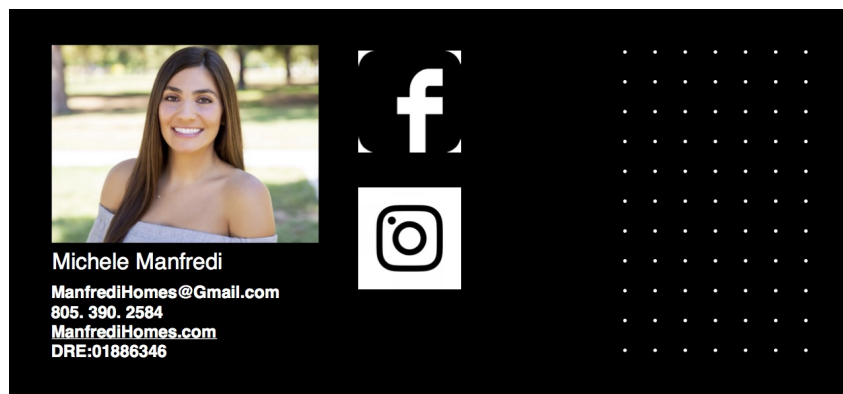
As a Resident & Business Owner of the City of Thousand Oaks, I am very much in support of your plan to update the City's General Plan.

I am also in support of the rezoning of the Borchard Property Site for possible housing, mix-use, and/or other future needs our community may need or have.

Thank you,

**Michele Manfredi**

m: 805.390.2584



**FW: Resident and business owners support rezoning of Borchard Property**

Michael Forbes <MForbes@toaks.org>

Tue 2/23/2021 11:57 AM

To: General Plan <GP@toaks.org>

---

**From:** Sam Manfredi <smanfredi@manfredilevine.com>

**Date:** Monday, February 22, 2021 at 3:36 PM

**To:** claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>, Bob Engler <BEngler@toaks.org>, Al Adam <AAdam@toaks.org>, Ed Jones <EJones@toaks.org>, Kevin McNamee <KMcNamee@toaks.org>

**Cc:** Andrew Powers <APowers@toaks.org>, Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>

**Subject:** Resident and business owners support rezoning of Borchard Property

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councilmembers:

As a resident and business owner in Thousand Oak, I am in full support of your efforts to update the City's General Plan. One site that can help resolve our current housing shortage, is the Borchard Opportunity Site. This site is well located along the 101 freeway and is very accessible to our City's work force. This site should be rezoned for multiple units with as much density as possible due to its location. In addition, in order to further relieve the City's housing shortage, Thousand Oaks Blvd, the old K-Mart site and the Mall site should be given serious consideration for additional denser type housing. I understand that these are very difficult issue for our City Representatives in that we all wish to preserve our beautiful City. However, it is better that our concerned City officials control these issues, than the State of California. Thank you for your time.

## Section 8 Housing

Sarah Finch <sarahfinch805@gmail.com>

Tue 2/23/2021 12:16 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to know how many Section 8 housing units are currently in Thousand Oaks?

Thank you.

Sarah Finch

## Briefing Book Questions

Sarah Finch <sarahfinch805@gmail.com>

Tue 2/23/2021 12:39 PM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1) I am unable to open the document through Safari. Is there a problem with the site currently?

2) Why is the document hosted on the consultant's website and not the City site?

Thank you.

Sarah Finch

**FW: Support for General Plan Update and the rezoning of Borchard Opportunity Site**

Michael Forbes <MForbes@toaks.org>

Tue 2/23/2021 5:39 PM

To: General Plan <GP@toaks.org>

---

**From:** Joshua Wright <wright.joshual@gmail.com>

**Date:** Tuesday, February 23, 2021 at 5:36 PM

**To:** claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>, Bob Engler <BEngler@toaks.org>, Al Adam <AAdam@toaks.org>, Ed Jones <EJones@toaks.org>, Kevin McNamee <KMNamee@toaks.org>

**Cc:** Andrew Powers <APowers@toaks.org>, Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>

**Subject:** Support for General Plan Update and the rezoning of Borchard Opportunity Site

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councilmembers:

As a resident and business owner of the City of Thousand Oaks, I am in support of your efforts to update the City's General Plan. Additionally, I am in support of the rezoning of the Borchard Property (or Borchard Opportunity Site) for potential housing, mix-use, and/or other future needs of our community.

Kind regards,

Joshua Longfellow Wright

## General Plan Update - Hillcrest Drive

Kevin Kohan <toplanningcommissioner@gmail.com>

Tue 2/23/2021 9:49 PM

To: Kelvin Parker <KParker@toaks.org>; Michael Forbes <MForbes@toaks.org>; General Plan <GP@toaks.org>

 1 attachments (790 KB)

General Plan Update Recommendations.pdf;

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Parker, Mr. Forbes, and General Plan Update Team,

I appreciate the opportunity to provide comments and recommendations to the City of Thousand Oaks General Plan Update.

I have extensively reviewed the Land Use Alternatives proposed and noticed that a number of properties on Hillcrest Drive that were once designated as Medium Density Residential are proposed to be down-zoned to single family residential. I recommend that the General Plan Update consider maintaining the Medium Density Residential Land Use on these Hillcrest Drive parcels. I have attached a General Plan Update Recommendation Memorandum for your reference which illustrates the 9 acre subject area that I recommend maintain its Medium Density Residential Land Use Designation given its compatibility to surrounding medium density land uses and compliment to important community services such as: Conejo Elementary School, Temple Adat Elohim, and Conejo Valley Church of Christ. These properties could be vital opportunities for workforce and low-income housing near important community services.

Thank you for your consideration and please feel free to contact me if you have any questions.

Best,

Kevin Kohan

*Planning Commissioner*

**City of Thousand Oaks**

Phone: 818-451-3298

[TOPlanningCommissioner@gmail.com](mailto:TOPlanningCommissioner@gmail.com)

# City of Thousand Oaks General Plan Update

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To: City of Thousand Oaks

From: Kevin Kohan

Planning Commissioner

File: Hillcrest Drive

Date: February 23, 2021

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**Reference:** City of Thousand Oaks General Plan Update Recommendations



**Addresses:** 2419 E. Hillcrest Drive; 2485 E. Hillcrest Drive; 2441 E. Hillcrest Drive; 2465 E. Hillcrest Drive

**APNs:** 6710040065; 6710030060; 6710030050; 6710040090

**Acreage:** 9.05

**Zoning:** R-E-20-PR

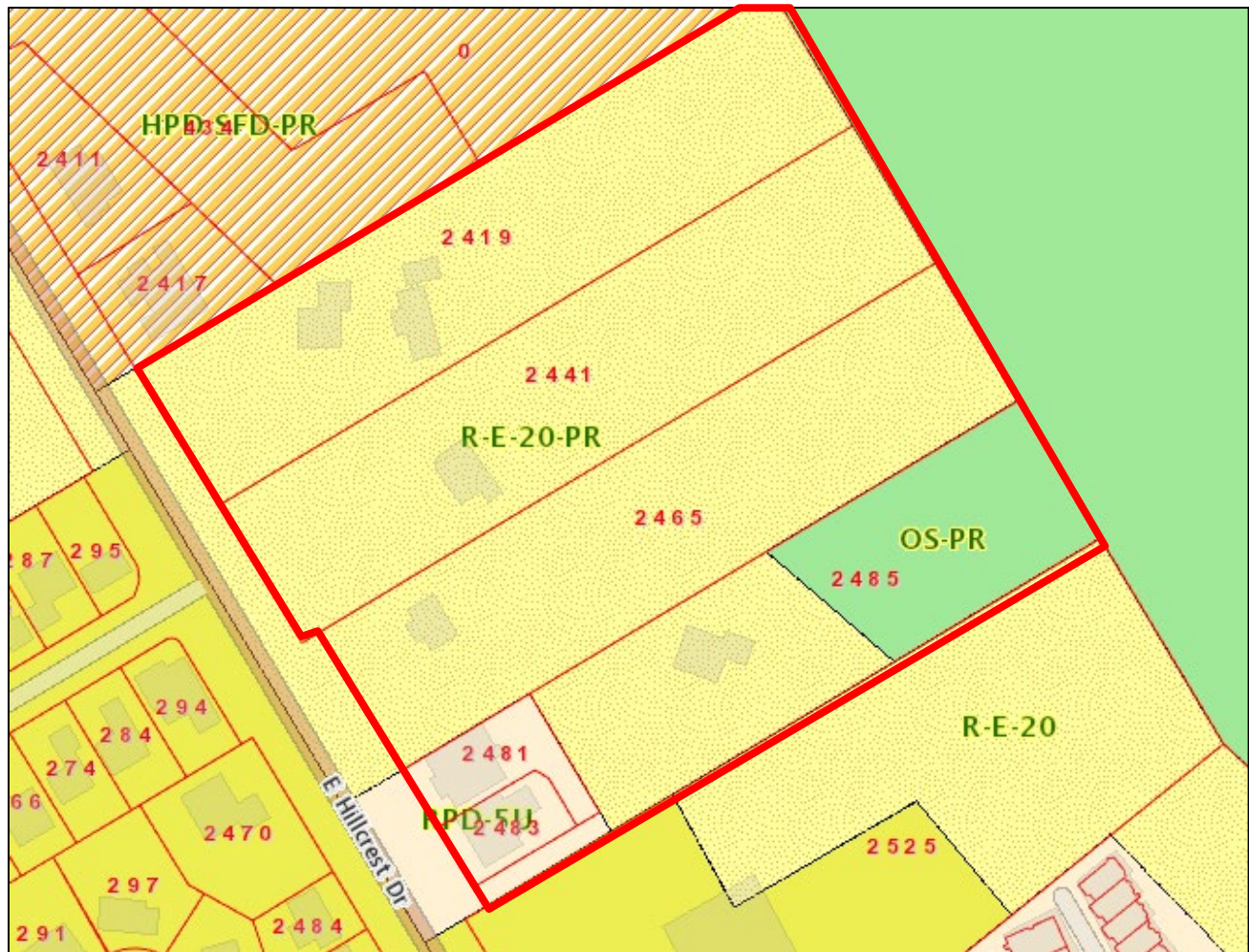
**General Plan Land Use:** Medium Density Residential (4.6-15 du/net acre)

**General Plan Update 2045:** These properties are proposed to be down-zoned to Neighborhood Rural according (0.0 – 1.0 du/acre).

- These properties identified along Hillcrest Drive have been identified in the City's General Plan as Medium Density Residential given the compatibility of surrounding land uses and its complimentary use to surrounding religious uses and educational uses.
- I encourage staff to maintain the existing Medium Density Residential land use designation for these properties along Hillcrest Drive given the opportunity to provide low-income and workforce housing near important community services such as: Conejo Elementary School, Temple Adat Elohim, and Conejo Valley Church of Christ.

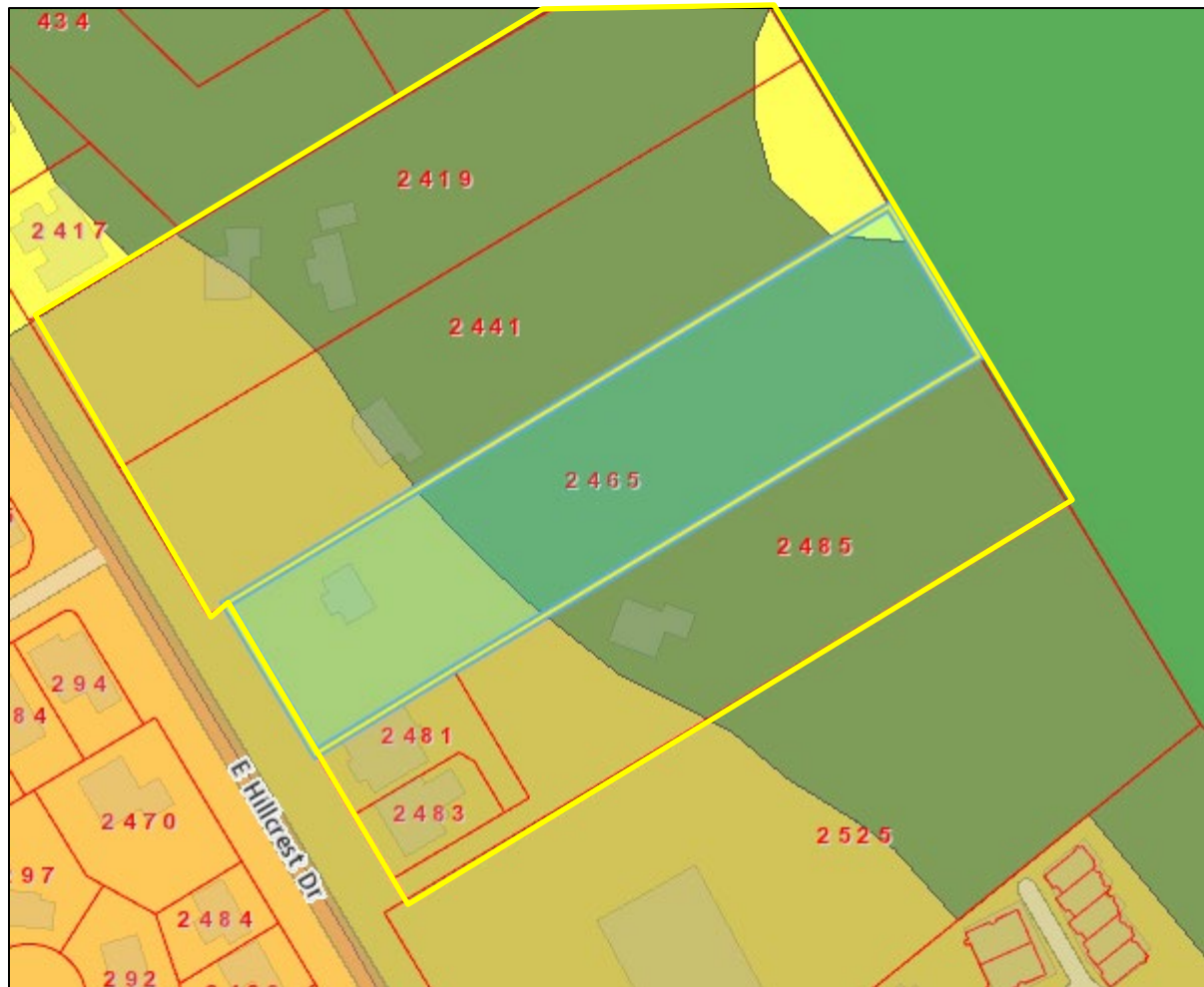
Reference: City of Thousand Oaks General Plan Update Recommendations

### Current Zoning Map



Reference: City of Thousand Oaks General Plan Update Recommendations

### Current General Plan Land Use Map



Medium Density Residential (4.6-  
15 du/net acre)

Undevelopable Land

**Reference:** City of Thousand Oaks General Plan Update Recommendations

**Proposed General Plan Land Use Map 2045**



## Property owners

Carol McNutt <cmcnutt0426@outlook.com>

Tue 2/23/2021 9:50 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From listening to the Feb 2 presentation and the Office Hours online, I understand that it is up to the property owner if they want to re-build their property or not. What percentage of property owners have already committed to doing so?

Sent from [Mail](#) for Windows 10

**FW: slow growth**

Michael Forbes <MForbes@toaks.org>

Wed 2/24/2021 8:43 AM

**To:** General Plan <GP@toaks.org>

**From:** Thomas Chapple <TChapple@simivalley.org>

**Date:** February 24, 2021 at 8:06:51 AM PST

**To:** Kelvin Parker <KParker@toaks.org>

**Subject:** slow growth

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Parker and those on the planning commission,

Bottom Line Up Front (BLUF): No growth in Wetlands or areas of single family homes.

I have had the pleasure of living in the Conejo Valley/Newbury Park for the last 30 plus years. I have enjoyed the slow growth associated with the past practices of the city. In light of the new proposals being offered, I completed the city's survey. However, the problem I had was that it expects us to choose an alternative. None of them offer single family homes or no change to the wetlands, so I have to decline any approval.

I am willing to entertain the idea of multi-use areas in current existing space such as Janns Mall area (and areas away from single family homes). To tastefully follow the ideas used at the Riverfront in Oxnard; with a maximum height of 30'ish feet.

Do I like the idea of more traffic, absolutely not, that is why I moved out here so many years ago. However, as I stated above I understand the need for slow/reasonable growth, just NOT in single family use area and not in the wetlands. The community members around the wetlands are not okay with the idea of building up this area. It has minimal access into the area and would cause very high traffic congestion, higher crime, and more pollution. All of which would make the quality of life, that we love so much here, worse. We love our quality of life here and our treasured views of the surrounding more than a 4 story building looking into the backyards of mine and my neighbors just for tax revenue.

Zoning changes cannot take areas of single family homes and change them to multi family or multi-use areas. We must stay consistent with the slow growth that the city has followed for so many years. If growth is needed, reflect on growth ideas in areas where the single family structure is not disturbed.

Regards,

Thomas Chapple  
2811 Michael Drive  
NP CA 91320

**For additional information and resources regarding the Coronavirus emergency, please visit [venturacountyrecovers.org](http://venturacountyrecovers.org) and [simivalley.org/covid19](http://simivalley.org/covid19).**

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## FW: Zoning Changes/General Plan

City Manager's Office <CityManager@toaks.org>

Wed 2/24/2021 8:44 AM

To: General Plan <GP@toaks.org>

FYI.

Thanks,  
Ellen

---

**From:** City Clerk's Office

**Sent:** Wednesday, February 24, 2021 7:43 AM

**To:** City Manager's Office <CityManager@toaks.org>; Community Development Department <CommunityDevelopment@toaks.org>

**Subject:** FW: Zoning Changes/General Plan

Hello CMO and CDD,

City Clerk received these emails. I'm forwarding to you as the topics are not on the upcoming City Council agenda for 3/9. Please respond/distribute as needed.

Thank you,  
Laura

---

**From:** Sherry Shoop <[boyd\\_shoop@yahoo.com](mailto:boyd_shoop@yahoo.com)>

**Sent:** Wednesday, February 24, 2021 12:25 AM

**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com); Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>; Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>; Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>; Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>

**Subject:** Zoning Changes/General Plan

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We look to our City's leaders to lead our city and its citizens wisely into the future. Maybe it's the severe disappointment in humans putting a higher premium on financial gains over quality of life for others these days, but I am feeling extreme sadness and disappointment as the Newbury Park area I have grown to love may soon be a distant and horrible memory.

Yes, I understand that our government demands more low-income housing, etc., but wisdom and common sense are really needed before building many more homes, adding many more people etc. People have moved here and wanted to live here for the open space, beauty, good schools, less traffic, etc. But now city blight is encroaching from Westlake to Newbury Park.

Those who created the original General Plan wanted to maintain the city's beauty and a place where families would grow and thrive. There was genuine vision in this Plan. Why deviate from something that has worked for so long? Granted, there is so much more money in building, selling land, etc., but our current infrastructure will collapse under the weight of more buildings, more cars, more people, etc.

Maybe you haven't had the pleasure of driving between Newbury Park and Westlake from 8 a.m. to 8:30 a.m. or after 5 p.m. in the opposite direction? Not too pleasant in stop-and-go traffic. Can't even imagine how this will be with a 33,000 more units (times how many families, times how many cars, etc.)!! Mixed use areas next to a wetland? Seriously? And, then let's add some more multi-use sites near Amgen! Oh, and for those who dislike the 101 traffic, they'll be flooring it on Lynn Rd. ( and other side streets)which is already getting strained due to the Dos Vientos traffic.

Has anyone TRULY looked at the horrific traffic flow that will ensue? How about impact on wastewater/fresh water? How about trash, electric, etc.? Not to mention the many more people who will now be impacted by rolling blackouts that will surely be increasing in the future? Any consideration on school impacts? Los Robles Hospital will certainly be impacted.

These are all problems without even considering the impact of earthquakes. Traffic was horrific during the fires; can't imagine a huge improvement when you add a ton more people, cars, etc. Also, please consider that by adding an enormous amount of additional people, you may not necessarily be bringing additional votes, additional income, etc.; You may also be bringing in more people to lose jobs, homes, etc. We are already struggling with a large number of people without jobs or homes...or even food. Can we support an even greater number of people with needs?

People in Sacramento don't live here, I do. I voted for slow growth. I understood that many on the City Council would be representing my vote and also would be upholding the original General Plan. I ask that you consider your decisions carefully and ask yourselves..."Is this the best plan for our City and its future? Will I be proud to leave this legacy for years to come? Will the decisions we make today continue set the standard for other cities?"

I respectfully ask you to reconsider this plan as its impact will be devastating.

Sincerely,

Cheryl Shoop

## Fwd: New Zoning Proposal for the Wetlands

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Wed 2/24/2021 8:54 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

**From:** "Thomas Chapple" <[TChapple@simivalley.org](mailto:TChapple@simivalley.org)>

**Subject:** New Zoning Proposal for the Wetlands

**Date:** February 24, 2021 at 7:59:14 AM PST

**To:** "'[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)'" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>

**Cc:** "'[tfchapple@gmail.com](mailto:tfchapple@gmail.com)'" <[tfchapple@gmail.com](mailto:tfchapple@gmail.com)>

Mayor and City Councilpersons,

Bottom Line Up Front (BLUF): **No growth in Wetlands or areas of single family homes.**

I have had the pleasure of living in the Conejo Valley/Newbury Park for the last 30 plus years. I have enjoyed the slow growth associated with the past practices of the city. In light of the new proposals being offered, I completed the city's survey. However, the problem I had was that it expects us to choose an alternative. None of them offer single family homes or no change to the wetlands, so I have to decline any approval.

I am willing to entertain the idea of multi-use areas in current existing space such as Janns Mall area (and areas away from single family homes). To tastefully follow the ideas used at the Riverfront in Oxnard; with a maximum height of 30'ish feet.

Do I like the idea of more traffic, absolutely not, that is why I moved out here so many years ago. However, as I stated above I understand the need for slow/reasonable growth, just NOT in single family use area and not in the wetlands. The community members around the wetlands are not okay with the idea of building up this area. It has minimal access into the area and would cause very high traffic congestion, higher crime, and more pollution. All of which would make the quality of life, that we love so much here, worse. We love our quality of life here and our treasured views of the surrounding more than a 4 story building looking into the backyards of mine and my neighbors just for tax revenue.

Zoning changes cannot take areas of single family homes and change them to multi family or multi-use areas. We must stay consistent with the slow growth that the city has followed for so many years. If growth is needed, reflect on growth ideas in areas where the single family structure is not disturbed.

Regards,

Thomas Chapple  
2811 Michael Drive  
NP CA 91320

***For additional information and resources regarding the Coronavirus emergency, please visit [venturacountyrecovers.org](https://www.venturacountyrecovers.org) and [simivalley.org/covid19](https://www.simivalley.org/covid19).***

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## Fwd: Zoning Changes/General Plan

Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>

Wed 2/24/2021 8:55 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

**From:** Sherry Shoop <[boyd\\_shoop@yahoo.com](mailto:boyd_shoop@yahoo.com)>

**Subject:** Zoning Changes/General Plan

**Date:** February 24, 2021 at 12:24:44 AM PST

**To:** "[cityclerk@TOaks.org](mailto:cityclerk@TOaks.org)" <[cityclerk@TOaks.org](mailto:cityclerk@TOaks.org)>

**Cc:** "[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)" <[claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com)>, "[bengler@toaks.org](mailto:bengler@toaks.org)" <[bengler@toaks.org](mailto:bengler@toaks.org)>, "[aadam@toaks.org](mailto:aadam@toaks.org)" <[aadam@toaks.org](mailto:aadam@toaks.org)>, "[ejones@toaks.org](mailto:ejones@toaks.org)" <[ejones@toaks.org](mailto:ejones@toaks.org)>, "[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)" <[kmcnamee@toaks.org](mailto:kmcnamee@toaks.org)>

We look to our City's leaders to lead our city and its citizens wisely into the future. Maybe it's the severe disappointment in humans putting a higher premium on financial gains over quality of life for others these days, but I am feeling extreme sadness and disappointment as the Newbury Park area I have grown to love may soon be a distant and horrible memory.

Yes, I understand that our government demands more low-income housing, etc., but wisdom and common sense are really needed before building many more homes, adding many more people etc. People have moved here and wanted to live here for the open space, beauty, good schools, less traffic, etc. But now city blight is encroaching from Westlake to Newbury Park.

Those who created the original General Plan wanted to maintain the city's beauty and a place where families would grow and thrive. There was genuine vision in this Plan. Why deviate from something that has worked for so long? Granted, there is so much more money in building, selling land, etc., but our current infrastructure will collapse under the weight of more buildings, more cars, more people, etc.

Maybe you haven't had the pleasure of driving between Newbury Park and Westlake from 8 a.m. to 8:30 a.m. or after 5 p.m. in the opposite direction? Not too pleasant in stop-and-go traffic. Can't even imagine how this will be with a 33,000 more units (times how many families, times how many cars, etc.)!! Mixed use areas next to a wetland? Seriously? And, then let's add some more multi-use sites near Amgen! Oh, and for those who dislike the 101 traffic, they'll be flooring it on Lynn Rd. ( and other side streets)which is already getting strained due to the Dos Vientos traffic.

Has anyone TRULY looked at the horrific traffic flow that will ensue? How about impact on wastewater/fresh water? How about trash, electric, etc.? Not to mention the many more people who will now be impacted by rolling blackouts that will surely be increasing in the future? Any consideration on school impacts? Los Robles Hospital will certainly be impacted.

These are all problems without even considering the impact of earthquakes. Traffic was horrific during the fires; can't imagine a huge improvement when you add a ton more people, cars, etc. Also, please consider that by adding an enormous amount of additional people, you may not necessarily be bringing additional votes, additional income, etc.; You may also be bringing in more people to lose jobs, homes, etc. We are already struggling with a large number of people without jobs or homes...or even food. Can we support an even greater number of people with needs?

People in Sacramento don't live here, I do. I voted for slow growth. I understood that many on the City Council would be representing my vote and also would be upholding the original General Plan. I ask that you consider your decisions carefully and ask yourselves..."Is this the best plan for our City and its future? Will I be proud to leave this legacy for years to come? Will the decisions we make today continue set the standard for other cities?"

I respectfully ask you to reconsider this plan as its impact will be devastating.

Sincerely,

Cheryl Shoop

**FW: General Plan Changes for additional 2600 housing - NO**

Michael Forbes <MForbes@toaks.org>

Wed 2/24/2021 9:52 AM

To: General Plan <GP@toaks.org>

-----Original Message-----

From: Mary <maryw1003@aol.com>

Sent: Wednesday, February 24, 2021 8:52 AM

To: City Clerk's Office <cityclerk@toaks.org>

Subject: General Plan Changes for additional 2600 housing - NO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Folks,

I have lived in Newbury Park for almost 30 years and have watched the houses and traffic grow to a horrible state.

As of housing we don't need more - the houses that exist now are fine. Most don't sell quickly and are expensive for most couples.

The traffic on Old Conejo Road, Lynn Road and Reino goes most days and now nights. We live near the high school and feel there is a freeway both on Lesser and Reino. If you notice on Next-door for Conejo Valley notes Lynn Road and Reino have significant traffic and plenty of crashes.

The open areas should stay open.

Plenty of areas that need to be used are not. The old Kmart building and strip mall have been empty for years. This would be great for small businesses and housing if kept at a minimum.

Empty buildings in the Amgen area could be reused for businesses also.

Please do not add more housing in Newbury Park...too much traffic now.

We moved here for the small town feel...it has changed and now we are not small.

Mary Wellington  
Newbury Park

## Briefing Book

Laura Davis <laurabethd@me.com>

Wed 2/24/2021 11:50 AM

To: General Plan <GP@toaks.org>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Project Team,

I have just viewed the February 2nd Community Workshop and would like to read the Briefing Book. However, the book is not displaying on my MacBook Air computer. I tried to use Google to search for this as well but with the same Error Message: PDF.js v2.5.0 (build: ?)

Message: The browser/environment lacks native support for critical functionality used by the PDF.js library (e.g. `ReadableStream` and/or `Promise.allSettled`); please use an ES5-compatible build instead.

Please help me fix this problem so that I can read the interactive pages of the Briefing Book. I have lived here since 1963, and I am one of those who have supported slow growth. I have two questions so far: Will there be protection of our oak trees with these growth proposals? Will there be places to park for people in our city who would like to visit these new developments? Parking has always been an issue. I live in Westlake Hills and can walk to the gym, to the grocery store, hardware store, to a restaurant or even a movie theater (if it comes back at the Promenade). But, if I want to go to the Janss Marketplace or Oaks Mall, I would need to drive.

I look forward to your reply and to reading the Briefing Book.

Thank you,

Laura Davis

Email: [laurabethd@me.com](mailto:laurabethd@me.com)

## FW: Zoning Changes/General Plan

Michael Forbes <MForbes@toaks.org>

Wed 2/24/2021 8:42 AM

To: General Plan <GP@toaks.org>

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**From:** Sherry Shoop <[boyd\\_shoop@yahoo.com](mailto:boyd_shoop@yahoo.com)>

**Sent:** Wednesday, February 24, 2021 12:25 AM

**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

**Cc:** [claudia4slowgrowth@gmail.com](mailto:claudia4slowgrowth@gmail.com); Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>; Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>; Ed Jones <[EJones@toaks.org](mailto:EJones@toaks.org)>; Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>

**Subject:** Zoning Changes/General Plan

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We look to our City's leaders to lead our city and its citizens wisely into the future. Maybe it's the severe disappointment in humans putting a higher premium on financial gains over quality of life for others these days, but I am feeling extreme sadness and disappointment as the Newbury Park area I have grown to love may soon be a distant and horrible memory.

Yes, I understand that our government demands more low-income housing, etc., but wisdom and common sense are really needed before building many more homes, adding many more people etc. People have moved here and wanted to live here for the open space, beauty, good schools, less traffic, etc. But now city blight is encroaching from Westlake to Newbury Park.

Those who created the original General Plan wanted to maintain the city's beauty and a place where families would grow and thrive. There was genuine vision in this Plan. Why deviate from something that has worked for so long? Granted, there is so much more money in building, selling land, etc., but our current infrastructure will collapse under the weight of more buildings, more cars, more people, etc.

Maybe you haven't had the pleasure of driving between Newbury Park and Westlake from 8 a.m. to 8:30 a.m. or after 5 p.m. in the opposite direction? Not too pleasant in stop-and-go traffic. Can't even imagine how this will be with a 33,000 more units (times how many families, times how many cars, etc.)!! Mixed use areas next to a wetland? Seriously? And, then let's add some more multi-use sites near Amgen! Oh, and for those who dislike the 101 traffic, they'll be flooring it on Lynn Rd. ( and other side streets)which is already getting strained due to the Dos Vientos traffic.

Has anyone TRULY looked at the horrific traffic flow that will ensue? How about impact on wastewater/fresh water? How about trash, electric, etc.? Not to mention the many more people who will now be impacted by rolling blackouts that will surely be increasing in the future? Any consideration on school impacts? Los Robles Hospital will certainly be impacted.

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I respectfully ask you to reconsider this plan as its impact will be devastating.

Sincerely,

Cheryl Shoop