

Thank you for this most important information. I have attached the thoughts of our group for consideration by the Council.

Regards,

James E. Malch
Potrero Valley HOA

Thousand Oaks is historically a slow growth city, so the community does not have a strong appetite for abrupt change. Any needed changes should be well planned and its execution tempered. The majority of Thousand Oaks residents are already highly satisfied with their quality of life, so significant changes are not likely what most residents are looking for.

The Council should focus only on the changes that are needed now. All changes — both in theory and in practice — should be in line with what the people of Thousand Oaks value for their city. Among those key values:

1. Open space should be protected.
2. Existing neighborhoods should be preserved.
3. Building heights should be low in profile.
4. The pace of growth should be measured.
5. The fiscal approach should remain sound, especially when supporting needed infrastructure.
6. A public vote should be held on any significant changes to our General Plan.

Recommendations on how the Council should proceed:

1. Modify the General Plan to allow for mixtures of uses in the Oaks Mall / Janss Marketplace area, and develop a specific plan to enact the objective development standards for the area.
2. Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%.
3. Building heights for these areas should be limited, with an average building heights limited to 35'.
4. No further changes should be made to the General Plan or zoning densities at this time. Any additional changes over and above this limited scope should be considered “significant”, enabling voters to “have the power to vote yes or no when significant changes to the General Plan are proposed.”
5. The Council should initiate a study to evaluate the true capacity of city infrastructure to support any further proposed development, including but not limited to the capacity of roadways for handling traffic, water resources and availability, and wastewater treatment plants.
6. Develop policy proposals for a long-term funding approach to pay for increased infrastructure costs as housing increases are considered.

It is understood that there is a need to identify a limited residential density increases for our mandatory Housing Element update. However, these increases should be in areas that make sense from a long-term city planning perspective.

Any changes should be limited in scope to meet the requirements of the Housing Element update. With that in mind the council should consider that,

1. Open space should be protected. No changes should be made to existing parks and open space lands or any changes in the voters' role in protecting them.
2. Building heights should be low in profile, avoiding taller structures

3. Height standards for zoning should include specific requirements that mitigates imposing building mass and height on streetscapes.

The impacts from the 3 proposed alternatives will come with increasing traffic, noise, and the needs for enhanced city services such as wastewater treatment, utilities, road and transportation maintenance, police and fire protection, and city administration. These impacts will result in an increase in taxes and fees, of which we all pay. We should ensure we understand the full range of consequences to our decisions and not move hastily into changes that may be larger than needed.

Acknowledgement to Mic Farris for helping in verbalizing and formulating our thoughts in a cohesive manner.

Fwd: Zero Housing Growth

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

Thu 2/25/2021 1:23 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.

Begin forwarded message:

From: Christi Marriner <christi.marriner@gmail.com>

Subject: Zero Housing Growth

Date: February 25, 2021 at 12:51:20 PM PST

To: claudia4slowgrowth@gmail.com

Please no increase in housing, until infrastructure is in place. Including Water, Electricity, Gas, Roads, etc

Robert Marriner
3762 Calle Clara Vista
Thousand Oaks CA 91320
805-499-9690

Sent from my iPad

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/25/2021 2:10 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: Kristin Spayde

Email: kristinspayde@aol.com

Message: This website is not user friendly. It is difficult to find the link and get the information.

FW: Zero Housing Growth

Michael Forbes <MForbes@toaks.org>

Thu 2/25/2021 2:19 PM

To: General Plan <GP@toaks.org>

From: Christi Marriner <christi.marriner@gmail.com>

Sent: Thursday, February 25, 2021 12:52 PM

To: Bob Engler <BEngler@toaks.org>

Subject: Zero Housing 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.

Please no increase in housing, until infrastructure is in place. Including Water, Electricity, Gas, Roads, etc

Robert Marriner
3762 Calle Clara Vista
Thousand Oaks CA 91320
805-499-9690

Sent from my iPad

Sent from my iPad

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/25/2021 2:38 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Edward Carloni

Email: carloni4@verizon.net

Message: My preference is for alternative two, although I could certainly live with any of the other alternatives.

My biggest concern is with the pandemic changing the way and the where we work, with many more people working from home than ever before. This means less commercial real estate is needed and less commuting miles will accrue.

If town centers will be developed, we'll need more public transportation and reliable transport. Right now a car is a necessity.

Finally, the Lakes development is a disappointment and needs revision. It seems to benefit Rick Caruso to the detriment of the residents of the City.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/25/2021 5:27 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: DONNA RYBA

Email: DR.ER@COMCAST.NET

Message: I have read through the information that has been provided and strongly believe we should be preserving the character of our city and none of the alternatives appear to do that. We do not want to end up like the San Fernando Valley. It was once a beautiful area. I believe that we need to keep our height restrictions and density level low.

Because of the pandemic people do not want to live in high density apartment buildings. They want single family homes more parks and open space.

The results of the census showed that our city's population is declining, it does not justify a need for increased dense housing.

I believe our city council is being swayed by the tax revenue brought in by the developers and they don't care about the city or the people living here.

We don't need all that retail as people shop on line more.

and use plan

Kristen Toscano <kj.toscano@gmail.com>

Thu 2/25/2021 7:52 PM

To: General Plan <GP@toaks.org>

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I found it extremeluy difficult to figure out how to read and interact with the charts as shown. Perhaps a professional land use person could do so, but I doubt the average T. O. citizen can.

We are asked to make comments when it is not even clear what we are looking at. I find this very frustrating and disappointing. I will be interested to see what response it promotes as I doubt I am the only one confused by this presentation.

FW: Resident and business owner in support of rezoning of Borchard Property

Michael Forbes <MForbes@toaks.org>

Fri 2/26/2021 12:20 PM

To: General Plan <GP@toaks.org>

From: John Edney <john@thillbc.com>

Date: Friday, February 26, 2021 at 10:55 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: Resident and business owner in support of 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.

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.

Please let me know if there's anything I can do to support.

Thank you all for your efforts!

--

John Edney

Chief Operating Officer

[Tarantula Hill Brewing Co.](#)

244 E. Thousand Oaks Blvd.

Thousand Oaks, CA 91362

(323) 363-2185

www.tarantulahillbrewingco.com

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sat 2/27/2021 4:25 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Maureen Meyer

Email: maureenmeyer.modg@verizon.net

Message: It was a very interesting presentation. But it indicates that resources and air pollution are rather evenly distributed in Thousand Oaks.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 2/25/2021 9:46 AM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Shirley McLaughlin

Email: vestaxvesta@gmail.com

Message: Dear city planners. Please know I appreciate the work you do and thank you for considering my comment. I am opposed to further density in our city because it disturbs our way of life here , it will strain the utility's that are already strained and we live in a historically drought state. We cannot wish away these obstacles. Best regards Shirley McLaughlin. Enjoying being a 50 year resident of Thousand Oaks.

Comments re: Proposed General Plan

Susan Stewart <suznSTE@roadrunner.com>

Sat 2/27/2021 4:49 PM

To: General Plan <GP@toaks.org>

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I tried to review the proposed land use alternatives/general plan - found it to be overwhelming. I feel we need to limit the additional housing units approved to only that required by the state (2615 units) - to preserve flexibility in case we find our infrastructure and quality of life cannot be sustained (traffic, water, sewer, air quality, crime, open space, parks, etc.). That said, some increased density and mixed use areas seem appropriate as well as affordability, keeping in mind that demand will always outstrip supply. Height limit - 7 seems excessive; 4-5 more reasonable, in select areas only. Don't make Thousand Oaks/Westlake Village into another San Fernando Valley!

I support Ed Jones and Kevin McNamee's concerns and priorities about this general plan.

Sincerely,

Susan Stewart
Westlake Village/Thousand Oaks

Fwd: Proposed Baxter Way Development

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

Sat 2/27/2021 4:42 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.

----- Forwarded message -----

From: **Dianne Kelly** <mimidlk@gmail.com>

Date: Sat, Feb 27, 2021 at 16:17

Subject: Proposed Baxter Way Development

To: <claudia4slowgrowth@gmail.com>, <bengler@toaks.org>, <aadam@toaks.org>, <ejones@toaks.org>, <kmcnamee@toaks.org>

We strongly object to further build out near near Westlake H.S. There is no way this area of the city can tolerate any more traffic.

Thank you,
David Kelly

--

Claudia Bill-de la Peña
Mayor, City of Thousand Oaks

805.449.2103

[Biography](#)

[Website](#)

[Twitter](#)

[Facebook](#)

[Instagram](#)

#inthistogether #tostrong

FW: Zoning Changes

Michael Forbes <MForbes@toaks.org>

Mon 3/1/2021 8:39 AM

To: General Plan <GP@toaks.org>

From: Paul Stein <paulhstein@aol.com>

Sent: Sunday, February 28, 2021 8:00 AM

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

Subject: 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.

I'm totally opposed to to the cities Alternative Proposal to the General Plan. Especially, the proposes changes at Borchard and the 101 freeway.

Traffic is busy enough without adding more vesicles to the mix. Not to mention the water issues we have in the county and state.

Paul Stein

2282 Adrian St. Newbury Park

expansion of thousand oaks plan

mike shahbazian <mikeshahbazian@outlook.com>

Mon 3/1/2021 9:59 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.

Hi

I am reading some stories about city expansion and projects in the acorn. I didn't realize there was a zoom meeting to voice your opinion and now I realize I need to follow more closely to my local community.

Is there a status or open forum on the city expansion plans? Or a page on the site that discusses the findings of the planning consultants?

Thank you

Mike

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

Michael Forbes <MForbes@toaks.org>

Mon 3/1/2021 1:05 PM

To: General Plan <GP@toaks.org>

From: Austin Harrell <austin@illicre.com>

Date: Monday, March 1, 2021 at 12:18 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 resident 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. Thank you so much.

Austin Harrell | Senior Associate

17547 Ventura Blvd Suite 304, Encino, CA 91316

O. (818) 501-2212 EXT. 2013 C. (818) 514-0547

DRE# 02051633 **Current Listings**



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FW: T.O. General Plan 2045

Michael Forbes <MForbes@toaks.org>

Mon 3/1/2021 4:27 PM

To: General Plan <GP@toaks.org>

From: Liza Rasmussen <lizaras83@gmail.com>

Sent: Monday, March 1, 2021 3:08 PM

To: Bob Engler <BEngler@toaks.org>

Subject: T.O. General Plan 2045

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 Bob Engler,

I read with much disappointment your final vote on this subject.

I have been a very fortunate member of this wonderful city for over 56 years. And we have had wonderful city leaders over these years to continue working to keep Thousand Oaks the exceptional city it is.

I urge you to reconsider your actions re this plan that will no doubt change our city now and in the future.

Don't allow Thousand Oaks to become just another "San Fernando Valley".

Thank You,

B. Liza Rasmussen

FW: In support of the General Plan Update / Rezoning of the Borchard Site

Michael Forbes <MForbes@toaks.org>

Tue 3/2/2021 7:57 AM

To: General Plan <GP@toaks.org>

From: Deborah Kernahan <deborah@deborahkernahan.com>

Date: Monday, March 1, 2021 at 10:25 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: In support of the General Plan Update / Rezoning of the Borchard 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 Council Members,

As a Thousand Oaks property owner as well as a business owner, 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 for potential housing, mix-use, and other future needs of our community.

I am grateful for your efforts.

Thank you,

Deborah Kernahan

Agent

CalBRE#: 00909823

LHMS, SRES

2945 Townsgate Suite 300

Westlake Village, CA 91361

m: 818.519.8357

FW: Zoning Changes

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

Mon 3/1/2021 8:22 AM

To: General Plan <GP@toaks.org>

FYI.

Thanks,
Ellen

From: City Clerk's Office

Sent: Sunday, February 28, 2021 7:20 PM

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

Subject: FW: Zoning Changes

Hello CMO and CDD,

City Clerk received the email below. I'm forwarding to you as the topic is not on the upcoming City Council agenda for 3/9. Please respond/distribute as needed.

Thank you,
Laura

From: Paul Stein <paulhstein@aol.com>

Sent: Sunday, February 28, 2021 8:00 AM

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

Subject: 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.

I'm totally opposed to to the cities Alternative Proposal to the General Plan. Especially, the proposes changes at Borchard and the 101 freeway.

Traffic is busy enough without adding more vesicles to the mix. Not to mention the water issues we have in the county and state.

Paul Stein

2282 Adrian St. Newbury Park

Fw: New zoning proposals

Krystin Rice <KRice@toaks.org>

Tue 3/2/2021 2:42 PM

To: General Plan <GP@toaks.org>

From: Kelvin Parker <KParker@toaks.org>

Sent: Tuesday, March 2, 2021 2:35 PM

To: Krystin Rice <KRice@toaks.org>; Iain Holt <IHolt@toaks.org>; Tabitha McAtee <TMcAtee@toaks.org>

Cc: Michael Forbes <MForbes@toaks.org>; Kari Finley <KFinley@toaks.org>

Subject: Fw: New zoning proposals

FYI

From: joanne wagner <jwagner_481@msn.com>

Sent: Tuesday, March 2, 2021 11:57 AM

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

Subject: New zoning proposals

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 voicing my opinion on the New General Plan. I have a map with pictures of what new proposed buildings could look like and in what areas they could be built. I am not against apartment buildings being built on large undeveloped areas such as Rancho Conejo Blvd., the property that has been used for the drive in movie or the area where the conejo valley high school sits unused. I do not agree that the undeveloped area in the vicinity of I-Hop, Baskin Robbins and the N.P. Library should have high rise apartments built on it.

I saw the apartment building on T.O. Blvd and Erbes Road built so close to the main street and thought it looked like living in the San Fernando Valley and that I was choking. I am against that kind of housing. We have lived here for more than 40 years and witnessed a lot of changes which I thought were very good; the building of the Oaks Mall and the Lakes shopping center with the Civic Arts Plaza.

I grew up in New York and lived with this. I am not against change, but I moved here to get away from big city life and overcrowding, and at one point Newbury Park was the place I wanted to live in and still do.

I hope you will reconsider building on these areas.

Thank You,

Joanne Wagner

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

Michael Forbes <MForbes@toaks.org>

Tue 3/2/2021 12:14 PM

To: General Plan <GP@toaks.org>

From: Michael Bard <mjbard@me.com>**Date:** Tuesday, March 2, 2021 at 11:18 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:** 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 resident of Thousand Oaks and Manager of Salon Suites in Thousand Oaks, where my wife Donna is an Owner, 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.

Regards,
Michael

Michael Bard
Salon Suites
Business Manager
1655 E. Thousand Oaks Blvd. Suite 201
Thousand Oaks, CA 91362-2800

805.490.5505 (cell)

mjbard@me.comwww.tosalonsuites.com

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Fwd: Development of Apartment Complexes

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

Wed 3/3/2021 12:12 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.

----- Forwarded message -----

From: **Danielle Loveall** <dloveall444@gmail.com>

Date: Wed, Mar 3, 2021 at 12:04

Subject: RE: Development of Apartment Complexes

To: <kmcnamee@toaks.org>, <ejones@toaks.org>, <aadam@toaks.org>, <bengler@toaks.org>, <claudia4slowgrowth@gmail.com>

Dear City Council Members,

I am deeply concerned about the 81,124 apartment units you are approving throughout the City of Thousand Oaks. First of all, if you ever lived in an apartment complex would know how horrible it is, being stacked in with people below and above you and wall to wall. Then you factor in a barking dog kennel from hell making living there unbearable and onsite employees controlling your living space.

Environmentally, the pollution from the overwhelming increase in traffic will poison our air quality and the shortage of water would most likely escalate to what Los Virgines Water district is doing "TOILET TO TAP" into Ventura County.

What we need here in this fine town is affordable Townhouse Communities where they are two story units that provide "PRIDE OF OWNERSHIP" privacy and keep the population from over escalating.

A couple apartment complexes built in less desirable areas on a very gradual basis would be a more intelligent way to go, with the effects being monitored. I am sure that not one of the developers wanting to build these apartment complexes would want to live there themselves. Would You?

Please don't destroy Thousand Oaks.

Respectfully,
~Danielle Loveall

--

Claudia Bill-de la Peña
Mayor, City of Thousand Oaks

805.449.2103

[Biography](#)

[Website](#)

[Twitter](#)

4/22/2021

Mail - General Plan - Outlook

[Facebook](#)

[Instagram](#)

#inthistogether #tostrong

Fwd:

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

Wed 3/3/2021 6:38 PM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

From: Marcie amihod <marciesdream@gmail.com>

Date: March 3, 2021 at 6:20:19 PM PST

To: claudia4slowgrowth@gmail.com

So how can we slow our growth? Already they are building units so fast. Our water and ,streets aren't built like the valley!

Fw: TO Vision 45

Michael Forbes <MForbes@toaks.org>

Wed 3/3/2021 11:50 AM

To: General Plan <GP@toaks.org>

From: Thomas Lang <tomlang.mi@gmail.com>

Sent: Tuesday, March 2, 2021 12:35 PM

To: Bob Engler <BEngler@toaks.org>

Subject: TO Vision 45

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 Council Member Engler,

I have reviewed the three plans in the TO Oaks 45 website but have not yet voted. I would appreciate it if the council would consider a fourth alternative which still allocates enough housing to keep Sacramento off our backs but plans for a fraction of the 30,000 available units. The amount approved in 1996 can no longer comfortably fit in the remaining space. Certainly if the city took a different approach decades ago and many of our beautiful neighborhoods were more compact neighborhoods of townhomes behind In-n-out we could have a nice city with 80,000 units. However, myself, and I believe a strong majority of the citizens here do not support finding a way to cram 30,000 units into what remaining space we have.

TOM LANG
Newbury Park

General planning question

Stephanie Steiner <slpytc@live.com>

Thu 3/4/2021 10:10 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.

Good morning,

I have listened to the webinar, and wondered what infrastructure regarding traffic flow/ lane additions/ stop lights, etc that might be needed to allow for safety as well as congestion concerns along Newbury Spur, Kelly road, and Ventu?

Thank you,
Stephanie

Get [Outlook for Android](#)

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/4/2021 7:27 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Adam Elbaz

Email: adam.deckel@gmail.com

Message: More apartments will drive many away from Thousand Oaks. I'm sure many of us would prefer our taxes be raised and keep Thousand Oaks the way it is

Fwd: Toaks2045.org

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

Thu 3/4/2021 10:05 AM

To: General Plan <GP@toaks.org>

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Begin forwarded message:

From: companyfavorite <companyfavorite@roadrunner.com>

Subject: **Toaks2045.org**

Date: March 4, 2021 at 8:46:29 AM PST

To: claudia4slowgrowth@gmail.com

Dear Mayor Claudia Bill-de la Pena,

I can't believe what I am seeing in the plan for our City for the next Master Plan. It is riddled with problems and will result in our little town of Thousand Oaks looking like Brooklyn, NY.

I have always supported the majority of your views and voted for you in each election. But, the latest actions by the City Council are very concerning! Please put a pause button on the Master Plan.

Rushing us into an April vote on a Master Plan seems very contrived. No one knew this was coming? Although the committee has been in place for over a year now, most citizens assumed that the plan would be consistent with the model of our City now. We couldn't have a year to discuss and plan? Why are major plans for construction being approved while we are deciding on additional use for the next major Master Plan. Shouldn't everything be put on hold, while the Master Plan is decided? It would seem to me that the new construction, should factor into the density studies (they were not previously, because they were not approved.) (Three hundred apartments on TO Blvd, The Lakes project and more).

Please consider what these alternatives will do to our city! None of them are acceptable. Who came up with these? I can bet most of them do not work and live in our city!

Do we want our city depicted by 5-6 story building lingering along the freeway 101? No one will be able to see beyond, so our city will look just like Oxnard. An ugly, no-planned city that invites every contractor to their piece of the profits at the cost of the future residents who live there.

With these very concentrated high density areas, how will the rest of us access the

freeway? The stores, the civic arts plaza? There are only three major roads North/South in T.O. These are crowded now. What are the plans to add major roadways to accommodate the thousand of new residents? How will the wastewater and trash service be affected?

This is one of the most important items facing our city. I hope you are aligned with keeping our city with the same small town feeling while allowing an avenue for growth and re-definition.

Thank you,

Deb Gill

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/5/2021 6:58 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: Charles Harper

Email: charlieharper07@gmail.com

Message: I would like to simply voice my opinion as a home owner in Newbury Park that is highly against any plan that leads to more dense housing in our city. We moved here to get away from an urban feel with a large focus on outdoor recreation. More dense housing among other things leads to more people, laws, crime, pollution, and traffic on our cities streets and trails. I cannot believe the lack of voice the home owners of this town had throughout this process where it seems the motivation of these new plans is to benefit developers and others who do not live here. Thankfully my kids are small so if the current council/commission wrecks this beautiful place with big buildings and wall to wall people we can easily leave. Thank you for your time.

Fwd: Borchard Property- General Plan update

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

Sat 3/6/2021 5:22 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.

Begin forwarded message:

From: "DuRoss, Patrick" <Patrick.DuRoss@ngkf.com>

Subject: Borchard Property- General Plan update

Date: March 6, 2021 at 5:21:33 PM PST

To: "claudia4slowgrowth@gmail.com" <claudia4slowgrowth@gmail.com>, "BEngler@toaks.org" <BEngler@toaks.org>, "AAadam@toaks.org" <AAadam@toaks.org>, "EJones@toaks.org" <EJones@toaks.org>, "KMcNamee@toaks.org" <KMcNamee@toaks.org>

Cc: "mforbes@toaks.org" <mforbes@toaks.org>, "KParker@toaks.org" <KParker@toaks.org>, Andrew Powers <APowers@toaks.org>

Good afternoon all. As a resident of Thousand Oaks, 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.

I grew up in Newbury Park, currently live on the east of Thousand Oaks, and I do a lot of work with the companies and owners that occupy and own industrial and life science properties in the Rancho Conejo area. I've always thought that the residents of Newbury Park could use some amenities of their own that don't require driving to the other side of town. I also know that employers, particularly in the life science industry, need to be able to attract and retain young employees that are in need of entry level housing. These young employees also appreciate amenities and I believe this site provides the perfect opportunity to provide both of these elements and could serve as a nice gateway piece to Newbury Park. A mixed use designation that hits on these elements would be a great addition for our community.

Should anyone have questions on what I hear from my friends who live and work here or from my clients who own and run businesses here in the Rancho Conejo area, I would be happy to provide any feedback. Thank you so much and enjoy the rest of your weekend.

Regards,

Patrick DuRoss, SIOR
Senior Managing Director

NEWMARK

24025 Park Sorrento, Suite 480

Calabasas, CA 91302

t 818-921-8530

m 818-219-8903

patrick.duross@ngkf.com

-

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Licensed Real Estate Broker

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Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/7/2021 6:48 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: Veronica Barraza

Email: veronica.bspace@gmail.com

Message: I looked at your proposed land use alternatives. It's a huge NO for me. These plans make our precious Conejo Valley look like the San Fernando Valley. As a resident of Conejo Valley, I don't want my community to look like the valleys in LA county. The draw of living in Newbury Park in Thousand Oaks is that it has a small-town feeling and Over-development will not improve our quality of life. That will bring overcrowding and more traffic. Please look at the 101. Do you think those already high traffic levels will stay the same? Come on, be realistic. When you build you don't accommodate just the families that currently live here; you instead open the door for more people to move.

No to development

Veronica Barraza <veronica.bpace@gmail.com>

Sun 3/7/2021 6:51 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 looked at your proposed land use alternatives. It's a huge NO for me. These plans make our precious Conejo Valley look like the San Fernando Valley. As a resident of Conejo Valley, I don't want my community to look like the valleys in LA county. The draw of living in Newbury Park in Thousand Oaks is that it has a small-town feeling and Over-development will not improve our quality of life. That will bring overcrowding and more traffic. Please look at the 101. Do you think those already high traffic levels will stay the same? Come on, be realistic. When you build you don't accommodate just the families that currently live here; you instead open the door for more people to move.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/7/2021 9:29 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: Deborah and William Hang

Email: socalhangs@gmail.com

Message: We are VERY much opposed to changing the height limitations to more than 3 stories anywhere in the city.. The concentration of mixed use/apartments along Thousand Oaks Boulevard and at the intersection of Westlake Boulevard and Thousand Oaks Boulevard would seem to contribute to traffic that already can be a problem.

We, like most residents of Thousand Oaks, do not wish to turn our beautiful community into The Valley! If the state is mandating a certain amount of housing Thousand Oaks either needs to fight Sacramento or at least do the minimum required.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/7/2021 11:34 AM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Walter Browksi

Email: walterbrowski@gmail.com

Message: I am extremely disappointed with some aspects to zoning proposals. The thing that is most objectionable are the proposals for the high rise buildings 5 and 6 stories high. Part of the charm of the WLW is the country feeling to this community if you intend to build 5 and 6 stories you will turn this area into another Woodland Hills.

RE the GP: Introducing "The Mountain Ridgeline Rule"

Gary Raymond <glraymond@earthlink.net>

Mon 3/8/2021 4:04 PM

To: General Plan <GP@toaks.org>

 1 attachments (2 MB)

Forwarded Message.eml;

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.

Regarding the General Plan and the additional buildings that will be eventually built in Thousand Oaks.

I have been a resident here since 1981 and do not want to lose the semi rural feel that we have here in Thousand Oaks.

I have a proposal I call "The Mountain Ridgeline Rule" . It states that any new buildings must not go higher than the surrounding visible mountain ridge lines as seen from your car on Thousand Oaks Blvd. or the 101 fwy. or other adjacent streets.

What this means is that if you are in your car on Thousand Oaks Blvd. you should not have any building block your ability to see the tops of the nearby mountains. The only exception is where a one story building stills blocks the view. That would be allowed but higher buildings should not. This can be accomplished by adjusting the building height as the structure gets farther away from the street. In this way a 2 story building would be set back a little. A 3 story building back more and in some cases a 4 story building can be accommodated if 100s of feet back from the street towards the mountains.

Unfortunately the new structures on the old Lupe's site violate this rule but could have been built to comply. If the front building was 1 story instead of 3 you could still see the Southern mountain ridges. The further buildings which are 3 story are fine as they are far enough back that the angle of view still allows the mountains to be seen.

This concept can allow us to comply with the new construction requirements AND keep much of the cozy rural feel we all love about Thousand Oaks.

You'll notice in the photo that the 3 story buildings in back don't look any higher than the 1 story building that is close on T. O. Blvd. and do not block the mountain Ridgeline view.

Sincerely,
Gary Raymond

2406 Sirius St.
Thousand Oaks, CA 91360
glraymond@earthlink.net

4/22/2021

Mail - General Plan - Outlook

H 805-492-5858

C 213-509-8347

FW: Support for housing at the Borchard Opportunity Site

Michael Forbes <MForbes@toaks.org>

Mon 3/8/2021 9:43 AM

To: General Plan <GP@toaks.org>

From: Dianne McKay <dianne@mustangmktg.com>

Date: Friday, March 5, 2021 at 12:20 AM

To: claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>

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

Subject: Support for housing at the 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.

Hi Claudia,

As you know I have lived in the Conejo Valley most of my life. I have watched it grow and change a lot since 1972. Unlike some, I think change and planned growth are important for keeping our community vibrant and economically strong. I also know we have housing numbers from the state we need to attain so we must look at where that works best.

I am in support of your efforts to update the City's, General Plan. Additionally, I support of the rezoning of the Borchard Opportunity Site for potential housing, mixed-use, and/or other future needs of our community. I have driven by it every day for many years on my way to/from my office. I pass it on my way back from VCCCD meetings. This is an ideal site for a welcoming entrance to our city from the Conejo Grade. Additionally, residents living there can walk or bike to work in the Rancho Conejo area; children can go to school at EARTHs magnet school nearby; and also within walking distance, along with retail and restaurants, is our Newbury Park branch of the library. That is a lot to offer without having to use a car.

I know there are many options to consider, but properly developed, this should be a beautiful and needed addition to Thousand Oaks and help meet the housing needs as we look to the future of the community.

Thank you for your service and hope your family are well.

Best,
Dianne

Dianne B. McKay
President
Direct line: 805-262-6002
Cell: 805-402-4550
mustangmktg.com



Proposed Zoning

Bob Trevathan <trevathan.bob@gmail.com>

Tue 3/9/2021 11:12 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.

I heard, what I think is misinformation, that there are, literally, thousands or tens of thousands of housing units being proposed for Thousand Oaks.

I do not believe this is the case but would like to know about how many actually might be possible given the zoning changes indicated.

Please let me know if there is any plan or information that you can share.

Thanks,

Bob Trevathan
805-207-5346

Fwd: New construction

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

Tue 3/9/2021 1:24 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.

Begin forwarded message:

From: Art Sorrentino <s.skipsor@gmail.com>

Subject: New construction

Date: March 9, 2021 at 1:06:05 PM PST

To: Claudia4slowgrowth@gmail.com

Either you haven't noticed ,or you don't care, that for the past year we have been in a pandemic caused by the Covid virus. This virus has killed tens of thousand people in California and, although it seems to be slowing, it has not stopped.

If you look at the areas in the San Fernando Valley which have been hardest hit are primarily in the northeast parts of the Valley. Pacoima, San Fernando, Sylmar, North Hills and Panorama City to name a few.

What these areas have in common is they are crowded with multistory apartment buildings, similar to what you are proposing to build on Thousand Oaks Bl. and Hodencamp Rd.

Take a drive on the 405 to Nordhoff St. and go east to Orion and Langdon streets. This will give you an idea what it is that you are unleashing on the residents of Thousand Oaks, Newbury Park and parts of Westlake.

Believe me, these aren't the only streets that are like this. They are just the closest to a freeway off ramp so you can see them quickly.

If you think I am making this up just drive around the area and see many more blocks of this congestion.

I know this area intimately, having worked there as a Paramedic for the Los Angeles City Fire Department for four years.

This didn't happen overnight in the Valley and it won't happen here for some time either. It's like a cancer that grows, unnoticed, until it kills the infected host.

That is what will happen here.

This project will bring one thousand or more people in close proximity to one another which is exactly what they have in the Valley.

More people, more vehicles, more pollution and more water usage to name a few problems that will be caused by this project. This in addition to the potential health problems which will be caused by the next wave of Covid or whatever follows it.

Where are you going to park the extra vehicles and how are you going to deal with the extra congestion?

More people crowded together will also bring more crime. The LAPD had to divide three of their divisions, Foothill, Van Nuys and Devonshire into a fourth division, Mission Division. This was due to an increase in crime in the three existing divisions. They couldn't handle it.

The Ventura County Fire Department and AMR would have to increase their presence in the Conejo Valley because they would not be able to handle the increased call volume.

Look at the Ventura County Fire Department's web site and see how many calls they have in Oxnard and Ventura compared to the Conejo Valley.

This is not even taking into account that the Oxnard and Ventura City fire Departments are completely separate and their call volume doesn't appear on the VCFD's web site.

The same applies to the Ventura County Sheriff's Department. If the LAPD, as large as it is, couldn't handle the increase in crime why do you think that the VCSO will be able to take care of more service calls?

Stop and think about what kind of hell you are unleashing on the citizens of the Conejo Valley before you act on this.

Don't let the possibility of more money in the city treasury put blinders on you.

I find it rather ironic that your email address is Claudia4slow growth.

Fwd: Master Plan

Claudia Bill-de la Peña <Claudia4Slowgrowth@roadrunner.com>

Tue 3/9/2021 4:05 PM

To: General Plan <GP@toaks.org>

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Claudia Bill-de la Peña

Mayor, City of Thousand Oaks

805.449.2103

[Biography](#)

[Website](#)

[Twitter](#)

[Facebook](#)

[Instagram](#)

Begin forwarded message:

From: Dennis Barnikel <dbcb@roadrunner.com>

Date: March 9, 2021 at 15:40:38 PST

To: aadam@toaks.org, Claudia4slowgrowth@roadrunner.com, bengler@toaks.org, ejones@toaks.org

Subject: Master Plan

Hello Council Members,

The only thing worse than whomever designed the format that shows the Proposed Master Plan would be the way this city is trying to destroy the way we live. You should stay with what made our City so great and stop trying to change the height and density to what developers would benefit them and make us another Valley. We don't want any more development that changes the rules of what we have in place now. Keep Thousand Oaks as a great place to raise families and not make the developers richer at our expense.

It should be your priority to keep Thousand Oaks at a minimum increase of what is required by the Government and not a single building more.

If this new plan is approved by you members plus Kevin McNamee the people will revolt and you won't be welcome anywhere in Thousand Oaks again.

Dennis Barnikel (48 year resident)

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Tue 3/9/2021 10:31 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: Gary Raymond

Email: glraymond@earthlink.net

Message: Regarding the General Plan and the additional buildings that will be eventually built in Thousand Oaks.

I have been a resident here since 1981 and do not want to lose the semi rural feel that we have here in Thousand Oaks.

I have a proposal I call "The Mountain Ridgeline Rule" . It states that any new buildings must not go higher than the surrounding visible mountain ridge lines as seen from your car on Thousand Oaks Blvd. or the 101 Fwy. or other adjacent streets.

What this means is that if you are in your car on Thousand Oaks Blvd. you should not have any building block your ability to see the tops of the nearby mountains. The only exception is where a one story building stills blocks the view. That would be allowed but higher buildings should not. This can be accomplished by adjusting the building height as the structure gets farther away from the street. In this way a 2 story building would be set back a little. A 3 story building back more and in some cases a 4 story building can be accommodated if 100s of feet back from the street towards the mountains.

Unfortunately the new structures on the old Lupe's site violate this rule but could have been built to comply. If the front building was 1 story instead of 3 you could still see the Southern mountain ridges. The further buildings which are 3 story are fine as they are far enough back that the angle of view still allows the mountains to be seen.

This concept can allow us to comply with the new construction requirements AND keep much of the cozy rural feel we all love about Thousand Oaks.

You'll notice in the photo that the 3 story buildings in back don't look any higher than the 1 story building that is close on T. O. Blvd. and do not block the mountain Ridgeline view.

Sincerely,
Gary Raymond

2406 Sirius St.
Thousand Oaks, CA 91360

4/22/2021

Mail - General Plan - Outlook

glraymond@earthlink.net

H 805-492-5858

C 213-509-8347

Land use survey

Elena's Email <elena.lukas1@gmail.com>

Wed 3/10/2021 9:28 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.

I found the survey to be extremely complex and technical. I am well educated and still felt confused throughout.

Was your goal to stifle feedback from the residents of Thousand Oaks? Certainly, the information and queries could have been simplified for the general public.

Paul Lukasiewicz MD

Sent from my iPad

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Wed 3/10/2021 4:59 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.

Sent via form submission from [Toaks2045](#)

Name: Ariella Ginoza

Email: ariella.wayne@verizon.net

Message: Thousand Oaks and Westlake Village are planned communities for people wanting to live in single family dwellings near schools, shops, restaurants and medical care. The tax paying, law abiding, community preserving residents of Thousand Oaks and Westlake Village are not interested in high density housing or high density business.

The general plan should reflect the preferences of the folks actually living in and paying taxes in the community it's affecting. We are already being overrun with new apartment buildings and there are upwards of 100 multi family units available for rent daily in this area. There are also many homes, of all sizes and costs, for sale and lease in this area, indicating there is no housing shortage and no need to build more housing of any kind.

You are about to destroy the look, feel, and value of Thousand Oaks and Westlake Village, not to mention that the schools, streets and medical facilities cannot bear additional density. The people of Thousand Oaks and Westlake Village that OWN property and pay taxes here DO NOT WANT DENSITY! There are many places in the world that I would like to live but cannot afford to. I do not expect people to build affordable housing for me simply because I want to live there and can't. I have always commuted to work and have never had the expectation that someone should build affordable housing next to my job for me so I am not inconvenienced by a commute. Not everyone can live everywhere and have everything. Please stop following this thinking when planning for our community, you are going to destroy it.

What a renter has to say or a college student has to say about the general plan should not carry as much weight as the tax paying, property owners who are raising families and sustaining our community. By allowing mutli story commercial buildings, parking garages and high density housing you will completely change what makes Thousand Oaks and Westlake Village desirable, valuable and unique.

Updating, beautifying, and modernizing our community is great -- turning it into the San Fernando Valley is unacceptable. Listen to the families and the folks who are the backbone of this community in every way, and DO NOT BUILD HIGH DENSITY HOUSING AND MULTI STORY COMMERCIAL BUILDINGS throughout our beautiful city. You will cause ruin and damage that cannot be undone, that is both predictable and preventable.

Please take care to make the right choices and take the right actions on behalf of the residents and the community. Protect and preserve the essence and integrity of Thousand Oaks and Westlake Village. If the State is making unreasonable, thoughtless demands and quotas, negotiate and build only what you must in the open, less populated areas in Newbury Park, etc. Work at the outskirts of the community, don't up end and destroy the established flow and structure of the inner workings of our city and what already exists/serves people. Don't just bend to their mandates, fight for our city. Thank you.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Wed 3/10/2021 6:49 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: Kimberly Loiacono

Email: Soulcarebodywork@gmail.com

Message: Why are you making the process to view and comment on the plan so difficult? It is hard to navigate and complicated that most people will not comment.

Here's my comment – our city should comply with a minimum the state requires as our infrastructure cannot support the amount that is proposed in any of these three proposals. I do not agree with any of these That have been proposed as I bought in Thousand Oaks because of it slow growth plan

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 1:03 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Charlotte Hitchings

Email: toavon4u@gmail.com

Message: Don't turn Thousand Oaks into Los Angeles by building mixed multi purpose property - Apartments & shops! Really a BAD idea!

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 1:15 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: kristen bridges

Email: kristenbridges1945@gmail.com

Message: I can't seem to find the survey however I have been a resident since 1985 in Thousand Oaks and my love for this valley runs deep as I raised 8 children here. I am not in agreement with the rezoning of land to high density apartments that add way to much population in this valley causing traffic congestion and increasing the need for first responders to the inevitable rise in crime. Increasing the population from 130 to over 200 thousand is not what we as residents were promised under the General plan. The State has mandated 2600 new housing units by 2029, must they all blight our beautiful valley with view blocking high buildings framing in as many units as possible to over populate our cities? I think not to me this is developer greed !

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 1:28 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.

Sent via form submission from [Toaks2045](#)

Name: Astrid Conte-Williams

Email: arcw1@mac.com

Message: Preserve the lifestyle & beauty of surrounding Thousand Oaks & DO NOT TURN IT INTO LA COUNTY.

Traffic mitigation

Betsy Krehbiel <betsyfri@gmail.com>

Thu 3/11/2021 2:15 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 have been looking at the three plans and I haven't found anything that talks about how you would mitigate or handle increased traffic. As you know, the traffic has markedly increased along the north and southbound corridor between Rancho Rd. and Wendy Dr. In addition, we have seen increased traffic at the intersection of the 101 Freeway and the 23. Public transportation is limited and not very effective. What is being proposed?

Regards,

Betsy

Betsy Friedman-Krehbiel

805-390-8092

betsyfri@gmail.com

General Plan Land Use Comment Letter - Borchard Opportunity Site

Adam Haverstock <ahaverstock@conejochamber.org>

Thu 3/11/2021 2:41 PM

To: General Plan <GP@toaks.org>

Cc: Michael Forbes <MForbes@toaks.org>; Danielle Borja <dborja@conejochamber.org>

📎 1 attachments (660 KB)

Usage of Borchard Opportunity Site.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.

Hello,

Please see the attached letter from the Greater Conejo Valley Chamber of Commerce. This letter is a comment on the land use element update being considered as part of the Thousand Oaks general plan update.

Specifically, it discusses the Chamber's preferred uses for the Borchard Opportunity Site in Newbury Park.

Let me know if you have any questions.

Thanks!

Adam

--



Adam Haverstock

Director of Government Affairs & Tourism

Greater Conejo Valley Chamber of Commerce

Helping Businesses Succeed and Conejo Valley Thrive!

[805 370 0035](tel:8053700035)

ahaverstock@conejochamber.org

ConejoChamber.org

600 Hampshire Rd, Suite 200, Westlake Village, CA 91361





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Elaine Salewske
Director-at-Large
Takeda Pharmaceutical Company Ltd.

Ed Sahakian
Member-at-Large
Ventura County Credit Union

Danielle Borja
President / CEO
Greater Conejo Valley
Chamber of Commerce

DIRECTORS

Adam Antoniskis
The Oaks Shopping Center

David Barnett
Hyatt Regency Westlake

Steve Bertram
Atara Biotherapeutics

Redonna Carpenter-Woods
Bank of America Merrill Lynch

Monique Corridori
Corwin

Stacy Diaz
PennyMac

Michael Dutra
Candu Graphics

Darla Everett
Amgen

Kinsie Flame
Jacob Flame's Tang Soo Do University

Johnathan Franklin
Los Angeles Rams

Eva Gomez
California State University
Channel Islands

Jason Herbison
HUB International

William Koehler
Law Offices of William D. Koehler

Mark LaValle
Hatch Café & Market

Austin Manning
Los Robles Health System

Andrea McClellan
Boy Scouts of America

Dianne McKay
Mustang Marketing

Douglas Messner
Ameriprise Financial

Eddie Moore
Oaks Christian School

Marja Price
Janss Marketplace

Milla Shaposhnik
Union Bank

Candice Shehorn
Key Pointe Asset Management

Kimberly Tharpe
Citizens Business Bank - Camarillo

Ryan Van Ommeren
California Lutheran University

Felix Wang
Best Western Plus
Thousand Oaks Inn

Joe Weber
Chatsworth Products

Sepideh Yeoh
Unitec



March 9, 2021

Mayor Claudia Bill-de la Peña
City of Thousand Oaks
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

Re: Borchard Opportunity Site – Designate For Mixed Use

Dear Mayor Bill-de la Peña and members of the City Council,

As the City of Thousand Oaks updates its General Plan, the Chamber is working hard to help the city prepare for the next 25 years of residents, businesses, employees and visitors. The decisions about the allowable uses under the General Plan will shape the future of Thousand Oaks for generations to come.

The City Council previously identified several opportunity sites in Thousand Oaks, acknowledging them as appropriate for future development. The largest of these sites is the large 37-acre parcel adjacent to the 101 Freeway at Borchard Road.

While originally planned for residential, this undeveloped parcel is the city's best opportunity to create a vibrant and walkable mixed-use project that will provide workforce housing for Thousand Oaks and the nearby emerging life sciences hub in the Rancho Conejo area.

As part of your deliberations and approval of the General Plan, it would be the Chamber's recommendation that this parcel be designated as "Mixed Use Medium" or "Mixed Use High." This type of use will allow our life science companies to attract to Thousand Oaks the type of talent that will ensure our community flourishes for the next 25 years.

As always, we appreciate our excellent partnership with the Thousand Oaks City Council and staff. If you have any questions, please contact me at 805.267.7507 or dborja@conejochamber.org.

Sincerely,

A handwritten signature in black ink that reads "Danielle Borja".

Danielle Borja, MBA
President/CEO
Greater Conejo Valley Chamber of Commerce

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 3:43 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Hazel Hall

Email: Hazeleyes310@outlook.com

Message: I moved here from Sherman Oaks to escape the congestion, crowds and tall buildings. Thousands Oaks is a great small town without all the hustle and bustle of the city. Please don't make this another crowded city full of commercial and apartment buildings.

FW: Rob McCoy reaching out

Michael Forbes <MForbes@toaks.org>

Thu 3/11/2021 4:06 PM

To: General Plan <GP@toaks.org>

From: Rob M <rob@gccto.com>

Date: Thursday, March 11, 2021 at 3:45 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: Rob McCoy reaching out

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Dear Mayor and Councilmembers:

As a former councilmember, pastor of Calvary Chapel Thousand Oaks and a 21-year resident of Thousand Oaks, I want to say thank you for protecting and serving our City. Having served in your position, I am fully aware that the State of California continues to trample the autonomy of local City governments. We (the citizens of Thousand Oaks) have entrusted all of you by consent, to protect us from our State's endless overreach. Our congregation and the 1000's that support us, have experienced a State Government relentlessly imposing itself upon common citizens and their freedoms. We all love this City and cherish our open space and as such, we by consent, chose you all to protect us from such abuse. I want you all to know that I am in full support of your efforts to update the City's General Plan. I too am in support of the rezoning of the Borchard Property for potential housing, mix-use, and/or other future needs of our community. We are grateful to leave development decisions in your hands as opposed to an overreaching state government that clearly doesn't care about our community but only their power. I personally know having served in your position that if you set the zoning instead of the State, our resplendent City can stave off the State's fervent encroachment of our autonomy.

Thank you for all you do in defending our City.

Kindly,

Rob McCoy

--

Rob McCoy
Senior Pastor

Godspeak Calvary Chapel
320 Via Las Brisas
Newbury Park, CA. 91320

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 4:10 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Patricia Bellinghiere

Email: mybellhotel@aol.com

Message: I have lived in the Westlake area on the Ventura county side since 1973 There has been many changes to the whole area. 3 of my children graduated from New bury Park and 2 from the new Westlake High. Through the years our council has done a pretty good job of developing our city in a good way. The Oaks had those that didn't want it built but we drove either North or South to find stores with a little more then the Janss shopping center provided. The Goebel center, library and teen center were all good happenings. I am happy with the entertainment that was provided at the Civic arts! However we were told how profitable it would be through the future years and it seems just Mr. Carouso is the one who profited. The hanging Art on the outside was well sold on it's beauty as it rippled in the wind! After being hung there was the realization that panels might fly off in wind storms and law suits against the city if autos were hit under such circumstances. Our council hasn't always been truthful with us and much of this is more beneficial to the council members voting for it and whoever they are in with in the planning. We don't need the too tall buildings in the plan anywhere. You keep talking about cheaper housing in the area. It costs to build so how much will a contractor drop his profit to build low cost homes even if in multiple units? We have Thousand Oaks Blvd across town that is already so busy it is hard to go through town and now has been slowed even more with the monstrosity built where the Mexican restaurant was and then we have Hillcrest which with the bicycle lanes is the alternative street across the city.. When the 2 shopping centers were built on either side of Westlake Blvd and Thousand Oaks Blvd, neither had enough parking spaces for city permits so someone thought up to combine the two and then there were adequate numbers for parking spaces. How many people walk across 6 lanes of traffic to go to the other side? By themselves at busy times parking is a problem. We vote people to the council we think will be honest in their treatment of their job and yet we had a group who very generously voted life-time medical insurance for them and their families. Very generous until it came to the attention of the public. It is mentioned that just because the plans are approved doesn't meant that it will all be built out! That it is a long time to the finish and maybe never will be completed. Small chance, once it is approved, there will be no turning back so why have the plans for so many years ahead. We have a beautiful city. Build out on the empty spaces, leave the ridgelines for everyone to be able to see. Money on a handshake has no place on our city council's hands!

FW: Supporting of the Rezoning and Proposed Mixed-Use Land of the Borchard Property

Michael Forbes <MForbes@toaks.org>

Thu 3/11/2021 4:15 PM

To: General Plan <GP@toaks.org>

From: Tim McDougall <timmcdougall.realty@gmail.com>

Date: Thursday, March 11, 2021 at 1:18 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: Supporting of the Rezoning and Proposed Mixed-Use Land of the 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 Council Members -

As a resident of Newbury Park 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 Opportunity Site for potential multi-family housing, mixed-use, and/or other future needs of our community. This site has been vacant for over 50 years, and the City should use it to meet its housing, businesses, and other community needs. Thank you for serving our community!

Respectfully yours,

Timothy M. McDougall

805-358-3661 (cell)

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 4:50 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Ryan Rose

Email: hrsemn2@hotmail.com

Message: Don't turn Thousand Oaks Blvd into Ventura Blvd. This isn't the San Fernando Valley. Don't turn Thousand Oaks into the San Fernando Valley by taking all for sale signs on Thousand Oaks Blvd and turning it into 10 story mixed use luxury crap. The city should be more focused on more affordable housing for the homeless and low income and less for the wealthy!!! Focus on low income housing such as Section 8 housing zones.

Form Submission - Comment Form

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Thu 3/11/2021 5:05 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Elsa Fowler

Email: Ekf2011@hotmail.com

Message: As a homeowner in Thousand Oaks for the past 45 years I am invested in this wonderful community. I am in favor of the concept presented, however I have a few concerns:

1-the 75" buildings seem too tall

2- if they are for lower income workers why aren't a higher percentage of units designed ?

3- can the city's infrastructure support all of the proposed units?

Thousand Oaks 2045 GIS data

Michael Shin <shinm@ucla.edu>

Thu 3/11/2021 5:59 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.

Hello -

I am a resident of Thousand Oaks and interested in obtaining the geospatial/GIS data for the existing general plan, and for the three proposed alternative land uses. I find the maps difficult to access, navigate and compare on the website and through the report, and would like to perform some comparisons and analyses of my own.

Many thanks in advance.
Prof. Shin

Michael E. Shin, PhD
UCLA Geography
1255 Bunche Hall
Los Angeles, CA 90095-1524
t +001.310.980.4535
<https://gis.ucla.edu/>

Fwd: Oppose more housing in Thousand Oaks

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

on behalf of

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

Thu 3/11/2021 7:31 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.

Begin forwarded message:

From: John Gehart <jwgehart@ix.netcom.com>

Subject: Oppose more housing in Thousand Oaks

Date: March 11, 2021 at 6:46:12 PM PST

To: claudia4slowgrowth@gmail.com, bengler@toaks.org, aadam@toaks.org,
ejones@toaks.org, kmcnamee@toaks.org

Honorable City Council Members:

You should oppose the California Legislature's mandates to nearly doubling the density of housing in Thousand Oaks.

First, we can litigate against the Legislature's forcing us to decrease our land values, quality of life, and endanger everyone's lives when the next pandemic hits. As we saw with COVID-19 in Los Angeles, dense housing can become a death sentence and allow pandemic viruses to mutate and become more contagious and deadly. The Legislature's mandating housing without just compensation, without any concern for public health, and without any concern for the will of the public appears not just unwise, but unlawful as it appears analogous to an exercise of eminent domain which requires adequate compensation.

Second, we can revolt at the ballot box against the mandate to double housing in our developed urban and suburban areas by introducing a proposition to amend the Constitution to limit the Legislature's powers over housing density. No urban or suburban areas in California want more traffic, pollution, and the loss of quality of life that comes with it. If there

ever existed a cause worthy of a proposition, reducing population density has to qualify.

You have the following reason to oppose increasing population density: Quite simply, we already have all the housing that we will need in the 21st Century, because the world will experience a population implosion in this century.

The population of California will decline for at least the next two generations and likely for the rest of the century (as will the rest of the world's population), because the same technological gains that triggered the global population explosion have now triggered the upcoming population implosion. Antibiotics, antivirals, adequate food production, *et cetera* powered humanity's 20th century population growth, because people did not change their cultural birthing habits in response to the massive reduction in human mortality. Presently, there exists a 95% chance of one's offspring reaching retirement age. In the 21st century, couples globally have now adjusted their birthing habits to have an average of less than two children. California's birthrate has come down to exactly the "replacement-of-parents" birth rate of 2.1 births per couple. Just as important, age 26 has become the average age for first pregnancies in California and 37 has become the median age in California—an age skewed far toward the end-range of the woman's fertility when only 2.5% of a woman's eggs remain, endometriosis and fibroids inhibit pregnancy, and there exists about a 40% chance of miscarriage. Thus, when the average Californian woman does get pregnant, biology dictates that she will have one or two children only.

This all means that, unless California experiences massive migration, the year-over-year declines in population will not just continue but accelerate.

Currently our population decline appears as follows:

Year Population % change

2017 39,337,785 0.48% increase

2018 39,437,463 0.25% increase

2019 39,437,610 0% increase

2020 39,368,078 0.18% decline

2021 ??,???,??? 55,000 person decline due to COVID alone

Most of the globe is experiencing even steeper population decreases than we see here. Many octogenarians have seen their families go from siblings counted in double digits, to children counted on one hand, to grandchildren counted on two or three fingers. In Europe alone, the population will decrease at least 25% in most countries and some countries will see a 60% population decrease by 2100.

To alleviate overcrowding and inadequate housing, increasing population density usually creates more crime and homelessness, because there exists no such thing as "new" low-income housing in urban and suburban areas. Building codes and land values guarantee that all new housing in urban and suburban areas will cost about the same as existing housing.

The United States found an answer to overcrowding and inadequate housing after WWII: Build low-cost housing in rural areas. A perfect example of where we could build exists high desert between Pear Blossom Highway (138/18) and Highway 58 and between the 14 Freeway and Interstate 15. A drive along these highways introduces you to mile after mile of "For Sale" signs in lands near both water from the California Aqueduct and power lines. Developers could easily put 10 million residential units there as the area has far more land than all of the Los Angeles basin.

Why do we want to ruin our current suburban and urban communities when we have rural areas in need of development and people to create the demand for goods and services to establish an economy?!

The California Legislature has erred in mandating more housing. If we build it, we will lose, because, over the next couple of generations, California's population will decline like the rest of the global population will decline and we will end up with excess housing like Detroit.

Thus, we should oppose the California Legislature either in court or at the ballot box.

Thank you for your time if you read this far.

Best wishes,

John W. Gehart

T.O. Resident

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Thu 3/11/2021 8:34 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Edward Gallagher

Email: gallagherx5@yahoo.com

Message: high destiny expansion is the down fall of all great towns in this country, please study the past. A large number of people that live in the Canejo Valley left the sort of urban spall developmental mess that this plan is all about. A lot of people love this area because of the weather, charm, schools, parks, and a sense of community. Take a drive through the San Fernando Valley, and the redevelopment problems they are having, This Valley is one of the few special small cities left in Southern California, don't throw it away for money.

FW: Resident of Thousand Oaks, Supports re-zoning of Borchard Property

Michael Forbes <MForbes@toaks.org>

Thu 3/11/2021 7:34 AM

To: General Plan <GP@toaks.org>

From: Becki Wood <bnkwood@hotmail.com>

Date: Wednesday, March 10, 2021 at 8:04 PM

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

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

Subject: Resident of Thousand Oaks, Supports re-zoning 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 of Thousand Oaks, 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.

Thank you,

Becki Wood

Fwd: Rezoning

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

on behalf of

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

Fri 3/12/2021 9:28 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 Adkins <sherryd927@me.com>

Subject: Rezoning

Date: March 12, 2021 at 9:24:26 AM PST

To: claudia4slowgrowth@gmail.com

We are 100 percent AGAINST THE REZONING. This would ruin the neighborhood we've lived in all our lives. Do not allow wetland ruin either.

Sent from my iPad

Fwd: Thousand Oaks General Plan

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

on behalf of

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

Fri 3/12/2021 11:09 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: David Shechter <davidshec@msn.com>

Subject: Thousand Oaks General Plan

Date: March 12, 2021 at 11:02:37 AM PST

To: "claudia4slowgrowth@gmail.com" <claudia4slowgrowth@gmail.com>, "bengler@toaks.org" <bengler@toaks.org>, "aadam@toaks.org" <aadam@toaks.org>, "ejones@toaks.org" <ejones@toaks.org>, "kmcnamee@toaks.org" <kmcnamee@toaks.org>

Dear City Council,

I was dismayed to see your proposals for the Thousand Oaks General Plan. It is astonishing to see our city leadership acquiescing to the arbitrary desires of Sacramento to transform our city into something unrecognizable. The various proposals that you have set forth would greatly reduce the quality of life for Thousand Oaks residents. Moreover, I am confused by what appears to be your underlying premise; namely, that people somehow "deserve" to live in Thousand Oaks, and that we have to accommodate more people. Why? This strikes me as socialist engineering at its worst. I have been paying more than enough taxes for quite a long time, and I feel that I get to have a say on the future of my community.

Respectfully,

David Shechter
260 Via Monterey
Newbury Park, CA 91320

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/12/2021 11:44 AM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Tamara Fase

Email: tntfase@msn.com

Message: We are living in a beautiful safe community and are very against the over building of low income housing. This is not what we want in our community and will fight against this. Everyone I talk to feels the same! No to high rise apartment buildings.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/12/2021 1:16 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.

Sent via form submission from [Toaks2045](#)

Name: Megan Sandoval

Email: gonagem@roadrunner.com

Message: I attended the MAC meeting last night. Lived her since horses roamed by current Target. Not a fan of NP being used to build the mandated units assigned to us. I think that the input we witnessed last night is clear that NP is sort of being used without much consideration for how the citizens feel. We don't want the End of Alice in the slipper zone being built...how many times do we have to be clear about the wetland, flood zone issue with Mr. Moradian. While he is part of the TO BLVD rebuilding group, I am concerned that the supervisors on the board will be swayed by him..and not the citizens. The idea of all the building in NP on the side of the library, 31 Flavors, Michaels bikes, Smart and Final and the original CVUSD school is absurd. Where do you think these homes and mixed use buildings will have smooth traffic flow? I t is already incredibly crowded on the Wendy and Borchard offramps. It is insane to me that you think it is ok to build more homes etc on this side. The Wendy offramp looks like any town ...with all the fast food, Starbucks and Lowes etc. Enviornmentally, where are these people going to get their water supply when we are already facing a shortage. While I do understand that this 25 year plan is necessary to take in for growth I feel that Newbury Park appears to be a dumping ground for the assigned mandated units...spread it out. Think it through. You may not care if we become another "Valley" but the citizens clearly are PASSIONATE about WHY THEY LIVE HERE. No multiple story buildings are desired...no density issue to compound the already impenetrable traffic. Listen, I am 67...and while I may not be around to see the destruction, my children and grandchildren will be. How often do you hear of children wanting to live where they grew up? Most want to get away as soon as possible. Please, don't destroy the views and open area feeling of our town. You are off to a good start doing it..so please...pause and consider the damage more growth will do. Also, i don't think a very good job has been done on notification to the public. Most of the people I have spoken to do not know this is going on..and they are educated and read the paper. Thank you...Megan Sandoval

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/12/2021 1:20 PM

To: General Plan <GP@toaks.org>

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Sent via form submission from [Toaks2045](#)

Name: Chris LaPerche

Email: chris@harvestinsurance.com

Message: Business owner and resident of Newbury Park. Please do not build in the wetlands by side of freeway by Borchard Rd with more buildings. That is a great area for a park or just leave it alone.

Less Is More

WESTLAKE PUBLISHING - Russ Reinberg <finescalerr@msn.com>

Fri 3/12/2021 1:56 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.

I'm sure you have heard the expression, "Less is more." It is an almost universally applicable concept. In the case of planning for the future of Thousand Oaks it is crucial that any changes be minimal.

The Conejo Valley already has surpassed its ideal population, structure density, and level of automotive traffic. As climate change becomes increasingly severe our region receives much less rainfall and is more prone to wildfire. We have no source of additional water. Yet the city council wants to consume even more water and add more housing and industry, presumably because members think that will increase tax revenue. In reality the more growth, the more problems the city will encounter and the more money it will need; it is a vicious circle.

Politicians at every level of government are not historians and virtually none learns the lessons of history. Turning the Conejo Valley into an emulation of the San Fernando Valley, no matter how lovely it may look on paper, will aggravate every negative aspect of our community.

When you buy a new smartphone or tech device, don't you wish they manufacturer would perfect its operation and simplify its operating system instead of annually adding unnecessary features, complication, and a constant onslaught of new flaws and bugs? The current plans for our future will cause analogous problems and disruption the city council seems unable to foresee. The Conejo Valley will suffer from greater population and expansion. Instead we should limit population, stop open space development, forget about adding new and bigger structures but improve, upgrade, and perfect what already exists. And, for goodness' sake, please face reality and build some kind of system for capturing rainfall and storing it underground.

If you think I object to the city's current plans because I'm one of those rigid people resistant to progress you would be dead wrong. I embrace change when it results in improvement.

I implore you to reconsider the blueprint for the Conejo Valley's future and start from scratch. The plans currently under consideration may be great for developers but will destroy what remains of what used to be the most ideal community in Southern California.

Russ Reinberg

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Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/12/2021 3:02 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: Chuck Bente'

Email: cobdlb@aol.com

Message: To who it may concern, Having lived in the Conejo Valley since 1959, I would like to point out that the development that has taken place for the most part has been fairly well thought out, well except for the CAP which was a boondoggle when built and to this day is still just that, a Boondoggle. Measure E was meant to do do just the opposite to what is being proposed. To kowtow to the blind policy hacks in Sacto. in no way reflects what this community was, is or what it will be in the future. To say that we have to build on every square inch of vacant land is not good for this valley. Where is the water going to come from? What about the waste water? Opps that's right, that is going to be put on the property tax bill so it can arbitrarily be raised with out any one knowing until the tax bill comes, very sneaky! What about current electrical infrastructure? More over head power lines or under ground? What about the increased traffic that our overburdened roads will have to endure. All of these things, that are of major concern have not been addressed by Raimi and his band of horse thief's Shame on the this city council for going down this one way treacherous road. In closing, none of the three proposals have been thought out far enough into the future, I believe the right thing to do is to wait until some adults get back to Sacramento that can make sound policy for the whole state and then revisit this massive conversion to San Fernando Valley. Yes, very opposed to all of this nonsense.

FW: Thousand Oaks General Plan

Katie Morris <KMorris@toaks.org>

Fri 3/12/2021 3:04 PM

To: General Plan <GP@toaks.org>

From: Al Adam**Sent:** Friday, March 12, 2021 2:28 PM**To:** Katie Morris <KMorris@toaks.org>**Subject:** Fwd: Thousand Oaks General Plan

Sent from my iPhone

Begin forwarded message:

From: David Shechter <davidshec@msn.com>**Date:** March 12, 2021 at 11:02:49 AM PST**To:** claudia4slowgrowth@gmail.com, Bob Engler <BEngler@toaks.org>, Al Adam <AAdam@toaks.org>, Ed Jones <EJones@toaks.org>, Kevin McNamee <KMcNamee@toaks.org>**Subject:** Thousand Oaks 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.

Dear City Council,

I was dismayed to see your proposals for the Thousand Oaks General Plan. It is astonishing to see our city leadership acquiescing to the arbitrary desires of Sacramento to transform our city into something unrecognizable. The various proposals that you have set forth would greatly reduce the quality of life for Thousand Oaks residents. Moreover, I am confused by what appears to be your underlying premise; namely, that people somehow "deserve" to live in Thousand Oaks, and that we have to accommodate more people. Why? This strikes me as socialist engineering at its worst. I have been paying more than enough taxes for quite a long time, and I feel that I get to have a say on the future of my community.

Respectfully,

David Shechter
260 Via Monterey
Newbury Park, CA 91320

FW: Map plans too high

Katie Morris <KMorris@toaks.org>

Fri 3/12/2021 3:05 PM

To: General Plan <GP@toaks.org>

From: Al Adam

Sent: Friday, March 12, 2021 2:27 PM

To: Katie Morris <KMorris@toaks.org>

Subject: Fwd: Map plans too high

Sent from my iPhone

Begin forwarded message:

From: Wendy <wendyridenour29@gmail.com>

Date: March 12, 2021 at 12:21:04 PM PST

To: Al Adam <AAdam@toaks.org>

Subject: Map plans too high

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 Al- I hope Marilyn and the girls are well.

I respect the work you have done for our community over the years.

You know the beauty and uniqueness of our community.

The three maps of Raimi and Associates are all too high for our community. With so many people leaving California, why are we redesigning our community during a pandemic?

We are not towering urban sprawl.

Please hold the line.

Gavin Newsom, who ordered increased density for communities like ours, is bound for recall. We do it need to toss out the plan for TO that has made it unique since its beginnings.

We have lived in TO since 1992, we raised our children here, served in a local church, and I taught in CVUSD for 27 years.

As we travel (pre-Covid) the world, we return to TO and still think "this is the best place to live." You have the opportunity to preserve the integrity of our community for generations.

Please do.

Thank you!

Wendy Ridenour

808 Rim Crest Drive

Thousand Oaks, CA 91361

Fwd: General Plan

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

on behalf of

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

Fri 3/12/2021 4:16 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.

Begin forwarded message:

From: Jeff Daymude <jeff@jdaymude.com>

Subject: General Plan

Date: March 12, 2021 at 4:13:56 PM PST

To: "cityclerk@toaks.org" <cityclerk@toaks.org>, "kmcknamee@toaks.org" <kmcknamee@toaks.org>, "claudia4slowgrowth@gmail.com" <claudia4slowgrowth@gmail.com>, "adam@toaks.org" <adam@toaks.org>

Thank you all for your service, specifically regarding the possible changes to the General Plan. I certainly understand the State has certain mandates that we as a city must contend with. I and most of the folks I know are very concerned about over population and growth here in the Conejo.

I am in support of some of the ideas laid out in Alternatives 1,2 and 3. Specifically multi use on the north side of the 101 Freeway in Newbury Park, medium to possibly high Multi use in certain areas in TO if the Fire Department and all other public resources can accommodate the growth without added expenses as well as Low to Medium in Downtown with some restrictions. Multi use in Westlake along Townsgate Rd. area makes a lot of since. Possibly in other areas mentioned, however I am dead set against anything in the current plan except Neighbor low at 101 and Borchard exit as well as any other area that is mostly residential. In addition I believe keeping the corner of Westlake and Agoura Strictly commercial as parking is already a major problem.

I explore each and everyone of you to recognize the reasons we all live here. Limiting where you allow multi use building will certainly address more affordable housing while not creating issues for families and schools. Jobs and Revenue will come to the city.

Thank you for the opportunity to voice my support and concerns about the growth in our city.

If I can be of any assistance please don't hesitate to reach out to me.

Regards,
Jeff Daymude

4/22/2021

Mail - General Plan - Outlook

2444 Little Creek Circle
Newbury Park, Ca. 91320

Fwd: Map plans too high

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

on behalf of

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

Fri 3/12/2021 4:25 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.

Begin forwarded message:

From: Wendy <wendyridenour29@gmail.com>

Subject: Map plans too high

Date: March 12, 2021 at 12:03:40 PM PST

To: claudia4slowgrowth@gmail.com

Hello Claudia-

I respect the work you have done for our community over the years.

You know the beauty and uniqueness of our community.

The three maps of Raimi and Associates are all too high for our community. With so many people leaving California, why are we redesigning our community during a pandemic?

We are not towering urban sprawl.

Please hold the line.

Gavin Newsom, who ordered increased density for communities like ours is bound for recall. We do it need to toss out the plan for TO that has made it unique since its beginnings.

We have lived in TO since 1992, we raised our children here, served in a local church, and I taught in CVUSD for 27 years.

As we travel (pre-Covid) the world, we return to TO and still think "this is the best place to live." You have the opportunity to preserve the integrity of our community for generations.

Please do.

Thank you!

Wendy Ridenour

808 Rim Crest Drive

Thousand Oaks, CA 91361

Sent from my iPhone

FW: General Plan

Michael Forbes <MForbes@toaks.org>

Fri 3/12/2021 5:22 PM

To: General Plan <GP@toaks.org>

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

From: Jeff Daymude <jeff@jdaymude.com>

Sent: Friday, March 12, 2021 4:14 PM

To: City Clerk's Office <cityclerk@toaks.org>; kmcknamee@toaks.org; claudia4slowgrowth@gmail.com; adam@toaks.org

Subject: 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.

Thank you all for your service, specifically regarding the possible changes to the General Plan. I certainly understand the State has certain mandates that we as a city must contend with. I and most of the folks I know are very concerned about over population and growth here in the Conejo.

I am in support of some of the ideas laid out in Alternatives 1,2 and 3. Specifically multi use on the north side of the 101 Freeway in Newbury Park, medium to possibly high Multi use in certain areas in TO if the Fire Department and all other public resources can accommodate the growth without added expenses as well as Low to Medium in Downtown with some restrictions. Multi use in Westlake along Townsgate Rd. area makes a lot of sense. Possibly in other areas mentioned, however I am dead set against anything in the current plan except Neighbor low at 101 and Borchard exit as well as any other area that is mostly residential. In addition I believe keeping the corner of Westlake and Agoura Strictly commercial as parking is already a major problem.

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Thank you for the opportunity to voice my support and concerns about the growth in our city.

If I can be of any assistance please don't hesitate to reach out to me.

Regards,

Jeff Daymude

2444 Little Creek Circle

Newbury Park, Ca. 91320

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/12/2021 6:23 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: Mandy Jacob

Email: mandyleejacob72@gmail.com

Message: It is impossible to take your survey, it keeps saying learn more. Imagine how many residents have given up after trying for the nth time. Or is this part of the strategy?

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Fri 3/12/2021 9:53 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: Desiree Machuca

Email: des.machuca@yahoo.com

Message: I've lived in Newbury Park since 1999 and I love it here. Please don't build high-rise apartments or high-rise buildings anywhere near the Earthquake Fault, or the dead volcano, or on the Newbury Park side of Thousand Oaks "South of the 101". The Newbury Park area is on a very unique ground. I worked at Amgen during the 1994 earthquake and our building 9's wall had to be propped up and the building was only 1 story. I worked at Amgen from 1992 - 2011. The next big earthquake will come (is overdue) and nobody here would want to be in or around a high-rise building. We love our small town feel which is why we like living here and why we are willing to pay a higher price for our home and even willing to commute to work.

Fwd: Land use maps

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

Fri 3/12/2021 10:51 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.

----- Forwarded message -----

From: **Kathrin Nolan** <pushplug@gmail.com>

Date: Fri, Mar 12, 2021 at 22:34

Subject: Land use maps

To: <bengler@toaks.org>, <claudia4slowgrowth@gmail.com>, <aadam@toaks.org>, <ejones@toaks.org>, <kmcnamee@toaks.org>

Dear Mr. Engler, Ms. Bill De-la Pena, Mr. Adam, Mr. Jones and Mr. McNamee,

I am surely one of many who oppose all three of the proposed land maps. Thousand Oaks is a lovely place to live because there is no mixed-use retail (and for a lot of other reasons). I and many others don't want or agree to any such developments in our city. Please do not approve any large complexes or mixed-use developments. Let's keep Thousand Oaks beautifully suburban. Thank you.

Sincerely,

Kathrin Nolan

(Thousand Oaks City resident)

Cel. 310-877-6266

--

Claudia Bill-de la Peña

Mayor, City of Thousand Oaks

805.449.2103

[Biography](#)

[Website](#)

[Twitter](#)

[Facebook](#)

[Instagram](#)

#inthistogether #tostrong

Fwd: General plan 2045

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

on behalf of

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

Fri 3/12/2021 8:19 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: Scott Miller <slm9898@yahoo.com>

Subject: General plan 2045

Date: March 11, 2021 at 9:47:19 PM PST

To: claudia4slowgrowth@gmail.com

I would just like to express my disappointment with the three options provided. It is clear that the requirements expressed when giving them direction were not in alignment with the fell of Thousand Oaks. All of the proposals go far behind the requirements of the State. There is no reason to develop up. There is no reason to change the nature of the city with mixed use.

This council needs to remember how this city has fought to maintain out connections to the open spaces and views. This is a suburban community and needs to maintain that status.

Please retain Thousand Oaks Thousand Oaks today for our children and grand children.

Sent from my iPad

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sat 3/13/2021 10:22 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.

Sent via form submission from [Toaks2045](#)

Name: Marcia Brandon

Email: auntmarciab@yahoo.com

Message: I have resided in Thousand Oaks since 1979. I moved here from the San Fernando Valley to escape the portentous overcrowding that came to fruition there. I have voted for city council members based on their positions on slow growth. I am diametrically opposed to building on every square inch of dirt. I want the open spaces we enjoy here in the Conejo Valley to remain, thus I DO NOT want to see another Santa Clarita or San Fernando Valley evolve here. I am opposed to rezoning for multi-story buildings. I am opposed to the building of multi-family, dense housing. I am opposed to the increase in traffic and drains on our infrastructure. Do we have the water resources, TO NAME JUST ONE ISSUE, to support these new plans? Please keep our Conejo Valley as it exists today. I will continue to vote only for council members who are not in opposition to the slow-growth we have had here. I am also opposed to the destruction of any of our treasured oak trees for which our city was named. Please take into consideration the opinions expressed here and those of others aligned with mine. Thank you. Marcia Brandon

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sat 3/13/2021 8:55 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: Kevin Marijne

Email: kevinmarijne@yahoo.com

Message: You should not be voting to allow more high density housing projects. Doing so would further lead to the degradation of what is still a nice community

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sat 3/13/2021 9:16 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: Mark Gralnick

Email: mark1voman@gmail.com

Message: You are about to ruin Newbury Park! We moved here over 11 years ago because it is a quaint, family-oriented town that is relatively quiet, uncrowded, and spread out. It is an oasis in the burgeoning metropolis known as Southern California. Your mixed use expansion plan will do nothing less than destroy virtually all of that! My family and I will fight, with every fiber of our being, this inane attempt to profiteer at the sole expense of our community's soul. I also fear that, failure of our mission, will lead to a mass exodus of like-minded families that have been our friends and neighbors. Caveat emptor!

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/14/2021 2:09 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.

Sent via form submission from [Toaks2045](#)

Name: Chuck Bente'

Email: cobdlb@aol.com

Message: Thank You for the reply tried several times to take survey could not get it to load. so I will go back and sign up for updates. thanks again.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/14/2021 2:29 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: Walter Okon

Email: wjokon@yahoo.com

Message: If I only have the 3 choices currently proposed for City growth, I would have to choose "None of the above".

This isn't what I signed up for when I moved here almost 50 years ago from a place that this is beginning to look like (The Valley). Three or four stories isn't high enough and now you want to move up to 6 or 7 stories? Bah, humbug!

I say do the absolute minimum the State requires and even fight them on that.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/14/2021 5:04 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.

Sent via form submission from [Toaks2045](#)

Name: Jason Zapatka

Email: jasonzapatka@yahoo.com

Message: Please, please, please, don't turn this beautiful town into the City of Los Angeles. I work for LAPD and currently I'm assigned in the Valley. I would say the greatest detriment to a community is an over abundance of apartment complexes. The overwhelming majority of my detective cases involve apartment residents. The apartments will not only bring new crime to Thousand Oaks but they will also bring traffic congestion. Two things that destroy quality of life. I put my life savings into buying a house in Newbury Park. I wanted open space, good schools and like minded people who made sacrifices to live here. It should be difficult to live here, it's beautiful. I will gladly pay more in property taxes to keep the beauty. Please just build the state mandated minimum and vote against any excessive building of apartments. Thank you.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/14/2021 5:40 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: Ted Barnes

Email: tedbarnes@gmail.com

Message: Bringing more apartments to a bedroom community is not a solution. People moved our area to have open spaces and single-family homes not condensed SF valley downtown Los Angeles type living. If you would like to have your continued success as a safe city my feeling is you should not be creating thousands of Apartment homes. Those who vote for this increase in apartments will see themselves challenged and Ultimately voted out of office.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/14/2021 9:16 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.

Sent via form submission from [Toaks2045](#)

Name: Karen Thomaz

Email: kjthom98@yahoo.com

Message: We need to as a city be so careful about over building our city. Thousand Oaks Blvd has become so crowded and adding more development will make it worse. Please reconsider the development near Cho Cho Sun. Also the round about seems very dangerous.

Form Submission - Comment Form

Squarespace <form-submission@squarespace.info>

Sun 3/14/2021 11:30 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: Tom Seigner

Email: tomseigner@ttgbenefits.com

Message: We need to provide more "affordable" housing, affordable meaning low income wage earners.

FW: Land use maps

Katie Morris <KMorris@toaks.org>

Mon 3/15/2021 7:23 AM

To: General Plan <GP@toaks.org>

From: Al Adam

Sent: Saturday, March 13, 2021 7:58 AM

To: Katie Morris <KMorris@toaks.org>

Subject: Fwd: Land use maps

Sent from my iPhone

Begin forwarded message:

From: Kathrin Nolan <pushplug@gmail.com>

Date: March 12, 2021 at 10:34:53 PM PST

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

Subject: Land use maps

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. Engler, Ms. Bill De-la Pena, Mr. Adam, Mr. Jones and Mr. McNamee,

I am surely one of many who oppose all three of the proposed land maps. Thousand Oaks is a lovely place to live because there is no mixed-use retail (and for a lot of other reasons). I and many others don't want or agree to any such developments in our city. Please do not approve any large complexes or mixed-use developments. Let's keep Thousand Oaks beautifully suburban. Thank you.

Sincerely,
Kathrin Nolan
(Thousand Oaks City resident)
Cel. 310-877-6266

FW: General Plan

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

Mon 3/15/2021 8:27 AM

To: General Plan <GP@toaks.org>

FYI.

Thanks,
Ellen/CMO

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

From: City Clerk's Office

Sent: Friday, March 12, 2021 5:02 PM

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

Subject: FW: General Plan

Hello CMO and CDD,

City Clerk received the email below. I'm forwarding to you as the topic is not on the upcoming City Council agenda for 3/16. Please respond/distribute as needed.

Thank you,
Laura

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

From: Jeff Daymude <jeff@jdaymude.com>

Sent: Friday, March 12, 2021 4:14 PM

To: City Clerk's Office <cityclerk@toaks.org>; kmcknamee@toaks.org; claudia4slowgrowth@gmail.com;
adam@toaks.org

Subject: General Plan

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Thank you all for your service, specifically regarding the possible changes to the General Plan. I certainly understand the State has certain mandates that we as a city must contend with. I and most of the folks I know are very concerned about over population and growth here in the Conejo.

I am in support of some of the ideas laid out in Alternatives 1,2 and 3. Specifically multi use on the north side of the 101 Freeway in Newbury Park, medium to possibly high Multi use in certain areas in TO if the Fire Department and all other public resources can accommodate the growth without added expenses as well as Low to Medium in Downtown with some restrictions. Multi use in Westlake along Townsgate Rd. area makes a lot of sense. Possibly in other areas mentioned, however I am dead set against anything in the current plan except Neighbor low at 101 and Borchard exit as well as any other area that is mostly residential. In addition I believe keeping the corner of Westlake and Agoura Strictly commercial as parking is already a major problem.

I explore each and everyone of you to recognize the reasons we all live here. Limiting where you allow

multi use building will certainly address more affordable housing while not creating issues for families and schools. Jobs and Revenue will come to the city.

Thank you for the opportunity to voice my support and concerns about the growth in our city.

If I can be of any assistance please don't hesitate to reach out to me.

Regards,
Jeff Daymude
2444 Little Creek Circle
Newbury Park, Ca. 91320

FW: Proposed growth changes to Thousand Oaks

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:35 AM

To: General Plan <GP@toaks.org>

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

From: KEVIN PORTER <pamnkev@verizon.net>

Sent: Saturday, March 13, 2021 10:43 AM

To: Community Development Department <CommunityDevelopment@toaks.org>

Subject: Proposed growth changes to Thousand Oaks

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 Community Development dept.,

I am writing this note regarding the proposed changes in the future to the town I love.

After going to the website and reviewing all 3 maps the first thing I thought was where am I and my family going to move to to avoid why we moved here in the first place. I and my family have resided in Thousand Oaks for 43 years and have enjoyed it the whole time. Now you are proposing over height multi use developments that will bring more people if they can afford it. With more people put out the welcome mat for more traffic, pollution, noise and crime. Believe me, I've seen overcrowding & multi use developments and the consequences being a Senior Building Inspector for the City of Los Angeles for 27 years. Before that I was a carpenter building homes in Ventura county, I may have worked on your own home. Countless times doing inspections in the San Fernando valley, downtown LA, and west LA I had to avoid homeless people living in cardboard huts on sidewalks and many other places every day. This is what you will bring to the town my family loves. Shame on you for thinking only of money and not quality of life. We remember the days of parades on Thousand Oaks blvd, carnivals, rodeos, chili cook offs, car shows and many more of the thing we enjoyed. Many of those great family and friend memories will never happen again especially when you bring in massive amounts of people. I understand the need for improvements and change but the proposals you are shoving down the throats of your long time residents are outrageous. Keep slow growth in mind as number one for your taxpayers and law abiding citizens that will never read that we are the safest city in the nation when these changes are completed.

Thank you, Kevin Porter & family.

Sent from my iPad

FW: Newbury park property

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:38 AM

To: General Plan <GP@toaks.org>

From: Jared Logan <jrdlgn8@gmail.com>

Date: Sunday, March 14, 2021 at 4:54 PM

To: claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>

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

Subject: 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.

Madam Mayor and Members of the City Council:

We support the update.

Thank you for your continued service to our City (and support for our small business) throughout this pandemic. As a business in the City of Thousand Oaks, we are generally in support of your efforts to update the City's 2045 General Plan.

Specifically, we write to you today to express our support for the rezoning of the Borchard Property for potential housing, mix-use, and/or other future needs of our community. This site has an opportunity to not only provide a city center for Newbury Park residents but will answer a long-standing need of Amgen and other businesses in the area by providing additional location for future housing.

Thank you,
Jared Logan
Oak and Iron

Sent from my iPhone

FW: I support housing at Borchard site

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:39 AM

To: General Plan <GP@toaks.org>

From: Natalia Yankevich <natalia@yankevich.com>

Date: Sunday, March 14, 2021 at 11:33 AM

To: Al Adam <AAdam@toaks.org>

Cc: Kelvin Parker <KParker@toaks.org>, Michael Forbes <MForbes@toaks.org>

Subject: I support housing at Borchard 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 Councilmember Adam,

I hope this email finds you well.

As a director of a business operating in the City of Thousand Oaks, I am writing 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.

Thank you for your consideration.

Natalia Staneva

Natalia Staneva (Yankevich)

FW: General plan 2045

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:40 AM

To: General Plan <GP@toaks.org>

From: Scott Miller <slm9898@yahoo.com>

Sent: Thursday, March 11, 2021 9:50 PM

To: Bob Engler <BEngler@toaks.org>

Subject: General plan 2045

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 just like to express my disappointment with the three options provided. It is clear that the requirements expressed when giving them direction were not in alignment with the feel of Thousand Oaks. All of the proposals go far behind the requirements of the State. There is no reason to develop up. There is no reason to change the nature of the city with mixed use.

This council needs to remember how this city has fought to maintain our connections to the open spaces and views. This is a suburban community and needs to maintain that status.

Please retain Thousand Oaks today for our children and grand children tomorrow.

Sent from my iPad

FW: Regarding Borchard Opportunity Site/General Plan Update

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:40 AM

To: General Plan <GP@toaks.org>

From: Andrew Pletcher <oakandironto@gmail.com>

Date: Sunday, March 14, 2021 at 3:44 PM

To: claudia4slowgrowth@gmail.com <claudia4slowgrowth@gmail.com>

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

Subject: Regarding Borchard Opportunity Site/General Plan Update

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.

Madam Mayor and Members of the City Council:

Thank you for your continued service to our City (and support for our small business) throughout this pandemic. As a business in the City of Thousand Oaks, we are generally in support of your efforts to update the City's 2045 General Plan.

Specifically, we write to you today to express our support for the rezoning of the Borchard Property for potential housing, mix-use, and/or other future needs of our community. This site has an opportunity to not only provide a city center for Newbury Park residents but will answer a long-standing need of Amgen and other businesses in the area by providing additional location for future housing.

Thank you,
Oak & Iron

Sent from my iPhone

FW: Land Use Survey

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:41 AM

To: General Plan <GP@toaks.org>

From: Allyson Gray <allysonelainegray@yahoo.com>

Sent: Saturday, March 13, 2021 2:15 PM

To: Bob Engler <BEngler@toaks.org>

Subject: Land Use Survey

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 afternoon Mr. Engler,

I just got off the toaks45.org website, where I was intending to complete the land use survey. However, I found it very time consuming and difficult to complete, to the point of abandoning the project.

I appreciate the notes and warnings placed at the start of the survey, including how long it would take and what kind of preparation was necessary.

But to read a dense, 57-page Briefing Book and, ideally, to watch two videos, each in excess of two hours long, is asking too much of ordinary residents.

I care deeply about the city of Thousand Oaks. I have lived here my whole adult life... going on 40 years now. I consider myself to be pretty up-to-speed on city matters and able to set aside some time and mental bandwidth to consider issues facing the city. But this land use issue has me stumped and frustrated.

Adding to my concerns is the sense that this is all a fait accompli anyway--that change is indeed happening, whether we want it or not.

I am saddened by the feeling that we are losing control of our city, and that changes will be made that will forever damage what makes Thousand Oaks so special. It looks like we are becoming another Sherman Oaks or Westside. As a matter of fact, I worked on the Westside (Brentwood area) for years, and I commuted from THOUSAND OAKS, because I DID NOT want to live there. It was too crowded. Parking was impossible. Apartments and condos were crammed shoulder to shoulder on tight, neighborhood streets, and the simple act of running an errand was fraught with hassle and irritation.

It is my hope that you and the other council members will make good decisions to preserve the beauty and spacious livability of Thousand Oaks.

Sincerely,

Allyson Elaine Gray

Newbury Park

805-807-6402

allysonelainegray@yahoo.com

FW: Land Use Survey

Michael Forbes <MForbes@toaks.org>

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Sincerely,

Allyson Elaine Gray

Newbury Park

805-807-6402

allysonelainegray@yahoo.com

FW: Land use maps

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:41 AM

To: General Plan <GP@toaks.org>

From: Kathrin Nolan <pushplug@gmail.com>

Sent: Friday, March 12, 2021 10:34 PM

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

Subject: Land use maps

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. Engler, Ms. Bill De-la Pena, Mr. Adam, Mr. Jones and Mr. McNamee,

I am surely one of many who oppose all three of the proposed land maps. Thousand Oaks is a lovely place to live because there is no mixed-use retail (and for a lot of other reasons). I and many others don't want or agree to any such developments in our city. Please do not approve any large complexes or mixed-use developments. Let's keep Thousand Oaks beautifully suburban. Thank you.

Sincerely,

Kathrin Nolan

(Thousand Oaks City resident)

Cel. 310-877-6266

FW: General Plan

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 8:42 AM

To: General Plan <GP@toaks.org>

From: Jeff Daymude <jeff@jdaymude.com>

Sent: Friday, March 12, 2021 4:21 PM

To: Bob Engler <BEngler@toaks.org>

Subject: Fwd: 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.

From: Jeff Daymude <jeff@jdaymude.com>

Date: March 12, 2021 at 4:13:57 PM PST

To: cityclerk@toaks.org, kmcknamee@toaks.org, claudia4slowgrowth@gmail.com, adam@toaks.org

Subject: General Plan

Thank you all for your service, specifically regarding the possible changes to the General Plan. I certainly understand the State has certain mandates that we as a city must contend with. I and most of the folks I know are very concerned about over population and growth here in the Conejo. I am in support of some of the ideas laid out in Alternatives 1,2 and 3. Specifically multi use on the north side of the 101 Freeway in Newbury Park, medium to possibly high Multi use in certain areas in TO if the Fire Department and all other public resources can accommodate the growth without added expenses as well as Low to Medium in Downtown with some restrictions. Multi use in Westlake along Townsgate Rd. area makes a lot of sense. Possibly in other areas mentioned, however I am dead set against anything in the current plan except Neighbor low at 101 and Borchard exit as well as any other area that is mostly residential. In addition I believe keeping the corner of Westlake and Agoura Strictly commercial as parking is already a major problem. I explore each and everyone of you to recognize the reasons we all live here. Limiting where you allow multi use building will certainly address more affordable housing while not creating issues for families and schools. Jobs and Revenue will come to the city.

Thank you for the opportunity to voice my support and concerns about the growth in our city.

If I can be of any assistance please don't hesitate to reach out to me.

Regards,
Jeff Daymude
2444 Little Creek Circle
Newbury Park, Ca. 91320

FW: City building plan

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

Mon 3/15/2021 9:10 AM

To: General Plan <GP@toaks.org>

FYI.

Thanks!

Ellen/CMO

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

From: City Clerk's Office

Sent: Monday, March 15, 2021 8:47 AM

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

Subject: FW: City building plan

Hello CMO and CDD,

City Clerk received the email below. I'm forwarding to you as the topic is not on the upcoming City Council agenda for 3/16. Please respond/distribute as needed.

Thank you,
Laura

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

From: Russ Mullin <russtmullin@mac.com>

Sent: Monday, March 15, 2021 8:38 AM

To: City Clerk's Office <cityclerk@toaks.org>; Bob Engler <BEngler@toaks.org>; Kevin McNamee <KMcNamee@toaks.org>; Al Adam <AAdam@toaks.org>; Ed Jones <EJones@toaks.org>

Cc: claudia4slowgrowth@gmail.com

Subject: City building 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.

Hi All,

I feel disheartened when I read about the building plan for Thousand Oaks. I've lived in newbury park my whole life, born and raised. Now 36 with 3 kids and a wife and couldn't imagine living anywhere else....unless it begins to resemble the valley which is what the current plan seems to embody.

I understand the state mandates we add a certain number of units but the Thousand Oaks plan is going above and beyond what's expected.

People moved to the conejo valley because it's a reprieve from the hell hole that is "the valley".

I work in Woodland Hills, it's a dump with pockets of nicer areas. I purposely live in NP because it's awesome. The current plans have us trending towards what Woodland Hills is, which is shame.

Please stop the expansion. Please listen to the residents. I would love to stay here forever, don't turn us in to an extension of the valley. I'm happy to discuss. You can call me at the number below.

-Russell Mullin
805.795.8303

FW: Support for Rezoning Borchard Property

Michael Forbes <MForbes@toaks.org>

Mon 3/15/2021 10:21 AM

To: General Plan <GP@toaks.org>

From: Van Ommeren, Ryan <rvommere@callutheran.edu>

Date: Monday, March 15, 2021 at 9:46 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 for Rezoning 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 City of Thousand Oaks Representatives,

Although I write today as a citizen, please know that I have spent over 20 years planning the Cal Lutheran campus and every day I see first-hand the value of combining vocational space with living space and dining space. It is clear that as we have emphasized those developments on campus by bringing things like outdoor dining to our relatively new dining commons and by bringing Starbucks to the campus, our demand for housing has exceeded our supply and the campus has a vibrancy (at least pre-COVID) that didn't exist two decades ago.

Beyond my on-campus observation, I also see first-hand that staff and faculty choose not to live in Thousand Oaks because of the lack of vibrancy in the City, and I see how a relatively new coffee shop at Arboles and Erbes founded by Cal Lutheran graduates has transformed a "shop and leave" shopping center to an area in which individuals linger and sip coffee and enjoy a communal experience.

Because of my observations, I support mixed-use development on the Boulevard (and have expressed public support a number of times). Additionally, I recently learned of the potential to rezone property in Newbury Park off Borchard Road into mixed use, and would like to express my support for that initiative. From what I have learned about a prospective development on that site, I believe that just as various housing, retail, and entertainment initiatives are bringing vibrancy to the Boulevard, this project could bring the same energy to Newbury Park.

Sincerely,

Ryan Van Ommeren

Fwd: New Thousand Oaks General Plan

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

Mon 3/15/2021 12:08 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.

Begin forwarded message:

From: Dwight Harvey <3kdsdad@gmail.com>

Subject: New Thousand Oaks General Plan

Date: March 15, 2021 at 12:06:02 PM PDT

To: claudia4slowgrowth@gmail.com, bengler@toaks.org, aadam@toaks.org,
ejones@toaks.org, kmcnamee@toaks.org

Please give us a NEW plan, We residents are not satisfied with what they are putting forward, We are not settling for this new Thousand Oaks General Plan, We do not have to have 81333 units according to Sacramento, We need them to listen to their tax payers.

Thank you,

Dwight Harvey
1454 Calle Violeta
Thousand Oaks, CA 91360
Resident since 1959

Fwd: Thousand Oaks General Plan

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

Mon 3/15/2021 2:54 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.

Begin forwarded message:

From: Laura Bennett <lbennettx2@yahoo.com>


Subject: Thousand Oaks General Plan


Date: March 15, 2021 at 2:44:58 PM PDT


To: "claudia4slowgrowth@gmail.com" <claudia4slowgrowth@gmail.com>, "bengler@toaks.org" <bengler@toaks.org>, "aadam@toaks.org" <aadam@toaks.org>, "ejones@toaks.org" <ejones@toaks.org>, "kmcnamee@toaks.org" <kmcnamee@toaks.org>

Dear City Council members,

Thank you for allowing us, the local citizens, to submit input on the future of our area. I have read most of the 57-page document, however, I am unsure about the options listed. I do have several concerns.

 We love this area and believe that it is the most desirable area in Southern California. We moved here only a year ago because it has a strong sense of community and the fact that it is not overpopulated or overcrowded. The increases in housing units proposed in the General Plan would nearly double the population of Thousand Oaks. It seems that more people would bring more crime at a time that we have less police. Is there a reason that we need to increase the population by such a large number? Tax revenues?

 I have been told that the residents have always had to resist Sacramento in order to keep the Conejo Valley as it is. Hopefully a new governor will bring new policies, possibly even business-friendly policies. It seems that, since Covid, there are many empty commercial properties. In addition, many companies have fled the state of California over the last few years. Does it really make sense to bring in more residents when so many businesses have left or closed? Is there a way to attract businesses to our area?

 When considering the future plan, were other cities considered as models? If so, what cities? I certainly would not want to live in cities like Pasadena or even most cities in Orange County. We moved here from a wonderful suburb in DFW, Texas (Southlake/Colleyville). Thousand Oaks/WLV is most like our home area in Texas (except better!). But Southlake was very strict regarding what they would and would not allow. They never allowed any apartments, public transportation, billboards, even car dealerships were off limits. However, Southlake does have the Southlake Town Square which is mixed-use but with condos, not rentals. Southlake and Colleyville are some of the most desirable and safest places to live in Texas.

In summary, there is nowhere like this area and we feel so blessed to be here. It would be so disappointing if Thousand Oaks were completely transformed and unrecognizable. Thank you for taking the time to read this and allowing people like me to express our concerns.

Sincerely,

Laura Bennett

Fwd: "New" Thousand Oaks General Plan

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

Mon 3/15/2021 3:33 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.

Begin forwarded message:

From: Peggy Burns <pjburnsusa@yahoo.com>

Subject: "New" Thousand Oaks General Plan

Date: March 15, 2021 at 3:28:40 PM PDT

To: "claudia4slowgrowth@gmail.com" <claudia4slowgrowth@gmail.com>

Councilwoman Bill-de-la-Pena:

Please **oppose** the "new" Thousand Oaks General Plan.

Have you read all the negative postings on the Nextdoor site and in the Acorn newspaper? People don't want Thousand Oaks to be the next San Fernando Valley!

This is a very unpopular proposal. Hopefully your email address says it all"4slowgrowth."

Thank you

**Peggy Burns
1290 Alessandro Drive
Newbury Park, CA 91320**

FW: Proposed Housing

Katie Morris <KMorris@toaks.org>

Mon 3/15/2021 7:19 AM

To: General Plan <GP@toaks.org>

From: Al Adam <albertcadam@gmail.com>

Sent: Sunday, March 14, 2021 9:05 PM

To: Katie Morris <KMorris@toaks.org>

Subject: Fwd: Proposed Housing

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 from my iPhone

Begin forwarded message:

From: Mark Perryman <mark@perryman.io>

Date: March 14, 2021 at 8:07:29 PM PDT

To: Al Adam <albertcadam@gmail.com>

Subject: Fwd: Proposed Housing

Sent from my iPhone

Begin forwarded message:

From: Howard Abrams <hrambrams@pacbell.net>

Date: March 14, 2021 at 7:41:09 PM PDT

To: info@aladamforcouncil.com

Subject: Proposed Housing

The SFV here we come. Promises promises by the council. Members Chang's. The brakes should be put on now. No more housing units. Additionally no one even mentions the 101 Fwy heading east which is jam packed most times. No more housing until expansion of the freeway.

Howard
Westlake Village

Sent from my iPhone