

**AGAINST PROJECT**

## Matt Chang

---

**From:** Steve Woodward  
**Sent:** Thursday, September 6, 2018 3:57 PM  
**To:** Matt Chang  
**Subject:** regarding SUP 2018-70220

Matt,

I reside at 1888 Colgate Dr, in Waverly Heights. I adamantly oppose the proposal for a gas station/convenience store at Flores/Moorpark. We already have a significant traffic issue in our neighborhood, we do not need more reasons for people to cut through our neighborhood. Flores/Moorpark intersection is also already a very dangerous intersection when school is starting and finishing for the day. Students park all over the street, people are cutting across the streets to get to school, always in a hurry. Putting a 24/7 gas station convenience store will dramatically increase pedestrian traffic from the school as well as automobile traffic. This is a traffic injury/death waiting to happen. 24x7 stores are also notoriously known for attracting a late night crowd of those who have been imbibing and are in need of a "snack" when all other stores are closed. This will undoubtedly increase crime in our neighborhood as well. Please deny the application for this 24/7 gas station/convenience store!

-Steve Woodward

1888 Colgate Dr.  
Thousand Oaks, CA  
91360

## Matt Chang

---

**From:** Steve Nicholson  
**Sent:** Thursday, September 6, 2018 4:18 PM  
**To:** Matt Chang  
**Subject:** Gas Station Corner of Jazmin and De Las Flores

Hi Matt,

My name is Steve Nicholson and I live at 586 Calle Jazmin. I am writing to express our concerns over the proposed gas station and convenience store to be located on the corner of De Las Flores and Jazmin.

Firstly, I am sure you are familiar with the 7-11 on Wilbur. That location is a magnet for trouble. I can't believe that anyone would want or welcome a similar situation close to their home or close to where their children go to school. If you want to bring trouble closer to the high school, this kind of business will succeed in drawing in unwanted elements and increase crime. Any proposal that could possibly jeopardize the safety of TO High School kids should be denied. Stick to office or other commercial uses that do not create safety issues.

The other great example is the Chevron gas station and the liquor store on the corner of Avenida De Las Plantas and De Los Arboles. Residents close to that corner can attest to the problems caused by the commercial tenants. What a seedy mess. Thousand Oaks should be trying to clean up the City, not introduce more problems to more residential areas.

I work for a commercial lender in the REO division and I see the problems this type of business creates. Increased crime is the biggest problem.

The traffic and pedestrian count at this corner is already an issue. Allowing the proposed use would create a huge traffic safety issue. Once again, the City should be more concerned with the safety of the high school students. The proposal is not a good fit for the location.

Can you please let me know if the owner/applicant will need any variances?

Thank you,  
Steve Nicholson and Erika Nicholson

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that reading, disseminating, distributing, or copying this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone, and discard the original message. Thank you.

## Matt Chang

---

**From:** kim Miller  
**Sent:** Thursday, September 6, 2018 5:15 PM  
**To:** Matt Chang  
**Subject:** 7-11 proposed site

Hi Matt-

I live on Calle Jazmin and Montgomery and want to express our feelings regarding the proposed 7-11/gas station.

We are strongly opposing this for several reasons. It is already a congested area with problems but here are my reasons

Having a 7-11 next to a high school is bad enough but next to residential area with no street lights (horse property) it's these types of business's that attract homeless and people at all hours buying booze and possibly driving.

My boys both attend Thousand Oaks high school and have almost been hit walking and riding bikes to and from school that they now get driven by us for there safety. What do you think this congestion will bring? We have two gas stations at next traffic light Arboles and one gas station at traffic lights janss that we need one in the middle? I less object to a gas station but 100% object to a 24 hour 7-11 crime, booze, homeless!

We live on the corner of Calle Jazmin and Montgomery and the numerous of people who race down Montgomery, running the stop sign, throwing booze out of their windows that we pick up daily! They use Montgomery as a short cut our too much that we've tried to shut off Montgomery now they will be cutting down Calle Jazmin to get to 7-11 and gas. My kids walk these streets, ride bikes and it's dangerous enough without express traffic for gas or slurpees. The police when they monitor the stop sign pull someone over ever 15 minutes unfortunately they don't patrol it enough.

We paid a lot of money to live in this high end area and I don't want a 24 hour convenient store/gas station fumes dragging my property value down. We have a 7-11 down the street in a commercial area isn't that enough? If this is getting approved I'm putting a for sale sign up.

Please keep us informed on this matter

Very disappointed at the "slow growth" the city aimed for put in a burger joint or sandwich shop where kids and families can walk to and enjoy.

Thank you,  
Mr. and Mrs. Miller

## Matt Chang

---

**From:** Melissa Enterante  
**Sent:** Thursday, September 6, 2018 5:34 PM  
**To:** Matt Chang  
**Subject:** Proposed 7-11 and gas station

Mr. Chang,

I am emailing you about the proposed 7-11/gas station on Flores and Moorpark Rd.

We already have countless transients that roam Thousand Oaks now. Do we need to give them a place to hang out and beg for money across the street from a high school, as well as right on the edge of one of Thousand Oaks oldest and highly sought after neighborhoods? There is no way you can guarantee that it's not going to happen and with homeless people comes more crime and drug problems! In addition it gives teenagers easier access to go buy cigarettes, etc. and bring it right back to school for younger students! Please keep me in the loop for future hearings regarding this project! I look forward to attending and voicing my opinions!

Thank you,

Melissa Logan

1861 Montgomery Road

Sent from my iPhone

## Matt Chang

---

**From:** Marcia Smart  
**Sent:** Thursday, September 6, 2018 11:49 PM  
**To:** Matt Chang  
**Subject:** projected project at Moorpark/Flores streets

I have mixed feelings about that lot. I don't want more traffic turning in and out that corner. I remember years ago there was a gas station, but also much less traffic. Wishful thinking on my behalf, I wanted it to be a nice little park. Are you laughing? we need more green & trees, not more concrete & traffic.

If I remember correctly, wasn't the last station forced to close because their gas tanks leaked into the soil there and the entire lot had to go through years of remediation? Maybe we should think twice about spilling more fuel into the ground in our neighborhood ???

Personally, I'd prefer not to have a 7/11 or a gas station there. A lot of kids crossing the street there and there will be WAY too many distracted drivers speeding in & out while holding a Slurpy, a bag of chips as well as their mobile phone while trying to put their gas receipt away. Nope, not thrilled about it.

Hello Mr. Chang,

Here are just some of the comments found from our neighbors on Nextdoor who live in the area of Moorpark/Flores regarding the projected use of the empty lot. I anticipate there will be lots more. I really hope the proposed gas station and 711 is withdrawn and/or vetoed. Terrible choice near a high school. I hope this is given STRONG consideration. I love the suggestion of a small park. Better for the environment and would be a nice spot for kids to wait for school pick-ups...better than hanging out in front of a 711 littering and smoking :)

Thanks for your consideration.

Marcia Smart

I was hoping for a mini park too! I feel like we have enough gas stations and mini marts. Something pretty to look at would be nice. I'm in that intersection twice a day. And I agree that it poses a risk with all the kids crossing the intersection. When I was little, we lived in Pacific Palisades. There was a gas station on a triangular island right in the middle of "town". It got torn down and turned into a nice little park with trees and benches:) Nowadays, unfortunately, It's all about the money.

With 2 gas stations at Moorpark & Arboles, I don't see a need for another one at Flores. I'd rather see a Jamba Juice or something else at least semi healthy considering how close it is to the high school.

...is it me, or does 711 always seem to be a magnet for an assorted collection of substance abusers???

I'd much rather prefer a children's playground with lots of trees. There's already a "nice" 711 down the street, with it's collection of substance abusers. I will use oppose it. I don't want my beautiful T.O turning into Oxnard.

criminals also look upon these quick marts as personal ATMs, they are always being robbed, that would endanger the kids.

It will add to the traffic/congestion around school hours. There are already three stations within two blocks of this intersection. I'm not thrilled :) Open 24/7 is a turn off. Who is hanging around there in the wee small hours? It's not even (really) on a main drag intersection. I understand they have been unable to sell it for eons, because the ground would have to be remediated and tanks pulled etc. But another station would not have been my choice. Should be interesting.

Aren't there regulations regarding how close alcohol and cigarette sales can be to a school? I am quite sure many high school kids will be asking any patron who looks older than 21 to buy some cigs or beer for them.

Back when this lot was a gas station. it had a constant stream of cars that pulled into the Moorpark-side driveway, dropped off their high school student, and exited the Flores driveway. Better than waiting in line to go thru the official drop-off lot in front of the school.

I'm just sayin' this to give a heads up to the developer/gas station owner that they can expect this to totally disrupt any attempts by potential customers to buy gasoline or coffee in the morning.

I wouldn't think that the neighborhood would be happy with 24 hr store. Very close to homes, attracting crime

Park would be better for sure

## Matt Chang

---

**From:** Michael Brock  
**Sent:** Friday, September 7, 2018 7:27 AM  
**To:** Matt Chang  
**Subject:** 7/11 at Moorpark and Flores

I am a homeowner in this neighborhood and I would like to voice my objection to a 7/11 at the corner of Moorpark and Flores. Numerous fast food restaurants have desired to be in the vicinity and have been rejected because of the concern for the high schoolers being attracted to 'hang out'.

I believe a 7/11 would be even worse! Why have the rules suddenly changed? I have lived here for 45 years and never has approval been given for this type of business. Our children would be at risk now as they would have been all along. Please consider my objection.

A gas station is fine but no one needs another liquor store environment such as other 7/11s have attracted and our already unsightly and dangerous atmosphere at the liquor store at Plantas and Arboles! It has been a constant flow of drug trafficking since it arrived.

Thank you for considering my input on this topic.

Sincerely,

Claudia Brock

1224 Calle Tulipan

Thousand Oaks

## Matt Chang

---

**From:** Donna Rufi  
**Sent:** Friday, September 7, 2018 11:18 AM  
**To:** Matt Chang  
**Subject:** Moorpark/Flores 7/11

Dear Mr. Chang:

I am emailing in reference to the proposal of a gas station and 7/11 going in on the corner of Moorpark and Flores. I am definitely opposed. The gas station is fine however there was one years ago that closed down as you must already know.

I have lived in this area now for 40 years and have seen major changes , many not for the good. A 7/11 would definitely bring unwanted behavior to our area. They end up being a hang out and drug exchange location and great places to rob. WHY would you feel it necessary to bring that to our community. We already have ONE thats is enough, I dislike driving by that location.

T.O.H.S. is right across the street , what a fantastic place for students to hang out ! Please rethink you thoughts, this is not an inviting environment .

Thank You for your time.

Donna Rufi

## Matt Chang

---

**From:** Leila Mack  
**Sent:** Friday, September 7, 2018 11:45 AM  
**To:** Matt Chang  
**Subject:** Re: Planning commission meeting

Dear Matt,

Like several of my neighbors I have concerns and questions regarding a potential gas station and 24/7 convenience store at Moorpark and Flores.

My concerns are as follows:

1. This intersection is already congested and potentially dangerous for students. I could see that venue being a pick up/drop off point for students, causing more foot traffic of students crossing the streets and additional traffic issues.
2. Would beer and cigarettes be sold in such a short distance to the high school? This seems unwise.
3. There are already TWO gas stations a short distance away at Moorpark and Arboles and then one at Moorpark and Janns. There does not appear to be a need for an additional gas station here.

As for my question, I've heard rumors that this location has been difficult to fill with anything other than a gas station due to environmental remediation that would be required. Is this true? And if so, is there any funding available to assist in the remediation so we may have another option for this corner, such as a green space or dog park?

Thanks for your time and consideration,

Leila Mack

## **Matt Chang**

---

**From:** Priscilla Wilson  
**Sent:** Friday, September 7, 2018 12:57 PM  
**To:** Matt Chang  
**Subject:** Public Hearing for Moorpark and Flores Corner

Dear Mr. Chang,

As a Thousand Oaks resident and voter I want to communicate my disapproval to you about the proposed use of the land on the corner of Moorpark and Flores. I do NOT support the placement of another 7-11 on that land. There is already a 7-11 a few blocks down the road. Does adding another one really advance and build up our beautiful city?

In addition I don't believe that having a business that sells junk food, alcohol and cigarettes/e-cigs so close to a high school is an ethical decision. While as a community we cannot control every teenagers decision, I do believe we can make choices that help our community as a whole and part of that is how we plan the layout of the city.

In addition, if this city wants to continue to attract educated, hard working people then the city must come up with a long term development plan that will do that; not make short term decisions for a quick "fix". Take a look at the local Acorn and Nextdoor to see what your community actually wants.

Please do not allow this proposal to be approved!

Sincerely,

Priscilla Keegan

Sent from my iPhone

## Matt Chang

---

**From:** Randy Wagner  
**Sent:** Friday, September 7, 2018 1:25 PM  
**To:** Matt Chang  
**Subject:** SUP 2018-70220 proposed gas station & minimart

I am concerned about the proposed new gas station and mini mart (SUP 2018-70220) for the corner of Moorpark Rd and Las Flores Ave.

It is directly across from Thousand Oaks High School which raises the problem of high school students attempting to buy alcohol or smoking products, either with fake ID's or bothering over-21 patrons to make the buy for them. High school kids are free to leave campus during the day, and many would rather be smoking/drinking in their cars vs studying for their classes.

Another concern is that the 24hr/day lighting would be detrimental to neighboring residences at night.

Another concern is that the gas station property would become a popular drop-off / pickup point for parents driving their kids to school. Much faster than waiting in line to get to the official parking lot on the school grounds. Gas station "cut-thru" from Moorpark Rd and exiting to Flores would then direct parents to return home via Montgomery Rd (from Las Flores to Janss) instead of returning southbound on Moorpark to Janss. Excessive traffic on Montgomery has already been a contentious issue that residents and the T.O. Traffic Commission have tried to unsuccessfully resolve.

I will strongly oppose this project unless all three issues are fixed:

1. No alcohol or smoking products sold.
2. Lights shall not be visible from off the property.
3. Ban cut-thru traffic and heavily enforce it, with hefty fines.

Thank you.

Randy Wagner (homeowner)  
1981 Rutgers Dr  
Thousand Oaks

## **Matt Chang**

---

**From:** Nicky Kahn  
**Sent:** Friday, September 7, 2018 7:53 PM  
**To:** Matt Chang  
**Subject:** Proposed Gas Station/7-11 at Moorpark/Flores

I was just made aware that a gas station/7-11 combo was being proposed on the corner of Moorpark and Flores. Aside from the traffic that would just congest the high school traffic that already occurs, I think it would be a huge mistake to put a 7-11 so close to the high school. I've never seen a 7-11 that didn't have homeless and drug addicts hanging around it and it seems as though there are so many more in Thousand Oaks recently, especially if they have 24/hr access to bathrooms and places to sit and hang out. Students would crowd there during the lunch rush because there are so few places to actually walk and grab lunch and I can just see it creating a lot of problems. A gas station is one thing, a 7-11 on the other hand would be a huge mistake.

--  
Nicky Kahn  
Thousand Oaks Resident

## **Matt Chang**

---

**From:** Charlotte Hitchings  
**Sent:** Friday, September 7, 2018 8:21 PM  
**To:** Matt Chang  
**Subject:** Moorpark rd and Flores

We do not need another 7/11 and gas station on that corner! We already have 7/11 on Wilber & Moorpark Rd!

There was a gas station there for many years! Also, previously before gas station there was a Nursery!

Put a Taco Bell with a drive thru there!

Charlotte Hitchings

## **Matt Chang**

---

**From:**  
**Sent:** Saturday, September 8, 2018 10:30 AM  
**To:** Matt Chang  
**Subject:** Lot at Moorpark & Las Flores

Hello Mr. Chang,

Just wanted to weigh in on proposal at the already busy corner of Moorpark & Flores. While I've lived in the neighborhood for 35 years, passing that corner, every time I leave my house, I believe a Seven Eleven is not a good fit for the neighborhood. As I'm reading, others have an issue with it because of the proximity to the high school, that is **only one issue**. Traffic, turning in and out of any driveways, trash which (as evidenced by the other 7 11 on Wilbur) and people loitering rise higher on my list.

I realize it is wishful thinking on my behalf, but a park would be so much nicer. Yes kids might hang out there, but only for awhile or so after school while waiting to be picked up. It would be a great place for neighborhood walkers to take a break, and would be such an improvement after years of seeing weeds & fencing. Nothing fancy, a couple of trees and California Natives with a path to looping through the property. If only the city could purchase it!

My 2 cents for now.

gary Anderson  
Horizon Hills Neighborhood

## Matt Chang

---

**From:** Nina  
**Sent:** Saturday, September 8, 2018 9:49 PM  
**To:** Matt Chang  
**Subject:** Moorpark rd gas/7-11

Can you please put me on the list for the hearing for this proposed gas station at 7:11. I am definitely opposed to it.

Nina brandt

## Matt Chang

---

**From:** Steven Boychuck  
**Sent:** Sunday, September 9, 2018 5:24 PM  
**To:** Matt Chang; Kelvin Parker; Community Development Department; Andrew Powers; cncldmanfox@aol.com; Rob McCoy; Al Adam; claudia4slowgrowth@roadrunner.com; Joel Price; moreinfo@theacorn.com  
**Subject:** Case Number SUP 2018-70220 at Moorpark and Flores...

Hello,

As a resident of Ventura County for 52 years, and specifically Thousand Oaks for 15 years (Wildwood area for seven years), I am very concerned about the proposal to build a 24-hour convenience store and gas station at this intersection, directly across from Thousand Oaks High School, and we will vigorously oppose it, along with hundreds of my fellow residents of this great family-friendly city.

There are gas stations with mini-markets along Moorpark Road at both Arboles and Janss, that can service customers 24-hours a day, along with other businesses that operate during normal business hours. There once was a gas station at this site, that has been closed for several years. It was never a high volume station, which led to its demise. I know this as I have worked at all three Chevron stations in the area in the 1980's (when they were actual "service" stations) when they were owned by Robert Brothers. That would be the old Wildwood Chevron at Arboles and Keats, the station at Olson and Moorpark, and Arboles and Plantas. I know for a fact this was a low volume station at Moorpark and Flores.

The only way a gas station can survive at this corner is to have a mini-market that sells highly profitable items such as; alcoholic beverages, tobacco products, and junk food. Why would the city leaders even consider the sale of these items directly across from our high school? As a comparison, some cities in Ventura County do not even allow ice cream sales from vendors within several hundred feet of a school, but it will be ok to sell alcoholic beverages, tobacco products, and junk food? Good grief! If they do not sell these items, a convenience store will never survive. So, if they start-up without those sales, they will eventually apply for a minor-mod of their SUP, to allow those sales. This makes no sense.

This corner is better suited for possibly a doctors office with multiple doctors (Family Practice or Specialist), or maybe even a 24-hour Urgent Care. Maybe a small healthy alternative fast food restaurant that closes by 11pm? These choices would benefit the students at the high school and the surrounding neighborhoods. We would rather see this land vacant, than to build a problematic convenience store and gas station. Building a 7-11(?) would also reduce the property values in the immediate neighborhood, and bring visual blight to the area.

This concern has sparked several threads on [NextDoor.com](http://NextDoor.com), and will carry on as long as this project remains on the books.

I just drove by the 7-11 just east of Moorpark Road at Wilbur, and saw three subjects loitering, drinking beer and smoking cigarettes on the east side (Pennsfield Place) of the building. Does the SUP for this 7-11 allow that? No it does not! So, where is the enforcement of the SUP? Enforcement does not happen, even if it is written into the SUP, especially at night! The store employees and the franchisee could care less! This is exactly the problem that these projects create. I drove back by 30-minutes later and same concerns, loitering, drinking and smoking. Again, the store clerk could care less, and same thing for the franchisee. These people came in and bought items from the store (profit), and now think they can loiter and enjoy them on site.

While 7-11 will say how great of a corporate neighbor they will be in the beginning, their franchisee will just be flat out lazy, and not care about the neighborhood or the visual blight they are creating, as long as they are making money, and living far away in their multi-million dollar homes.

In closing, we do not want/need Moorpark Road and Thousand Oaks Blvd. to look like the main streets do in the San Fernando Valley.

*The "valley" is a dirty, congested, mess!*

*This is not the "valley", and we do not want it to look like the "valley".*

***This is why we do not live in the "valley", period!***

Sincerely yours,

Steven Boychuck  
704 Wildcreek Circle  
Thousand Oaks, CA 91360

**Matt Chang**

---

**From:** John Mcloughlin  
**Sent:** Monday, September 10, 2018 9:05 AM  
**To:** Matt Chang  
**Subject:** RE: 7-Eleven gas station/store

Matt Chang

I formally object to the proposed 24 hour gas station ref: SUP 2018-70220 and my reason are set out below.

I live within 500 feet of the site and I don't not feel it is in keeping to the residential neighbors surrounding it. The site is directly opposite Thousand Oaks High School which is already a busy and dangerous intersection with school traffic. Extra vehicle activity in this area would be dangerous.

There would be increased noise 24 hours together with fumes from the gas station which are harmful to health. There are several gas stations on Moorpark Road either side of the site and another one is not needed. The site has previously had environmental issues with the previous gas station and contaminated ground. If this proposal would be approved it will have a detrimental effect on our local property prices restricting the amount of people who want to live near a gas station.

Gas stations in the area and others have also attracted undesirable people such as, beggars, pan handlers, gang meetups, and drunks, I do not wish to see my neighborhood go like this.

Please keep me updated for any public hearing and also news on this development plan.

Kinds Regards

John Mcloughlin

## Matt Chang

---

**From:** Lanette W  
**Sent:** Tuesday, September 11, 2018 3:47 PM  
**To:** Matt Chang  
**Subject:** 7-11 Application

Hi Matt,

I received the public notice in the mail regarding the 7-11 that is being proposed for my neighborhood. I live a few houses down from the site and have many concerns and like many opposed to this project. I have lived in the Waverly neighborhood for 15yrs., It is a quiet, rural, and is a small farm community. We have farm animals here, no street lights and no sidewalks. The thought of a 7-11 and gas station is wrong!

I am going to list the reasons why I am opposed to this project.

- As it is we deal with enough thru traffic from the high school students
  - Trash from students parking & smoking cigarettes & marijuana
  - Max 2 Hour parking signs pushes student & medical parking closer to houses
  - No street lights which is not safe for a 24 hour establishment
  - High traffic and crosswalk area because of high school students
  - Under age kids being exposed to the sale of alcohol & cigarettes
  - the sale of alcohol and cigarettes just doors from my house
  - decrease in property values in the area
  - The people that this store will attract after hours in a residential area
- I'm sure there are many more that can be written down but I think this is a good start.  
Please inform me off all information regarding this application.

Regards,  
Lanette Worthington

## Matt Chang

---

**From:** Hill, Tania  
**Sent:** Tuesday, September 11, 2018 4:33 PM  
**To:** Matt Chang  
**Cc:**  
**Subject:** Moorpark/Flores Empty Lot - Concerned Neighbors on Nextdoor

Re: Nextdoor conversation & planning commission date for Moorpark/Flores empty lot

[https://nextdoor.com/news\\_feed/?post=90769334](https://nextdoor.com/news_feed/?post=90769334)

Good afternoon Mr. Chang,

Could you please add my husband and I to the email dist. list for notification of the planning commission hearing date for the **Moorpark/Flores lot**?

Also, have you had the opportunity to view public discussion on this lot, using the Nextdoor (neighborhood site) link above? I'm certain it will be worth your time to hear concerns brought forth by our community.

To note, my husband and I are not in favor of a 7-11 or gas station on this lot considering what we're seeing at the Moorpark Road 7-11: drug usage, drug distribution, and excessive loitering. Also, this is already a very busy intersection considering the traffic from T.O. high school. My neighbors and I look forward to presenting other recommendations for this lot, for your consideration.

Thank you,  
Tania & Matthew Hill  
Calle Pensamiento, Thousand Oaks  
Residents for 11 years  
Nextdoor neighborhood members

## Matt Chang

---

**From:** Lisa Hunzeker  
**Sent:** Wednesday, September 12, 2018 2:17 PM  
**To:** Matt Chang  
**Subject:** 7-11 on Moorpark

Dear Mr. Chang,

I am writing to express my deep concern about putting a 7-11 in the empty lot on Moorpark and Ave de las Flores. I think this would be a terrible decision, detrimental to the neighborhoods nearby as well as the high school across the street. I am honestly shocked the city would even consider it! It will drive down home prices and draw an undesirable crowd to our neighborhood. The neighbors are prepared to fight this seriously so I hope the city takes this into consideration. Please include me on all future correspondence regarding the issue.

Thank you for your time,

Lisa Hunzeker

Sent from my iPhone

## Matt Chang

---

**From:** Kether  
**Sent:** Wednesday, September 12, 2018 8:47 PM  
**To:** Matt Chang  
**Cc:** Vincenzo Giuliani  
**Subject:** new proposed 7/11 on Flores

Hello Mr Chang,

My name is Kether Giuliani and I live (home owner) in Waverly Heights, close to where the new proposed 7/11 would be. I am opposed to this business joining our neighborhood and have many concerns about it. Can you add me to the list of contacts you will inform about the upcoming public hearing?

Best regards,  
Kether Giuliani

## Matt Chang

---

**From:** Natalie Richmond  
**Sent:** Thursday, September 13, 2018 7:49 AM  
**To:** Matt Chang  
**Subject:** Property on Moorpark Rd and Ave de las Flores

Greetings Mr Chang,

I am a homeowner in Thousand Oaks (Flores and Lynn Rd) with kids at Redwood Middle School and Thousand Oaks High School. Please do not approve a business that is open 24 hours or sells alcohol so close to our High School. The beauty of Thousand Oaks is that we have these wonderful communities with a thriving Blvd with plenty of places to shop late at night if needed. Please help us keep it that way.

Yours truly,

Natalie Richmond

## Matt Chang

---

**From:** Lisa Mayer  
**Sent:** Thursday, September 13, 2018 9:29 AM  
**To:** Matt Chang  
**Subject:** Re: SUP 2018-70220 Notice

Hi Matt,

Thank you so much for sending me this information. I am astonished that the city would contemplate putting a 24-hour convenience store in this location, being so close to a school, residential homes and there is already a 7-11 Store located more centrally to the city's hub, near the Janss Mall. Also, due to the fact that there is a push to open a place for the homeless to sleep, eat and clean up just down the street near Arboles. This added to that will not create an equitable situation for homeowners, nor, possibly, a safe one. I wonder why the city feels that it is necessary to even consider having a 24-hour operation in this location. There is no need for it.

Additionally, as far as I am aware, we haven't even come to a conclusion about the high traffic & speeding problems along Montgomery Rd. yet. Now, if they put this 24-hour store in this location, there will be more traffic going through our back streets & neighborhoods, not to mention more littering, loitering, and you know the rest. I live on Wellesley Dr. and I can tell you that people always park their cars along Columbia to eat the fast food they get at the Park Oaks Shopping Center and leave their litter all over the place when they are done. There are people who simply throw their litter out their car window and leave it for us, the residents, to clean it up. All of this will only get worse if this application is approved.

Thank you for keeping me informed.

Sincerely,  
Lisa Mayer

## **Matt Chang**

---

**From:**  
**ent:** Thursday, September 13, 2018 12:11 PM  
**To:** Matt Chang  
**Subject:** Development at corner of Moorpark and Avenida de las Flores

Hi, Matt, there's a discussion on NextDoor about the proposed 7-Eleven and gas station across from the high school on that corner. I was asked to send you my thoughts on it. Here's what I posted:

Not a fan of having a 7-Eleven there. Back in the olden days, the school didn't want something like that across the street, because it was a big temptation for children to leave campus, which wasn't allowed. And it doesn't take much research to see what the parking lots of 7-Elevens tend to become. If I were a homeowner in that area, I'd be a bit upset that a business that's open until 11 p.m. would be so close. Personally, I'd like to see it rezoned for a park or at least an office building...no retail.

I just don't see a need for either one of those retail businesses being placed there. So...there's my opinion :-)  
Terri Nigro

## Matt Chang

---

**From:** Maryann Ferrari  
**ent:** Thursday, September 13, 2018 6:30 PM  
**To:** Matt Chang  
**Subject:** Public Hearing

Hi Matt,

My name is Maryann Ferrari and I am writing because I am concerned about the Public Hearing for the empty lot on Moorpark Rd. and Avenida de los Flores. It is very concerning to me that a 7-11 is being considered for that location. I do not live in the immediate neighborhood. I live at the next intersection, behind the fire station at Moorpark and Arboles. We have been Thousand Oaks residents for over 27 years. My entire family drives and walks through this intersection many times a day. This proposal is terribly concerning to me.

First, I have three kids, and my youngest attends TOHS. My son and his friends walk or drive to get food between school and sports practices/events and at lunch every day. The change we have seen in this city in the 15 years since our oldest was at the high school is astounding. There are a lot of times that the kids feel unsafe in the Park Oaks shopping center, the Ralph's shopping center, and even the Trader Joe's center. We have been warned by several of the owners and workers in the Von's and Trader Joe's center to be careful letting our kids walk there in the evening. While most of the homeless people in our community are kind and harmless, there are a few that we know the kids need to be cautious of that are always very close to the high school. I can only imagine what the 7-11 will bring to the neighborhood.

Second, we keep receiving newsletters, emails and safety alerts about the epidemic of vaping and e-cigs among the high school kids. We are really going to open a 7-11 right across the street, within reach of every high school kid?? It would be great to have another place the kids can walk to after school. 7-11 will be a place for them to buy junk food, soda, candy and maybe if they are lucky, they will find someone who will buy them alcohol and cigarettes? It would be wonderful if something could be built there that would be GOOD for the high school kids....a healthier "fast food," an ice cream place or even a small park where they could do their homework and hang out with friends. It could even be a parking structure so parents and families would actually be able to park somewhere without needing a permit for school events? Do we really need another gas station in TO...there are five within a 1.5 mile radius of that corner. If a gas station is the best option, can it be a gas station that doesn't sell alcohol and cigarettes? is it even legal to sell those in such close proximity to a school?

Third, the traffic on Moorpark Road is ridiculous every day at drop-off and pick-up for the high school and surrounding schools. Adding a busy 7-11 to that corner will just contribute to the chaos. Two of my family members have had bad accidents at that intersection

during those busy times. One of them happened when the last gas station was there, because many rushed and careless parents used the gas station driveway as a convenient way to avoid the carpool line. Adding a gas station with a driveway on Moorpark will cause complete disorder during those times, like it did the last time. I am hoping that if a gas station is approved, they will consider that and not put a driveway on that busy corner of Moorpark.

I understand that this is a business deal. It is not about the high school, it is about revenue. I do hope the City Council will consider what it is doing to the high school. If their kids were back at TOHS like they used to be, would they want them exposed to that?

Thank you for your time.

Maryann Ferrari

## Matt Chang

---

**From:** Nicole Reilly  
**Sent:** Friday, September 14, 2018 8:22 AM  
**To:** Matt Chang  
**Subject:** NO to a 7-11 and gas station at Flores and Moorpark

Hi,

I'm writing to say please don't put in a 7-11 by the High School. This shows no forethought. A gas station is ok but I don't think ideal.

If the city feels they have to put business there then consider a cozy bookstore like "Open Book" or a cool tea lounge or a place like Five07 in Oakbrook Plaza where the neighborhood and high schooler's can walk to and hang out, study, eat something decent, read, interact or play board games or billiards. Definitely nothing obnoxious or open late for sure!! After looking at the map though, I see there are homes directly behind so not sure about all this busyness. This IS a busy enough intersection with teens crossing in the morning and afternoon without adding more cars coming in and out of driveways causing added stress. Another idea would be a modern outdoor fitness park with benches and maybe a few spots to charge electric vehicles? Or take down the fence, throw in some wild flowers and I'd be good with that too! Something beautiful, creative, healthy, beneficial or nothing at all would be something for all.

Nicole Reilly

## **Matt Chang**

---

**From:** Mikal Musselman  
**ent:** Friday, September 14, 2018 8:45 AM  
**To:** Matt Chang  
**Subject:** Construction on Moorpark and Los Flores

Please do not approve construction of a 7/11, especially one that is open 24 hours on the corner of Moorpark Rd and Los Flores. We can not think of any reason this would be of benefit to our neighborhood and a number of reasons why it could cause potential problems.

I would also like to be added to the notification list when the date is set for a hearing if possible. I live in Waverly heights and would like to attend the hearing.

Thank you,  
Mikal Musselman

Sent from my iPad

## Matt Chang

---

**From:** Edward Cummings  
**Sent:** Friday, September 14, 2018 4:25 PM  
**To:** Matt Chang  
**Subject:** 7-11 on Moorepark

Sir,  
E mailing because this 7-11 operation that may open 24/7 is a disaster waiting to happen. I live on Wellesley and can hear Vons shopping center at night and they are not open 24/7. Can't imagine two houses that are 50 ft away. It was commercial before and sold gas but was not open 24/7 and sell alcohol. Big difference. Btw when those houses were built it was a nursery.  
Ed c

Sent from my iPhone

## Matt Chang

---

**From:** ---  
**Sent:** Saturday, September 15, 2018 7:09 AM  
**To:** Matt Chang  
**Subject:** Possible 7-11 at the corner of Moorpark Rd and Avenida de las Flores

I am very concerned about the possibility of having a 7-11 at the corner of Moorpark and Flores. First and foremost this is right across the street from the High School. Children do not need one more opportunity to have access to alcohol and tobacco. Also, the traffic in this area is already terrible, a convenience store will make it worse. I live on Old Farm Rd at the corner of Old Farm and Brush Hill, I already have a problem with vagrants on my property. This proposed development will make the problem exponentially worse. Please reconsider this. I would like to receive updates regarding this development. My email is [redacted] Thank you for your attention in this matter.  
Liz Hoskinson

Sent from my iPhone

## Matt Chang

---

**From:** Robin Kaswick  
**Sent:** Saturday, September 15, 2018 5:25 PM  
**To:** Matt Chang  
**Subject:** 7-11 and gas station.

Hi Matt,

I live at 380 Teasdale St and will be directly impacted by this project. The traffic noise from the intersection is easily heard and sometimes drowns out a conversation. If this project goes forward the increase in traffic will be very hard on me.

I am also shocked that with so many kids in the crosswalks all day long that the city would consider increasing traffic and putting these kids at risk. Not to mention that now they will have easy access to cigarettes and alcohol. When I was growing up there was a Giapuzzi Dairy store where we hung out right across the street from the proposed project. We had the older kids buy our smokes and we ditched school and that was where the VP of the school went looking for us. It was just a magnet for trouble. Please tell the city that the 7-11 can find another spot not next to a school.

Thanks,

Robin Kaswick

Sent from my iPad

## **Matt Chang**

---

**From:** T.R. C.  
**Sent:** Saturday, September 15, 2018 6:59 PM  
**To:** Matt Chang  
**Subject:** Moorpark & Flores Corner

Hi Matt,

I live at 844 Calle Clavel and oppose a 7-11 gas station that would be open 24 hours a day. Please keep me in the loop to fight this. A 7-11 across from a high school that sells alcohol and cigarettes should be illegal. Open 24 hours a day when homes are right across the street from it is ridiculous. Tell the city if they want a 7/11 to put it on the civic arts plaza property and have it open 24 hours a day.

—  
Thomas "T.R." Catanese

## Matt Chang

---

**From:** sandy haga  
**Sent:** Saturday, September 15, 2018 9:09 PM  
**To:** Matt Chang  
**Subject:** Proposed 7-11 and gas station

Dear Mr. Chang,

This is just to let you know that my husband and I are against the 7-11 and gas station proposed at the intersection of Avenida de las Flores and Moorpark road.

Having been residents of Thousand Oaks since 1985, we have seen a lot of changes to the community but the changes that have been approved this year have been very upsetting. The multi use development on Thousand Oaks is outrageous. We moved to Thousand Oaks from Sherman Oaks to escape the very kind of thing that you are trying to turn Thousand Oaks into. Traffic on the blvd will be even worse than it is now and our "small town suburban feel" will feel more like a crowded, high hassle place to get through.

The gas station/7-11 is a very bad idea. It is on the same corner as Thousand Oaks High School. Both my kids went there and the traffic on that corner is already awful during prime drop off and pick up times. People make u-turns at that light because you cannot make a left out of the TOHS drop off. There are already many many accidents on that corner.

Please do NOT approve this.

Thank you for your consideration.

Sincerely,

Chris and Sandy Haga  
1651 Calle Artigas

Sent from my iPhone

## Matt Chang

---

**From:** David Giudice  
**Sent:** Sunday, September 16, 2018 8:21 AM  
**To:** Matt Chang  
**Subject:** Proposed new 7-11

Good day Mr. Chang,

Just wanted to get my "two cents" in on this proposed business that wants to open up on the lot at Moorpark and Avenida de las Flores, across from the high school.

I think that this is a mistake, for one, the lot was already contaminated for many years from an oil leak that occurred at the previous fuel center located there years ago.

I believe that this will negatively impact the value of the surrounding homes in the area, an economic consideration, as well as be a safety hazard and health hazard for the people living in close proximity to the 7-11 and it's proposed gas pumps. This would endanger the hundreds of children who have to wait there for the bus or to be picked up from school nearby.

These types of businesses tend to attract people who abuse alcohol and drugs. I don't know why, but that is a fact that I have noticed at every convenience store of this type. The gas station across for the school will attract people from outside of the area, giving opportunity for predators to prey on our children. Not to mention the added traffic congestion to an already congested intersection, impacting the surrounding neighborhoods as well.

What is needed here is a restaurant for the children so that they will not have to continue to get into their vehicles at lunch time and run all over to find alternatives to the lunch fare offered on campus. I believe that type of "walk up" restaurant, serving good, healthy and convenient food, would better serve the community and the children at the high school.

Whatever is decided by the city and the citizens, I truly believe that the proposed 7-11 and gas station would be a mistake and a detriment to the surrounding community. We just do not need another fuel center in our community or another convenience store, which are often seen as an ATM for criminals who make their living by robbing these types of establishments, which would further endanger the children in the area.

Sincerely and respectfully submitted by,

David Giudice  
1790 e. Avenida de las Flores  
Thousand Oaks, CA 91362

## **Matt Chang**

---

**From:** Robert Rozsa  
**Sent:** Sunday, September 16, 2018 9:20 AM  
**To:** Matt Chang  
**Subject:** Case: 2018-70220 Moorpark/Flores

Dear Mr. Chang,

I hope this email finds you well and that you enjoyed your weekend. My name is Robert Rozsa, and I live in Thousand Oaks, specifically in the Wildwood neighborhood. My wife, Sheila, and I have two kids that attend Thousand Oaks High School. My daughter is a Junior and my son is a Freshman. They both are in school sports (Varsity dance & Basketball) and leave the school very late into the evenings. I'm concerned that with the approval and opening of a 24 mart that it will attract "less desirables" to that immediate area. The location in question is kitty-corner to the Basketball Gym and the Girls Activity Room.

I grew up in the east San Fernando Valley, then moved to the west San Fernando Valley. I was finally able to purchase a home in Thousand Oaks and really enjoy the smaller streets and early and quiet nights. I was taught that nothing good happened outside after midnight. These 24 hour marts always, at some point, attract clientele that are bored or looking to get into mischief.

Please help find the Megdal group a less residential and more industrial location to open their business.

Thank you for your consideration.

Robert Rozsa

## **Matt Chang**

---

**From:** Yolanda James  
**Sent:** Sunday, September 16, 2018 10:12 AM  
**To:** Matt Chang  
**Subject:** Flores / Moorpark 7-11 proposal

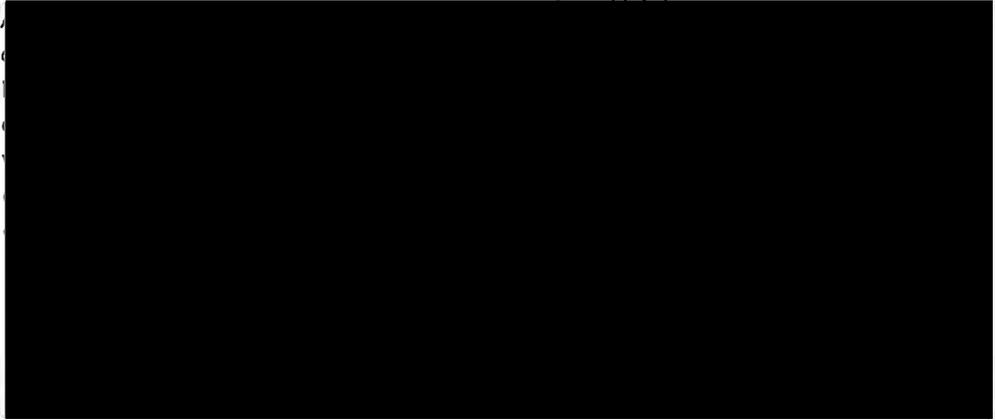
Dear Sir

Please reconsider allowing the 7-11 project from being placed at Avenida de las Flores and Moorpark. Perhaps a restaurant or fast food or even a health food store were be more apropos. I'm very concerned with the high levels of crime associated with 7-11 patrons. I go to 7-11 on Moorpark and Wilbur and are consistently appalled at the clientele that loiters around 7-11. The Flores / Moorpark proposal is not a good place and across from the High School would be further reason to quash the project. Thank you. Yolanda James, a concerned Thousand Oaks citizen Sent from my iPhone

**Matt Chang**

---

**From:** T.R. C.  
**nt:** Sunday, September 16, 2018 3:07 PM  
**o:**



**Subject:** Psychotic proposal of a 7/11 on Moorpark and Flores

Has the city lost it's mind? How was this even submitted for a proposal. A 24 hour 7/11 right across from residential homes. A 7/11 that sells alcohol, tobacco and junk food across from Thousand Oaks High School. A gas station when there are 4 other stations within a mile from it. The USA station is already open 24 hours a day. There is not 1 good reason why we would need a 7/11 in that location. Imagine that is your home and your neighbor is going to be a 24 hour 7/11. How happy would you be? Whatever we need to do to stop this will be done. Don't think for one second I will allow this to happen. If the city wouldn't allow Home Depot to go in the old Westlake Kmart location because it was an eye sore, who in their right mind thinks a 7/11 next to a residential neighborhood and a high school is a good idea.

i'm open to comments, give me one good reason we need this business? I'm all ears people.

—  
Thomas "T.R." Catanese

## **Matt Chang**

---

**From:** Kathleen canfield  
**Sent:** Sunday, September 16, 2018 3:40 PM  
**To:** Matt Chang  
**Subject:** 7-11 on corner of Moorpark and Flores

Mr. Chang,

I live in the Waverly Heights neighborhood and am concerned about the plans that are being discussed for a 7-11 to be built on the corner. This liquor/ convenience store would be poorly placed in our neighborhood and across from the high school. Please keep our neighborhood informed of the city's plans and hear our concerns.

Thank you,

Kathleen Canfield

## Matt Chang

---

**From:** Lauri Mobley  
**Content:** Sunday, September 16, 2018 4:19 PM  
**To:** Matt Chang  
**Subject:** Proposed 7/11 on Avenida de las Flores OPPOSITION  
  
**Importance:** High

Dear Mr. Chang

I am writing to you in OPPOSITION to the proposed 24-hour 7/11 and gas station that may go up on the corner of Moorpark Rd. and Avenida de las Flores.

This is a neighborhood with homes, schools and kids. I do not live on Flores, but I do live on Calle Pimiento, right by what was the Chevron station, but is now an Extra Mile. I live very close to this gas station, but I refused to buy my gas here. This is a neighborhood, not Thousand Oaks Blvd.

I'm not sure why there would be a need for this 7/11 and gas station when there is a grocery store, a dollar store, and a GAS station just down Moorpark, not even 2 minutes away from this proposed site.

Thank you!

Lauri Mobley  
1379 Calle Pimiento  
Thousand Oaks CA 91360

## **Matt Chang**

---

**From:** Skip Mobley  
**Sent:** Sunday, September 16, 2018 4:49 PM  
**To:** Matt Chang  
**Subject:** Proposed 7-eleven

Hello Matt,

Just wanted to voice my concern about the possibility of a 7-eleven being built at the corner of Moorpark and Avenida de Los Flores.

This area certainly feels like a neighborhood to me and not suitable for a 7-eleven. I object to this project simply because it's not fair for those residents to potentially take a hit to their property value while the 7-eleven owner is making money. Also the fact that it will be 24 hours as well as a gas station are really unacceptable. The possibility of the neighbors hearing car doors closing and people talking and cars coming and going at all hours is ridiculous and we all know people will be stopping by after drinking and being loud and leaving loudly with their cars on weekend nights. Discarded lottery tickets, cigarette trash, dumpster smell, etc. I am also concerned about the safety of the high school kids, you know cars are going to use that as a pick up/drop off as well and making that corner more busy with our driving youth increasing the chances for injuries.

I am sure it will be a goldmine for the owner selling sodas and mostly unhealthy snacks and candy, cigarettes and potentially alcohol.

And I know it's a cheap shot but of course you would be up in arms if that was going up next to you.

Thank you for your time, I hope I have helped in the decision making.

All the best,

Edwin Mobley

## Matt Chang

---

**From:** Nicole Reilly  
**Sent:** Monday, September 17, 2018 2:36 AM  
**To:** Andrew Powers; cndmanfox@aol.com; Rob McCoy; Al Adam; claudia4slowgrowth@roadrunner.com; Joel Price; Kelvin Parker; Community Development Department; Matt Chang; [REDACTED]  
[REDACTED]  
robert.j.engler@gmail.com; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** NO to 7-11 on Moorpark and Janss Rd.

Hello,

I am writing to express that I DO NOT support having a 7-11 built at the corner of Janss and Moorpark. This is a very tacky idea with little forethought.

There is already a 7-11 that is only 1.8 miles away and it's a magnet for trouble.

Kids in high school, especially don't need easy access to junk food, alcohol, cigarettes, candy and overly sugared sodas or lotto tickets! In addition, being open 24-hrs is obnoxious with extra noise, bright lighting, undesirable late night activity, drug dealing and additional traffic. This intersection is busy enough when crowds of students are crossing in the morning and afternoon without having extra cars pulling in and out causing excess chaos and stress.

This would serve no benefit whatsoever and is selfish, thoughtless and greedy. I'm not for having a gas station either but 7-11 is an obvious NO!

Thank you for taking the time to read my concern.

Nicole Reilly  
Thousand Oaks, CA

## Matt Chang

---

**From:** Dani Blu  
**Sent:** Wednesday, September 19, 2018 7:32 AM  
**To:** Matt Chang  
**Subject:** No 7-11

Hi Mr. Chang,

Please find an alternative to a 7-11 store at the Moorpark & Ave de Las Flores site.

Thank you,  
Danielle Blum  
Thousand Oaks resident & parent

## **Matt Chang**

---

**From:** Marty Fry  
**Sent:** Wednesday, September 19, 2018 9:44 AM  
**To:** cnclmanfox@aol.com; Andrew Powers; Matt Chang  
**Subject:** Proposed 7/11 @ Moorpark Road & Avenida de las Flores

Mayor Andrew Fox, City Manager Andrew Powers, Project Manager Matt Chang,

Please listen to the negative community response to the proposed 7/11 convenience store at the corner of Moorpark Road and Avenida de las Flores. As an 80-year-old, 36-year resident of Thousand Oaks, and a retired C.V.U.S.D. teacher, I am most concerned about temptations available to the Thousand Oaks High School students. They will be crossing Moorpark Road to catch a quick lunch of junk food. They will be hanging out at the 7/11 after school. Traffic will be congested when parents arrive to pick them up. Such a bad idea. That is a very busy intersection in the best of times, and very difficult at the beginning and end of the school day.

Open 24 hours? Can you just imagine the activities in those overnight hours? In addition, the nearby residents, for which I am not one, will be greatly annoyed, especially in those overnight hours. There are gas stations located not far to the north and to the south of that location. The last gas station at that location contaminated the soil, the reason for it being vacant for many years.

The community is quite upset about this proposal, with letters being written, phone calls being made, emails being sent, and petitions being circulated.

I repeat, please listen to the wishes and concerns of the Thousand Oaks residents. Thank you.

Sincerely,  
Martha Fry

## Matt Chang

---

**From:** Erika Nicholson  
**Sent:** Wednesday, September 19, 2018 1:07 PM  
**To:** Matt Chang  
**Subject:** Moorpark/Flores 24 hr gas station

Dear Mr. Chang,

I am a neighbor to the proposed development on the vacant lot on the corner of Moorpark Rd. And Avenida Flores. As you know many surrounding residents of this area are in opposition to the construction of a 24 hour convenience store/gas station at this location.

This part of Moorpark Rd. Is relatively quiet and residential- we would like to keep it that way. This is a different area than what we already have going on at Janss/Moorpark and Arboles/Moorpark.

The Thousand Oaks High School is across the street and I believe this type of business would negatively impact our young people in two ways. First the sale of alcohol cigarettes and lottery tickets are temptations underage students do not need. Second the traffic created by what I would assume will be entrance/exits on both Moorpark and Flores will pose a danger to children crossing the street weekdays and on weekends for sports and activities. I know how chaotic gas stations are with people pulling in and out trying to get to the pumps.

A 24 hour business of this type tends to attract vagrants and drug users. I won't even get out of the car at the Wilbur/Moorpark 7-11 at night - it looks like there are ongoing drug deals in the parking lot. Why bring that type of activity up the road to a very quiet residential area?

I have two questions for you.

Is the proposal conforming to city code for that lot?

Are there any regulations in the city regarding the sale of alcohol and or cigarettes within so many feet of a school?

Thank you in advance for your reply. I do understand that you have been responsive in answering citizens' questions and I appreciate that.

Erika Nicholson  
586 Calle Jazmin

Sent from my iPad

## Matt Chang

---

**From:** ent: Wednesday, September 19, 2018 2:22 PM  
**To:** Matt Chang  
**Subject:** Add me to Mailing List Please

Dear Matt Chang,

I would like to be added to the mailing list for any and all meetings/events/discussions regarding the proposed 7/11 and gas station to come in to our neighborhood, at Moorpark/Avenida de Los Flores. I vehemently oppose this project on all levels, and I can see that many of my neighbors do as well. I appreciate your adding me to your list and any other pertinent groups as well.

Thakns for all you do for our city!

AnneMarie Branch-Winic  
Waverly Heights

## Matt Chang

---

**From:**  
**Sent:** Wednesday, September 19, 2018 4:24 PM  
**To:** Matt Chang  
**Subject:** Proposed 24 hour gas station Moorpark Rd. & Ave. de las Flores

Hi Matt,

My name is Patricia and I live right behind where the proposed 24 gas station is to possibly go in.

I would like to have a say in this because this will directly affect my family and I. I am COMPLETELY against this happening and this is why. Having something opened 24 hours will attract the wrong kind of people that I don't want in my neighborhood. There will be drug deals and who knows what other kind of goings on behind or just outside of that area. The car break in's will probably increase because those types of vagrant people will need ways to get money for the dealings that will be going on. I have kids who walk to and from school and I will DEFINITELY not feel safe with that place being opened right across the street. I know that I am not the only person in my neighborhood that is against this. It's bad enough having high school kids smoking pot near my house, I don't need to add to the riff raff, for lack of a better phrase, having a place to hang out at 24 hours a day.

I would like to know when a meeting will be held because many of my neighborhood wants to attend. If you would please let me know, that would be greatly appreciate.

Thank you,  
Patricia Baughn

## **Matt Chang**

---

**From:** Nina Kelly  
**Sent:** Thursday, September 20, 2018 9:52 AM  
**To:** Matt Chang  
**Subject:** PLEASE, no 7/11 on corner of Moorpark and Flores!

I am a concerned citizen of TO for over 18 years. Please do not let this establishment set up on Moorpark and Flores.

There already is one on Moorpark and Wilbur. That is plenty!

Thank you,  
Nina Kelly

## Matt Chang

---

**From:** Brittany Olson  
**Sent:** Thursday, September 20, 2018 10:14 AM  
**To:** Matt Chang  
**Subject:** 7/11

Hi Matt,

I live on Calle Clavel near where the 7/11 is set to be put in. I am strongly against this 24/ hour convenience store being built near my home that I share with my husband and soon to be baby. 7/11 gas stations in TO typically attract a crowd that are interested in buying alcohol and tobacco products. Being near a high school and homes, this is a huge concern. Although they have said they won't sell alcohol and vape pens, I know after a year or so they will come back to the city for these permits. If you have driven through the Waverly community in the late afternoon/early evening, you will see families walking around with goats, horses, dogs, and their children. Please don't let this 7/11 tarnish our beautiful neighborhood.

Kindly,

Brittany Olson

Sent from my iPhone