

## **Matt Chang**

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**From:** Nita Rawnsley  
**Sent:** Saturday, September 22, 2018 11:40 AM  
**To:** Matt Chang  
**Subject:** proposed 7-11

The building of another 7-11 convenience store and gas station across the street from the Thousand Oaks High school is a very bad idea. It's too close to the school and we are already overcrowded with gas stations. Please give this more consideration, help protect our students.

Thank you

## Matt Chang

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**From:** Giselle Yeatman  
**Sent:** Monday, September 24, 2018 10:33 AM  
**To:** Matt Chang  
**Subject:** NO TO 7/11

Mr. Chang,

I vehemently oppose putting a 24 7/11 at the corner of Las Flores and Moorpark! I have zero issue putting a business at this corner but absolutely oppose it being a 24 business!!! A 24 hour business will bring unwanted noise, traffic, people, and crime to a residential neighborhood. It's quiet here during the evenings and I want it to stay that way. I purchased my home based on the fact that it's more safe and quiet than other neighborhoods and there is absolutely NO question that having something open 24 hours less than a minute from my home will change the character of this neighborhood. It's not only not wanted it's NOT NEEDED! There is a 7/11 less than 5 minutes down the road and there's a Trader Joe's and a liquor store up the street that are open until 10:00! You need to deny this plan!

Giselle Yeatman  
2420 Addison Circle  
Thousand Oaks, CA 91360

## Matt Chang

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**From:** Kevin Long  
**Sent:** Monday, September 24, 2018 11:59 AM  
**To:** Matt Chang  
**Subject:** NO on 24-hour 7-Eleven across the street from Thousand Oaks High School

Dear Sir,

I am writing to you in strong opposition to the proposed 24 hour 7-11 store across from TO High School. I live in close proximity to that location and am not in favor of allowing a business opening that will change the neighborhood in a very negative way by changing traffic patterns & greatly increasing noise, vagrancy & crime problems in the immediate surrounding area.

I have lived in proximity to 7-11 convenience stores before, and we chose a home here in Thousand Oaks, in part, specifically to be away from that type of environment. We are very upset that you are now considering changing the neighborhood that we have made our home in this way. Do you live within a block or two of a 24 hour 7/11 yourself? Have you ever? I HAVE, and I do not wish to do it again. Especially, not by choice. DO NOT ALLOW THE 7/11 TO BE PUT THERE.

Thank you for your time.  
Kevin R. Long

## Matt Chang

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**From:** Lauren Llanos  
**Sent:** Wednesday, September 26, 2018 1:02 PM  
**To:** Matt Chang  
**Subject:** Proposed 24hr store on Moorpark

Hello,

As a homeowner that lives across the street from the proposed 24hr convenience store at Moorpark and Las Flores, I would love to be kept updated on this project.

I understand that there will be a public hearing where we can voice concerns, but I would also like to make my concerns known here.

Gas stations and convenience stores are known to cause property values to decrease and they bring the threat of crime in areas where they are added (<http://ceds.org/convenience.html>). As a homeowner within 500ft of the proposed 7-11, this is a huge concern. I love our house and our neighborhood. There are certain establishments that we can walk to that for us are a huge advantage, like the Vons, Trader Joe's and Starbucks. It's also great to be close to the community center and park adjacent to Thousand Oaks High School. I want to live here for a long time, but quite frankly this proposal makes me reconsider.

We already deal with a lot of litter being behind the Domino's at that corner. Students come to our corner after school to hang out and wait for their parents to pick them up. Some buy Domino's and eat behind the businesses, sometimes leaving trash or not bothering to chase down their napkins that blow away. These end up in our front yard regularly. But it's not just Domino's. We have picked up trash from McDonalds, Starbucks, Chick-fil-A, Trader Joe's, and Panera from our front yard, just to name a few identifiable trash items we have seen recently. Those businesses are not nearly as close by but the litter makes it to our yard. What will be done to curb littering and prevent 7-11 from making the issue worse?

In addition to litter, we deal with high traffic and illegal parking. There are "no parking" signs on Calle Jazmin behind Domino's, but regularly I see cars parked there. It becomes an even bigger issue during school drop off and pick up. Kids cross from TOHS and hang out by our house to be picked up, and parents begin parking along Calle Jazmin prior to dismissal, occasionally even blocking our driveway. I want to be a good neighbor and I know it's difficult to get in and out of the school parking lot at those hours. But adding a convenience store at that corner will only make traffic and parking issues worse. I also believe it will make our side of Moorpark an even more desirable hang out for the students, adding more pedestrians to the mix. This will create more congestion in the neighborhood and lead to potentially unsafe conditions for the student drivers and kids walking home. What will be done to address the traffic issues that already exist and the new ones that will undoubtedly be created?

The 24hr aspect of this store is truly of utmost concern for me and my family. This will bring people into our neighborhood at all hours of the night. There's a 24hr gas station at the next light south (Janss and Moorpark) and a 24hr 7-11 a little further down the way (Wilbur and Moorpark) that offer the same kinds of products this proposed store would. Is there really a need for another?

And finally, alcohol and tobacco. I hear this location will not be selling such items. Are we sure they will not apply for such a permit at a later date? Would an application for such a permit be denied if submitted? Are they far enough away from the school that they will never be allowed to sell these items? Are you aware of the rising vaping epidemic with kids/teens? Will this location sell vaping products? Selling these products will not automatically mean students will have access to them, but the advertising they will be subjected to can have nothing but negative impact. Additionally the legal smoking age in California is 18. I turned 18 the fall of my

senior year in high school, as will many others in the future. Although they may not be able to purchase themselves, students may be able to get their hands on these products and consume them legally.

I have lived in more urban areas before, near gas stations and convenience stores, and I've been in a house while it was robbed overnight. I feel safe where we are now, but I fear that will change with the proposed project. I care about this community and fail to see how the project will be an improvement.

Thank you for your time. Please keep me updated on the status of this proposal.

Lauren Llanos  


Get Outlook for Android

## Matt Chang

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**From:** Sarah Finch  
**Sent:** Sunday, September 30, 2018 10:38 PM  
**To:** Matt Chang  
**Subject:** Oppose 7-11 on Moorpark and Las Flores

Hi Matt,

I understand the above referenced site is under your review.

We oppose it. It is absolutely absurd to put a facility selling alcohol and cigarettes and junk across the street from the high school. I realize they do not have their permits yet for these items,. But they will. To think otherwise would be beyond naive. Been burned by that game before. Also, traffic patterns and volumes have changed tremendously in the what - 10-15 years this site has been vacant. The traffic flow will be completely disrupted and cars entering and exiting are sure to cause more than a few accidents.

Please keep me advised of all public meetings etc...

If there is no other option than a gas station, I would really hope after all the vape stores, massage parlors, and tattoo shops, that this City could at least have the decency to not allow this venue to sell anything other than gas - as was originally zoned. Also, the 24 hours is a big NO. Not appropriate for this neighborhood

Thank you very much.

Sincerest regards,

Sarah Finch  
Thousand Oaks, Resident 20 years

October 16, 2018

Thousand Oaks Planning Commission  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

RE: *Case No. SUP 2018-70220*  
*Construction of a Gas Station and Convenient Store*  
*24 hours Operation*  
*Moorpark Rd/Avenida De Las Flores*

**To Whom It May Concern:**

As residents in the surrounding neighborhood of the above project, we would like to offer our comments on the above project. We are particularly concerned with what appears to be inadequate consideration of the problems posed by the location of the proposed project adjacent to Thousand Oaks High School. We believe passionately that this is the worst business that could be located directly across from a high school and surrounded on the other sides by single-family homes. In addition, there are other commercial businesses much more compatible with our residential area and a public high school.

The convenience store will, no doubt, be a hangout for the students. **It will be a nightmare** when the students start dashing across the street distracted by their cell phones to grab food at the proposed 7-11. In addition, a California study noted a 50% increase in smoking among adolescents exposed to tobacco advertising during weekly visits to small grocery, convenience or liquor stores.

Convenience stores and gas stations are crime magnets. They are notorious for attracting petty criminals. A 24-hour business equipped with an ATM machine across from a high school, will make the area and its surroundings susceptible to vagrancy, robbery and drug dealing.

Another issue is the impact the proposed development would have on traffic in the area and the possible danger to students. It is a congested intersection to begin with. The high school kids are beginning drivers. There is also a fear of kids being struck by cars in the congested and busy intersection. Has a traffic study been conducted by the applicant? What kind of study was performed? What were the results? In addition, because of the high traffic volume and refueling, convenience stores-gas stations pose an unusually severe threat to ground and surface waters.

There will also be potential for increased noise, air and light pollution, as well as the safety of motorists, cyclists and pedestrians because we believe the proposed project is too close to the intersection.

Further, the gas fumes and exhaust fumes from cars at the business will create unhealthy air in the nearby residential areas and at the highschool. Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground. The release of a variety of polluting materials that settle on parking lots and other impervious surfaces which then wash into nearby ground or surface waters with each rain.

The U.S. Environmental Protection Agency echoed the concerns about the health risk associated with fueling emissions in their School Siting Guidelines. The USEPA recommended screening school sites for potential health risk when located within 1,000 feet of a gas station. Although Thousand Oaks High School is not a new school, it is situated less than 1,000 feet from the proposed project.

We believe that we do not need a "Chain" convenience store and gas station at this location. A number of studies have shown that local economies are better off with locally owned businesses compared to those which are part of a national chain. These studies show that on average 48% of each purchase at a locally-owned business circulates through the local economy compared to less than 14% of purchases from national chain stores. Moreover, there are two gas stations less than a mile up the street at the corner of Moorpark Road and Avenida De Las Arboles. We do not need another one.

Given the impacts and corrective measures, an optimum convenience store-gas station location should have the following characteristics:

Buffered so the store cannot be seen or heard from the nearest home;

Convenience stores should be located at least a 10-minute walk (0.5 miles) from schools;

The proposed project meets *none* of the criteria above.

If you recall, the original 7-11 stores were open from 7-11. It wasn't until the owners got greedy that they extended their hours to 24. This proposed site is no place for a 24 hour convenience store.

We believe this project is going to put our neighborhood at risk as well as the children attending Thousand Oaks High School. It's critically important that we try to find something that matches the neighborhood, especially the highschool.

Thank you for providing an opportunity for residents to express their serious concern over this project.

Sincerely,



Nicole L. Soteris  
Avenida De Las Flores  
Thousand Oaks, CA 91360

## Stephen Kearns

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**From:** Canace Smith [REDACTED]  
**Sent:** Tuesday, January 22, 2019 9:50 PM  
**To:** Community Development Department  
**Subject:** 7-11

Sent from my iPad. Very bad placement plan of a 7-11. Our first class high school does not need this across the street. Thousand Oaks is better than this. Please please reconsider.  
Thank you

## Stephen Kearns

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**From:** AnneMarie Branch-Winic [REDACTED]  
**Sent:** Wednesday, January 23, 2019 7:48 PM  
**To:** Community Development Department  
**Subject:** We are Against Another 7-11!!

Dear CDD,

I have JUST found your email address- the information on this proposal has been very spotty. Seems meetings are held without fully informing the public to avoid the public's input on this. I just found out this proposal was discussed at tonight's meeting and I didn't even know about it!

I'd like the CDD to know that we adamantly OPPOSE the idea of a 7/11 at the corner of Moorpark and Avenida de Los Arboles. Aside from the fact there is another 7/11 1.5-2 miles away from this site, this is a residential area with a high school that does NOT need a This kind of business nearby. We have heard suggestions of a park, which seem much more peaceable to a community such as this.

I would hope that Thousand Oaks seems to maintain a respect to its tax-payers, by seeking out our opinion of a proposal such as this, and not sneak around at the lure of the investors/developers. It has felt that way and I hope TO seeks to change that.

Thank you so very much for listening to our input.

AnneMarie Winic  
[REDACTED]  
[REDACTED]

## Stephen Kearns

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**From:** Dani Blu [REDACTED]  
**Sent:** Tuesday, January 22, 2019 7:49 PM  
**To:** Community Development Department  
**Cc:** [REDACTED]  
**Subject:** No 7-11

To Whom It May Concern:

We are Thousand Oaks residents. We are requesting your review of all the data regarding building a 7-11 near TO High School. We are strongly opposed to this happening.

Thank you for your consideration.

Sincerely,  
Danielle Blum & family

To Senator Brownley, Senator Stern, Assembly Member Irwin, State Superintendent of Public Education Thurmond, Thousand Oaks City Council Members, CVUSD Board Members, and Acorn Staff:

Greetings! I am writing to all of you to open up dialog on the proposed 7-11 store on Moorpark Road and Avenida De las Flores in town.

The proposed 7-11 establishment on Moorpark Road has been a lively issue and debate in our community over the past few months. There has been much dialog in person, in writing, in emails, and in online chats via social media platforms such as NextDoor. There is also an online petition to “keep 7-Eleven out of our neighborhood and away From TO High School” that over 760 people have signed to date. Most comments on NextDoor have expressed concern of having a 24-hour establishment across from the high school, and a few have expressed no concern stating it used to be a gas station. Some follow-up comments iterated the concern is that 7-11 is a 24-hour establishment, not that people can buy gas there. Posts have been made that include easy access for high school students to cigarettes and alcohol, links to common crimes committed at 7-11 stores and people camping out at these establishments, increased theft in the neighborhoods where 7-11s are, more work for police officers, increased traffic and safety issues by the high school where many students are pedestrians, and decreased property values. Another concern that was expressed was the “environmental problem that was left behind from it being a gas station” before. It was also pointed out that a local owner is not who is proposing this. It is a millionaire who lives in Beverly Hills who has no interest in the community’s wellbeing. The only interest is profit.

All of this is valid and important information to consider when deciding whether to approve this 7-11 location. There is another variable to take into consideration...that it is across from a high school and evidence-based studies have shown that convenience stores by school campuses can harm students.

In 2013 a study done on the availability of convenience stores near schools found that “the greater availability of convenience stores near a school is associated with an increased risk of alcohol use among adolescents over the previous 6 months” (Wang, et al.). Another 2013 study found in regards to smoking, the “factors found to be significantly associated with smoking included having a smoker in the family, experience with drinking alcohol, and using convenience store daily” (Watanabe, et al). A 2011 study titled “Convenience Stores Surrounding Urban Schools: An Assessment of Healthy Food Availability, Advertising, and Product Placement” focused on obesity. “Recent evidence has linked neighborhood food environments to health and nutrition status, with easier access to convenience stores being associated with increased risk for obesity” (Gebauer & Laska). In 2011 it was reported that having a convenience store close to a school may lead to students who are more overweight. A study funded by Michigan State University and published in BMC Public Health concluded that the presence of a convenience store within a 10-minute

walking distance of a school was associated with a higher rate of overweight students. On the other hand, nearby fast-food restaurants and supermarkets were not associated with school rates of overweight students.” In 2012, Choi, et al., (p. 103) wrote that “school neighborhood environments are crucial for the dietary behavior, physical activity, and weight status of children. (And) previous studies have found that the school neighborhood food environment was significantly related to children’s overweight and obesity.” In our state, in 2011 an ecological study reported that “public health researchers and policy-makers interested in the food environments outside schools should expand their recent focus on nearby fast food restaurants to include convenience stores, which may also be important sources of low-nutrient, energy-dense foods for students” (Howard, et al.) to address the obesity trend that is occurring. Why, in 2018, is a convenience store across from a high school even being considered? It needs to be. In 2012 it was reported that “the prevalence of U.S. childhood obesity has increased by more than three times during the past 30 years” (Choi, p. 102). You have the power now to help interrupt this trend, not contribute to it. Let me remind you that obesity costs society...even if you ONLY count the number of obese individuals who collect SSDI, can’t work and thus are not contributing tax income, and receive Medicare.

So, to break it down, a 24-hour 7-11 store on Moorpark across from the high school has the potential to be a profitable business and bring in sales-tax dollars the city. The owner would be living far away and we’d likely not see him nor would his income-taxes contribute to our community; crime rates could raise; traffic and safety issues could intensify on a street where hundreds of high school students walk; easy access to cigarettes and alcohol (I’d include vapers here); local residents could see a decrease in their property values; and convenience stores near schools have been shown in evidence-based studies to be a contributing factor in the obesity epidemic.

According to one post on NextDoor, the police are not in favor of this 7-11 being built, even though the developer claims that they are. “The developers have also exaggerated the position of the Thousand Oaks Police Department, saying they support it which is also not true.” Another person posted “I am the wife of a police officer for VCSO and that letter was a LIE. Just for the record, the police and fire respond to the 7-11 on Wilbur, and the crime rate surrounding it, on a daily” basis. The letter is referring to a letter sent out by the developer saying police support the 7-11 being built there.

As far as the principal of the high school, he has not publicly voiced an opinion one way or another, but one post said the developer claimed at the December 20 community outreach meeting that he got the principal’s approval. “It was disturbing to hear from the developer that the Principle (sic) for TO High School has allegedly given his approve (sic) to the developer.” Another post said “what the developer is stating is not true. The president of the TOHS PFA has written a letter opposing a 7-Eleven opening in this location. As far as I know the principal is trying to stay out of it, so the developers are taking that as approval which is not the case.” It would be

nice to get an official stance of the high school, especially given what the studies have yielded.

I look forward to hearing all of your responses to the information provided in this letter.

Sincerely,

Patricia Farrugia

References:

Choi, Jin Young & Pate, D. (2012). The School Neighborhood Environment for Childhood Obesity in a Rural Texas Community. *Journal of Rural Social Sciences*, 27(3), 102–117. Retrieved from Convenience Stores near Schools Raise Concerns. (2011). *American School & University*, 83(6), 10.

Gebauer, H., & Laska, M. N. (2011). Convenience Stores Surrounding Urban Schools: An Assessment of Healthy Food Availability, Advertising, and Product Placement. *Journal of Urban Health*, (4), 616.

Howard, P. H., Fitzpatrick, M., & Fulfroost, B. (2011). Proximity of food retailers to schools and rates of overweight ninth grade students: an ecological study in California. *BMC Public Health*, 11(1), 68–75.

Wang, S. H., Lin, I. C., Chen, C. Y., Chen, D. R., Chan, T. C., & Chen, W. J. (2013). Availability of convenience stores and adolescent alcohol use in Taiwan: a multi-level analysis of national surveys. *ADDICTION -ABINGDON-*, (12), 2081.

Watanabe, I., Shigeta, M., Inoue, K., Matsui, D., Ozaki, E., Kuriyama, N., ... Watanabe, Y. (2013). Personal Factors Associated with Smoking Among Marginalized and Disadvantaged Youth in Japan: A Strong Relationship Between Smoking and Convenience Store Use. *International Journal of Behavioral Medicine*, 20(4), 504–513.

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

805.449.2103

[www.claudiabilldelapena.com](http://www.claudiabilldelapena.com)

Facebook: @claudiabilldelapenaTO

Twitter: @Claudia\_Bill

## Stephen Kearns

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**From:** Gina [REDACTED]  
**Sent:** Thursday, March 21, 2019 11:31 AM  
**To:** Stephen Kearns  
**Subject:** Planning Commission: public hearing 4-1-19

**Importance:** High

Dear Planning Commission – we are writing with our very high concerns on the public hearing April 1, 2019 “to allow construction of a gas station and convenience store open 24-hours daily”.

We live within the 500 feet of subject property and are unable to attend the 4-1-19 hearing so are directing our concerns here: 1- added crime to proximity to residents and school.

2- student safety hanging out there with additional crime activity. 3- considerable auto and pedestrian traffic with distracted motorists and noise and safety issues.

4- health issues as we already have a vaping epidemic in our city. 5- attracting homeless hanging out all hours of the night. 6- business lighting especially at night.

7- no need for another gas station as there are already 4 gas stations on Moorpark Road between Janss Road and Olsen Road, all open ample hours to serve the public.

Please direct these urgent comments to the Planning Commission at this public hearing on April 1, 2019. Richard & Virginia Johnson, 2192 Ruskin Ave, Thousand Oaks, CA.

## Stephen Kearns

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**From:** Larry Zarybnicky [REDACTED]  
**Sent:** Saturday, March 23, 2019 9:27 AM  
**To:** Stephen Kearns  
**Subject:** Case: SUP 2018-70220- Location 2198 Moorpark Rd.

I am recovering from minor heart surgery, have two knee replacements and will not be able to attend the 4/1/2019 public meeting for the request to erect a 24 hr gas station/convenience store at 2198 Moorpark RD. I have lived in this area since 1975 and have seen the congestion on this corner continue to increase. High school students and their parents dropping them off. The place is full of cars and students crossing the street and into the High school parking lot. I am against putting any type of business at this location that attracts more car and foot traffic.

Reasons for not wanting this permit to be granted:

1. Increase of foot and car traffic at a busy intersection
2. 24 hr operation in a residential is not a desirable choice
3. Chances of people congregating at location: including homeless and the derelict, and possibly gangs. We do not need this in a mostly residential area.
4. Bus stop will have to be moved.(to where)
5. There are at least 3 gas stations with 2-3 mile radius. Also a 7-11 is about 3 miles away. Do not need any more.
6. I would suggest if anything at this location be an office type structure with little increase of foot and auto traffic.
7. Noise and pollution possibilities.

Again please note my disapproval of this construction at this location.

Sincerely:

Larry Zarybnicky  
2149 Ruskin Ave  
Thousand Oaks Ca  
91360

**PARTIALLY FOR AND AGAINST**

## Matt Chang

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**From:** Lori Jacobs  
**Sent:** Sunday, September 9, 2018 9:29 PM  
**To:** Matt Chang  
**Subject:** Proposal for Moorpark/Flores lot

Greetings Mr. Chang,

I have recently learned that there will be a public hearing, date TBA, to discuss a proposal for the empty lot at the southeast corner of Moorpark Rd and Ave de las Flores. The proposal includes a gas station and a 24 hour mart.

I am a 24 year resident and definitely not one of the those who opposes growth across the board. I am excited about the plan to restructure our downtown, and the planned apartments/townhomes for the old Pinecrest site. I fully agree that the people who work here should be able to live here, and am aware of the struggles our schools are having due to declining enrollment.

And as a night owl I have appreciation for businesses that are open late.

I know that corner was a gas station for years. I've heard reports that there was a leak and it may be contaminated. So, assuming there's enough demand to keep it operating without causing a nearby station to fail, I have no opposition to a gas station. And for this reason, even if it's officially declared clear, I would not want those asking for a small park there to get their wish!

That said, however, I am writing to oppose the portion of this proposal for the 24 hour minimart. The problem, for me, is it's proximity to TOHS and the fact that these stores sell cigarettes and alcohol, and I'm a newbie to the concept but probably vaping supplies as well.

In fact, I have been informed it is actually against state law to sell those items within 600 feet of any school. Please see the link below.

[https://www.abc.ca.gov/questions/licenses\\_faq.html](https://www.abc.ca.gov/questions/licenses_faq.html)

Thank you for your time,

Lori Jacobs

## Matt Chang

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**From:** M Sanchez  
**Sent:** Wednesday, October 10, 2018 11:34 AM  
**To:** Matt Chang  
**Subject:** We should Welcome 7-11

So long as they don't sell beer and wine and vape to protect our high school kids, I'm for this convenient development.

-MARIBEL SANCHEZ

## Matt Chang

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**From:** Joe Shelly  
**Sent:** Wednesday, October 10, 2018 11:29 AM  
**To:** Matt Chang  
**Subject:** 7-Eleven Support

Matt,

I'm writing to support the 7-Eleven gas station proposal on Moorpark. I was opposed to another disruptive and large office building there looking like a monstrosity at that corner and putting the houses behind it in a shadow.

While I know this is some controversy, restoring it back to a gas station which is was for 50 years makes most sense given the restrictions they have admirably self-initiated at the request of the high-school principal.

Joe

## **Matt Chang**

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**From:** Gil Seton  
**ent:** Tuesday, October 9, 2018 10:05 AM  
**To:** Matt Chang  
**Subject:** proposed 7-11 project with gas station across from Thousand Oaks High

Dear Mr. Chang,

I am emailing to let you know that I support the proposed 7-11 project with gas station across from Thousand Oaks High.

Sincerely,

Gil Seton Jr.

## **Matt Chang**

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**From:** Anthony Kassar  
**ent:** Tuesday, October 9, 2018 9:50 AM  
**To:** Matt Chang  
**Subject:** Thousand Oaks 7-11 near TO High School

Mr. Chang,

My name is Anthony Kassar - a student at CLU. I strongly support the 7-11 project on Moorpark Rd that's not too far from campus. This would be a huge convenience and great advantage for students like myself at CLU or TO High.

Thanks,  
Anthony Kassar

## **Matt Chang**

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**From:** B. aguirre  
**ent:** Tuesday, October 9, 2018 9:46 AM  
**To:** Matt Chang  
**Subject:** 7-11 project

Hello Matt Chang,

I am writing in support of the 7-11 project set for 2198 Moorpark Rd.  
I look forward to the bargain gas.

Thank you,

Frank Aguirre

Sent from my iPhone

## Matt Chang

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**From:** Mary Linn  
**ent:** Tuesday, October 9, 2018 9:34 AM  
**To:** Matt Chang  
**Subject:** Please support

Dear Mr. Chang,

**We support** and now ask for your support with the 7-Eleven project across from Thousand Oaks High School. A new ground up 7-Eleven go-to convenient store for food, snacks, hot and cold drinks, gas service and so much more WITHOUT selling alcohol or vape.

Thank you for taking the time to read our email.

Dennis and Mary Linn  


## **Matt Chang**

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**From:** Nathan Saldana  
**ent:** Tuesday, October 9, 2018 9:07 AM  
**To:** Matt Chang  
**Subject:** 7/11 near TO High

Good morning Mr. Chang,

As a Thousand Oaks High School student, I support the idea of a 7/11 opening up across the street. It would be a shorter commute for us students who do not have a car to go get food, snacks, and drinks on our lunch breaks.

Thank you for your time,

-Nathan Saldana

## **Matt Chang**

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**From:** Pamela Scott  
**Sent:** Tuesday, October 16, 2018 4:23 PM  
**To:** Pamela Scott  
**Subject:** 2198 N Moorpark Rd.

Hello City Council Members and Staff. I am the broker representing 7-Eleven, Inc. in their interest in operating a service station and convenience store at this corner. I do understand I have a vested interest in its approval however, I have been in the commercial leasing business in Ventura County for over 35 years and know the commercial corridors of Thousand Oaks intimately. It is my professional opinion that a service station and c-store is a good and practical use for the property.

I have watched this property be vacant for several years (I understand 13) and also understand the retail climate overall. In my opinion this is a convenience location, meaning its best use would be one for the nearby residents and homeowners driving to and from work each day and those living near the project. It doesn't sit in the middle of a large regional center where other retail/office users might make sense. It is relatively isolated from a retail standpoint so convenience to the local residents makes sense here.

Sometimes, there are objections to a 7-Eleven due to its alcohol sales, however, in this case, the store will be dry. They have also responded to the request of the principle of the high school across the street to not sell vapes and have his approval, I would think to serve his families. They have the support of the police department, having operated in Thousand Oaks since 1966, they above all should know if it is a safe use. Lastly, Thousand Oaks and the location itself, doesn't lend itself to any specific problems related to a more economically impacted area.

Please let me know if you have any questions.

Thank you very much for your consideration.

Best regards,  
Pam Scott

"We put the client first."

Pamela Scott  
President  
#00705034

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## **Matt Chang**

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**From:** Patrisha Marie Carilhay  
**Sent:** Wednesday, October 17, 2018 6:00 PM  
**To:** Matt Chang  
**Subject:** Suggestion for improvement on 2198 Moorpark Rd, Thousand Oaks, CA

Greetings!

As a concerned person, I would like to see improvements to the City of Thousand Oaks. My suggestion is that we work constructively with 7-Eleven in a method that helps the community move forward.

Therefore, I am hopeful that a new 7-Eleven will be built on Moorpark Road. The said convenience store will serve a variety of goods, from healthy food options to a to-go snack or supplies, and a 7-Eleven will be a huge improvement to the vacant lot, which has been an eyesore and an attractive nuisance for many years. Also having an option for a gas station in addition to the convenience store is a plus. Traffic will be reduced because people will not have to travel as far to shop for items that they need.

It would be my utmost pleasure to see these suggestions used and implemented. Thank you very much for your consideration. I appreciate it.

Sincerely,

Patrisha

## **Matt Chang**

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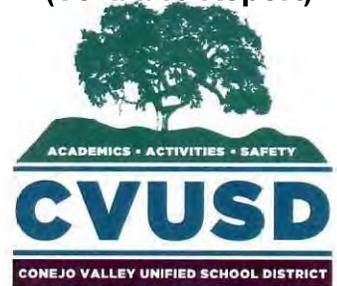
**From:** TP Recruitment  
**Sent:** Wednesday, October 17, 2018 8:12 PM  
**To:** Matt Chang  
**Subject:** Support 7-11

Good Day!

I am writing to support the proposed 7-11 store in Thousand Oaks. 7-11 offers a variety of healthy snack options which would be a good alternative to Domino's Pizza across the street.

Regards,

Lynn



**BOARD OF EDUCATION**

Betsy Connolly, D.V.M., President  
Cindy Goldberg, Vice President  
Bill Gorback, Clerk  
Santee Everett, Trustee  
Jenny Fitzgerald, Trustee

**SUPERINTENDENT**

Mark W. McLaughlin, Ed.D.

March 20, 2019

Thousand Oaks City Council and Planning Commission  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

The Conejo Valley Unified School District School Board (CVUSD) has received numerous requests to take a position on the proposed development of a 7-Eleven (market and gas station) on the vacant lot near Thousand Oaks High School (TOHS). We understand the Thousand Oaks Planning Commission will be discussing this proposed development at its upcoming meeting in April. As CVUSD respects the jurisdiction of the Planning Commission and City Council on this issue, the purpose of this letter is not to take a position one way or another, but to communicate those issues of concern to CVUSD as a community partner and stakeholder in the eventual outcome. While we understand there are many more considerations that the Planning Commission and City Council must take into account in deciding on the proposed development, we hope that appropriate consideration will be given to the issues and concerns outlined below.

Central to each of the identified issues and concerns is the reality that the proposed development has the significant potential to affect the well-being of our district's student population given its proximity to TOHS. TOHS is comprised of 2,070 students that attend school across the street from the proposed development, and will assuredly comprise a large portion of the customers that patronize both the proposed 7-Eleven and adjacent gas station. For that reason, in order to evaluate the concerns and feedback received from CVUSD staff, parents, students and other stakeholders, the Board agreed to establish a two-member ad hoc committee comprised of board trustees Cindy Goldberg and Jenny Fitzgerald. That ad hoc committee identified the specific concerns and issues detailed in this letter based on meetings and discussions with the following:

- Superintendent Mark McLaughlin
- Developer Taylor Megdal of Elliot Megdal and Associates
- TOHS Principal Eric Bergmann
- TOHS School Resource Officer - Deputy Elson Molina
- TOHS teachers who attended a meeting open to all TOHS teachers
- TOHS Student Senate
- President of the TOHS PTSA
- TOHS School Site Council
- Various other community members

Based on the feedback received as part of these efforts, the matters and issues of concern that we believe to be pertinent to your review that relate to the well-being of our students (whether for the proposed 7-Eleven establishment or any future potential use of the currently vacant lot), include the following:

- **Traffic safety:** The developer indicated that certain steps will be taken to reduce issues with traffic flow, including closing one of the entry/exit points to the lot. However, we request your full evaluation of whether the proposed use of the property, including a gas station at this location, may lead to increased traffic incidents. As part of this evaluation, please consider the existing heightened school traffic and dangerous turns (U-turns and left turns) in the immediate area of the subject lot and possible additional

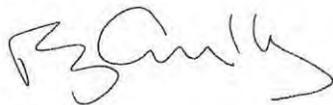
safety measures to protect students, such as the installation of in-pavement LED crosswalk lighting. It is important to note that students and other community members, including those participating in certain after school activities, pass by this location on foot on a regular basis.

- Security and student safety: Given the higher than average crime rates that can be associated with convenience stores, concerns were expressed regarding the security of the proposed establishment and the perimeter of TOHS, as well as the safety of students. We understand the proposed 24 hour establishment will include the installation of lights requested by the Thousand Oaks Sheriff's office and 32 cameras with a live feed to the Thousand Oaks Police Department and the office of TOHS' safety officer. However, it is our understanding that these camera feeds will not be monitored in real time. Consequently, as such measures will only be useful to review a potential security incident after it has occurred, we request your thorough evaluation of whether any potential use of this lot may increase crime in an area so close to TOHS.
- Alcohol, tobacco, and vaping products: We request that you consider the inclusion of a deed restriction prohibiting the sale of alcohol, tobacco/tobacco related products, and vaping products for the longest period of time permitted by law. In addition, in the interest of all CVUSD students, please consider passing a local ordinance(s) prohibiting the sale of these products within a certain distance from schools for new developments.
- Student health/nutrition: Many have expressed concerns regarding the availability of unhealthy food and beverage options that may be available at a convenience store like 7-Eleven. We have communicated these concerns directly to the developer, who has advised that the proposed 7-Eleven will include a section with fresh food options in order to address this concern. However, concerns remain about the many food and beverage options that will remain available through the proposed development, and we believe that further consideration should be given to the availability of additional fresh, healthy food and beverage options should it ultimately be approved.

Should the Planning Commission or City Council require any additional information or detail concerning the above-identified issues and concerns, the identified ad-hoc committee is available to further discuss such matters as needed. It is also important to note that, despite the identified matters, CVUSD recognizes the value in improving the immediate corridor. Our hope is only that any proposed improvement appropriately recognizes and accounts for the interests of those students at TOHS that will undoubtedly patronize such development, and that it strives to provide an establishment that is beneficial for such students.

Thank you in advance for your evaluation of these items as you consider the proposed usage of the subject lot, and for your continued community partnership in ensuring the very best for our district's students and community.

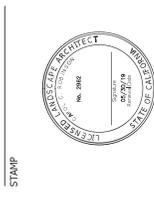
Sincerely,  
Board of Education of the Conejo Valley Unified School District



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Betsy Connolly, D.V.M., Board President





THIS DOCUMENT IS THE PROPERTY OF LANDMARK DESIGN ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LANDMARK DESIGN ARCHITECTURE.

**CLIENT**  
TAYLOR MEDCAL  
2524 S. BEVERLY DRIVE  
BEVERLY HILLS, CA 91212

**PROJECT**  
74-11  
2198 N. MOORPARK RD.  
THOUSAND OAKS, CA 91360

**PROJECT NUMBER**  
01021  
**DATE**  
03/14/19  
**REVISIONS**

DRAWN AP CHECKED CR

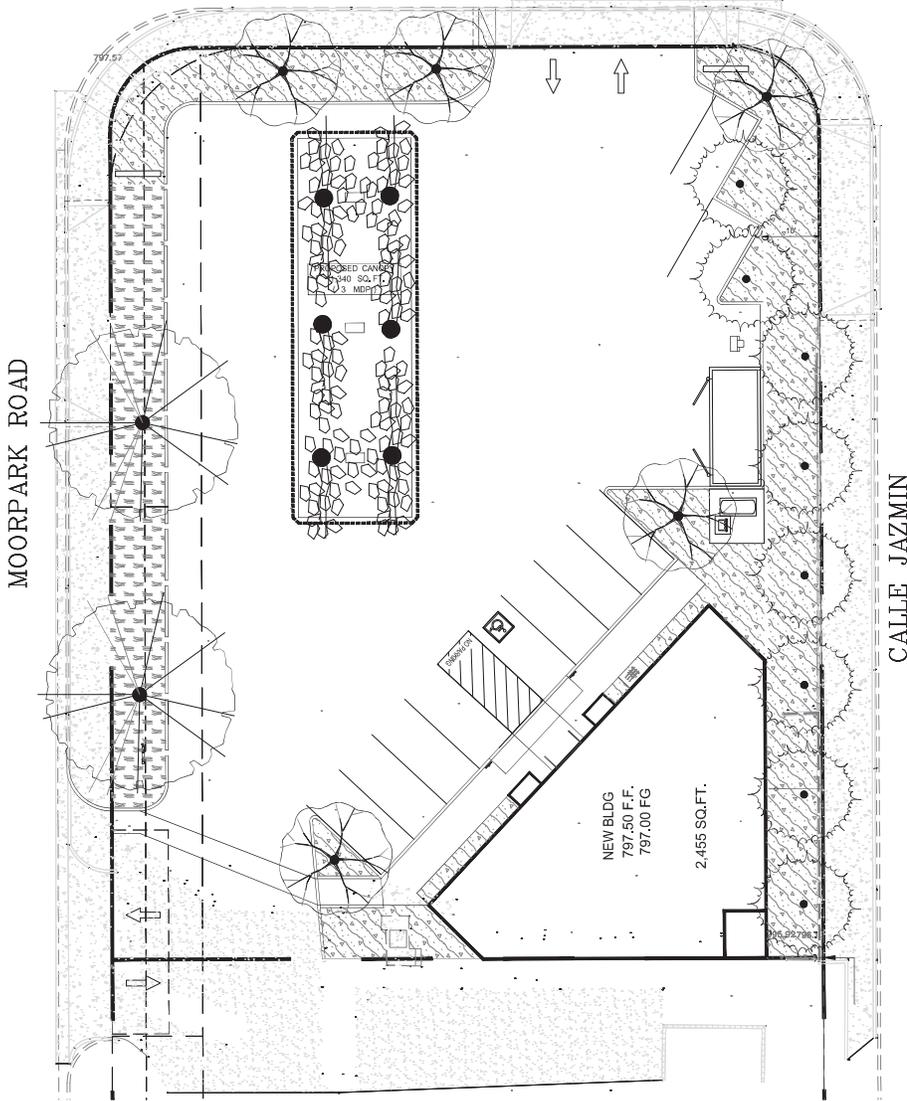
**SHEET TITLE**  
LANDSCAPE  
CONCEPT  
PLAN

**SCALE**  
1"=10'-0"  
**SHEET NUMBER**  
L-1

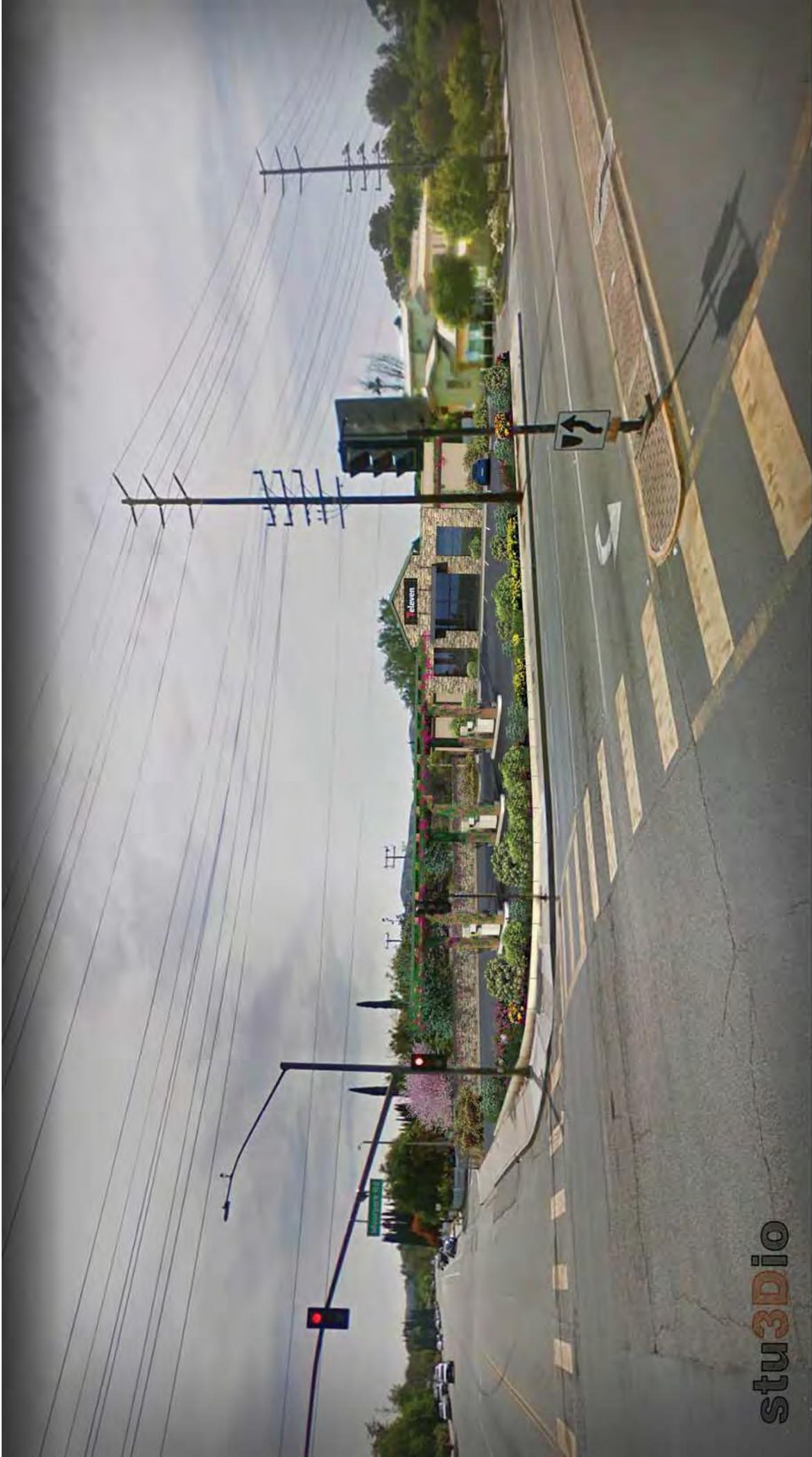
**PLANT SCHEDULE**

TREES	BOTANICAL NAME (COMMON NAME)	CONT.	QTY.
	ACER DISTYLOSOMA INDICA / HUNGARIEE / HUNGARIEE CAME MARBLE 24" BOX	24" BOX	5
	PITAYA CHINENSIS / CHINESE PISTACHE 24" BOX	24" BOX	2
	PODOCARPUS GRACILIOR / FEEN PINE 24" BOX	24" BOX	9
<b>LANDSCAPE</b>	<b>BOTANICAL NAME (COMMON NAME)</b>	<b>SIZE</b>	<b>QTY.</b>
	DRUGHT TOLERANT LANDSCAPE	15 GAL.	4
	VEGETATED BIOSWALE		

**AVENIDA DE LAS FLORES**







stu3Dio

# 7-ELEVEN CONVENIENCE STORE

NEAL SCRIBNER ARCHITECTURE



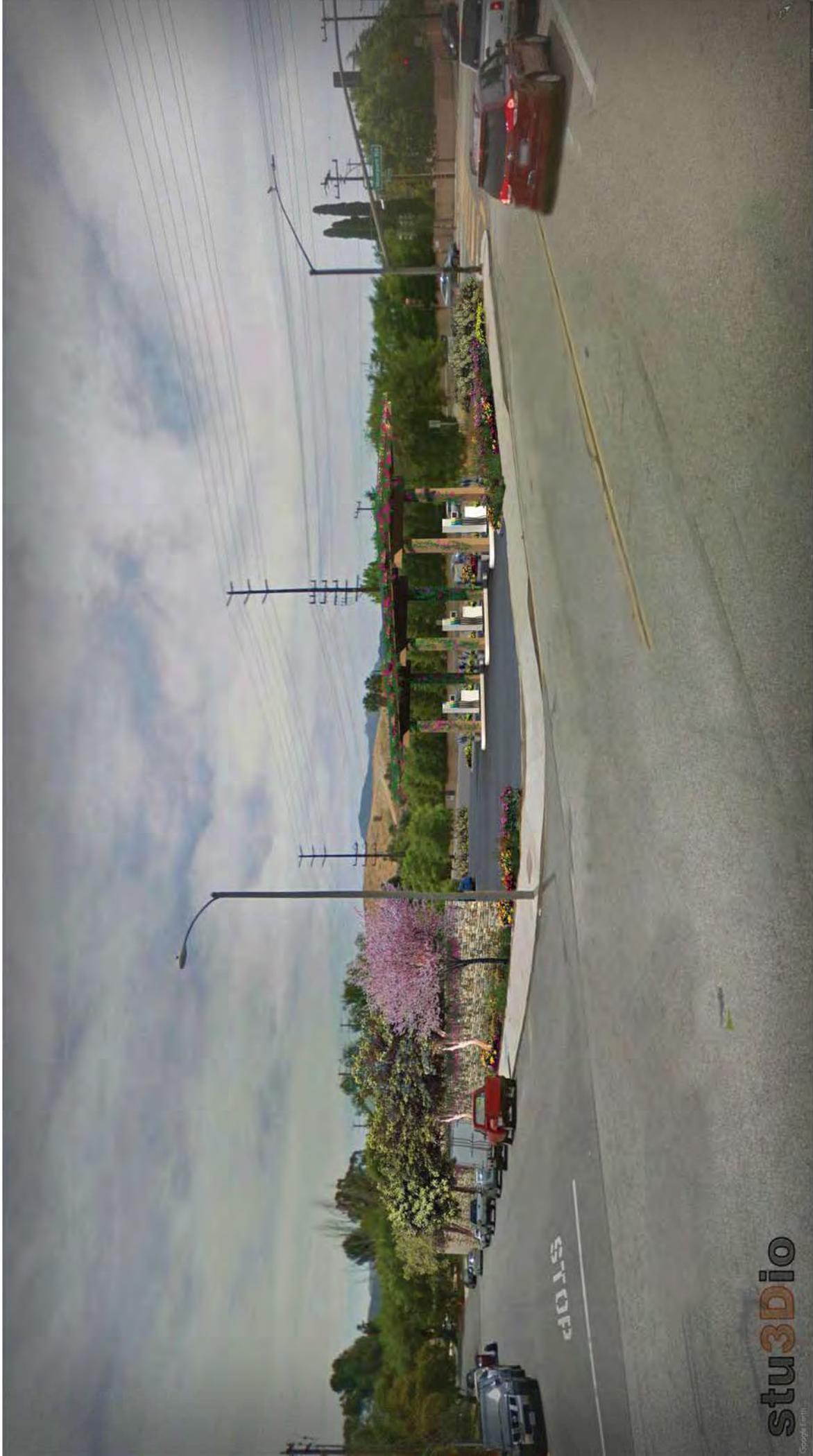


stu3Dio



# 7-ELEVEN CONVENIENCE STORE

NEAL SCRIBNER ARCHITECTURE



stu3Dio



# 7-ELEVEN CONVENIENCE STORE

NEAL SCRIBNER ARCHITECTURE

# THOUSAND OAKS PLANNING COMMISSION



## Supplemental Information Packet

**Agenda Related Items - Meeting of April 1, 2019**  
**Supplemental Packet Date: March 29, 2019**

### Supplemental Information:

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Community Development Department  
**MEMORANDUM**

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org  
Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

**To:** Planning Commission  
**From:** Kelvin Parker, Community Development Deputy Director  
**Date:** April 1, 2019  
**Subject:** **Item 7A – SUP 2018-70220 – Megdal Thousand Oaks, LLC**

Below is information provided by the applicant after the report was prepared, and additional correspondence and clarification to specific items contained in the staff report.

The applicant has submitted the attached topographic survey and email indicating a lot size of 20,043 s.f. (Attachment #1) and a letter from their attorney stating the applicant's position and reasons to support the project (Attachment #2). Staff has also received an additional email in opposition of the project (Attachment #3).

**Staff Report clarifications:**

In Table 2 on Page 10 – Lot size should indicate 19,943 s.f, not 19,166 s.f., and under "Standard" in row 7 of column 1, this should state "Number of Dispensers per Pump Island.

On Page 12 under the heading "Public Correspondence," several letters were miscategorized as partially for and against. These letters are in support of the proposal. The breakdown of correspondence should indicate a total of 75 letters and emails with 58 against, 1 partially for and against, and 16 in favor of the project.

On Page 13 under the heading "Staff Concerns," then #2 - "Waiver" category, the second sentence should state "There is one setback waiver required."

Attachments: #1 – Topographic Survey Submitted by Applicant  
#2 – Letter from Applicant's Attorney  
#3 – Letter of Opposition Received on March 28, 2019

Stephen Kearns

---

**From:** Neal Scribner <neal@nscribner.com>  
**Sent:** Friday, March 29, 2019 12:10 PM  
**To:** Stephen Kearns  
**Subject:** Fwd: Megdal-Moorpark 7/11  
**Attachments:** 2198\_Moorpark\_Topo Survey.pdf

Sent from my iPhone

Begin forwarded message:

**From:** "Don Waite" <don.waite@westlandcivil.com>  
**Date:** March 29, 2019 at 12:03:44 PM PDT  
**To:** "'Neal Scribner'" <neal@nscribner.com>  
**Subject:** FW: Megdal-Moorpark 7/11

**From:** Don Waite [mailto:don.waite@westlandcivil.com]  
**Sent:** Thursday, March 28, 2019 10:04 AM  
**To:** 'Neal Scribner' <neal@nscribner.com>  
**Cc:** 'Taylor Megdal' <tmegdal@elliottmegdal.com>  
**Subject:** Megdal-Moorpark 7/11

Hi Neal, Attached is copy of Topo/Boundary Survey prepared by M&G Civil Engineering & Land Surveying supplied by Client. Westland did an independent area calc of the perimeter property line shown on the Topo Survey and came up with gross area of 20,043.0 sq ft.

In my professional opinion this is an accurate gross area calculation of the proposed 7-Eleven Development.

Westland Civil, Inc.



Donald G. Waite, RCE 27364  
Expires: March 31, 20121



**DONALD G. WAITE**  
**Westland Civil, Inc.**  
**101 HODENCAMP ROAD, SUITE 216,**  
**THOUSAND OAKS, CA 91360.**  
[REDACTED]





March 28, 2019

Direct Dial: [REDACTED]  
 Email: [REDACTED]  
 Reply to: Westlake Village  
 File No: 9704.126368

Planning Commission  
 City of Thousand Oaks  
 2100 Thousand Oaks Blvd.  
 Thousand Oaks, CA

**Re: For The April 1, 2019 Meeting; Hearing on Special Use Permit No. 2018-70220 For A Proposed 7-Eleven Convenience Store On SE Corner Of Moorpark Road and Avenida De Las Flores Avenue.**

Dear Honorable Commissioners:

This law firm represents the Applicant, Lompoc Ocean, LLC, which seeks a SUP to allow a 7-Eleven service station on the SE corner of Moorpark Road and Avenida De Las Flores. The SUP is required because this 7-Eleven will be selling motor fuel, and that is the only aspect of the project where there is an evaluation of a "use," business operations and possible use impacts. Historically, most "service stations" (defined in TOMC as "a place or station selling motor fuel and oil for motor vehicles; servicing batteries; furnishing repair service," which was enacted back in May 7, 1970) had automobile repair bays and that car repair work or use, with air wrenches and clanging metal, generated noise impacting residential neighbors. Due to that repair work and noise, requiring a SUP made sense in the C-1 zone. There will be no repair bays or automobile work at this 7-Eleven.

It is also important to note this site had been used as a Mobil "service station" selling some convenience items for over 40 years, and we are unaware of any complaints or incompatibility issues with selling motor fuel at this site with the residential neighbors. Nothing has changed in that neighborhood, therefore, selling motor fuel at this site has been and is compatible with this residential neighborhood. The selling of gasoline is only an incidental part of this 7-Eleven and the basic use is a small "food market." Food markets (e.g., a "grocery store, supermarket, meat markets and other specialty types") are "permitted" uses with only a DP in this C-1 zone. For a food market, the only areas of City oversight or regulation are as to the project's layout and architecture and that process does not allow conditions on the site's use or operations. There is no evaluation of compatibility of a 7-Eleven convenience store use that is a food market with the

Irvine Office  
 2030 Main Street, 12th Floor  
 Irvine, California 92614

Westlake Village Office  
 2815 Townsgate Road, Suite 200  
 Westlake Village, California 91361

www.jacksontidus.law  
 432041

neighboring residential area or high school since by the City designating a food market as a permitted use in the C-1 zone establishes that compatibility.

Previously, the Applicant proposed a two-story office building that was rejected by the residential neighbors. The Applicant then proposed a Starbucks and later a Hawaiian BBQ, that were opposed by the High School since those operations had chairs and tables and some students might hang out in those establishments. The Applicant has worked extremely hard at finding a project that the High School could accept. The Applicant was told by City staff that if the High School and Police Department supported the 7-Eleven, the City staff would recommend approval of that project. The Applicant then obtained the support of the High School and Police Department.

We feel this 7-Eleven project should not, and cannot, be treated as a popularity contest for the neighbors and any decision based on unfounded speculation the students might congregate there, but this decision should be based on valid written objective standards for a C-1 site and the actual features and uses in this project. We are unaware of any study or actual reported and observed situation of students gathering and hanging out or congregating at a "service station" (only aspect where a use impact review is authorized). This 7-Eleven has no chairs, no tables and no patio area for students to gather in, or to hangout or congregate. 7-Eleven has training for handling and a strong no loitering policy. Here the business owner, who will have made a considerable investment in the store, will be highly motivated to control its operations and avoid such gatherings as such can bother customers.

In the exercise of this SUP discretion, that process must provide written criteria to govern its application so the rules will be fairly applied uniformly. Such an ordinance will be held invalid if it leaves its interpretation, administration, or application to the ungoverned discretion to the reviewing body.<sup>1</sup>

Based on the actual and true characteristics of this project, we believe this project should be approved by the Commission for the following reasons:

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<sup>1</sup> The City Codes on the Development Permit process does not mention the City has any discretion or power over, or the ability to restrict or condition activities or operations of a "use," if that use is described as a "permitted use" in the C-1 zone. If the sale of gasoline is eliminated, there is no City power to condition the hours of operation or products sold in a 7-Eleven convenience store. In essence, the City cannot expand the Development Permit design function into a SUP process. Such a Development Permit design ordinance will be held invalid if it leaves its interpretation, administration, or enforcement to the ungoverned or unbridled discretion of an administrative agency or review body. 66A Cal. Jur. 3d Zoning And Other Land Controls § 418.

- The C-1 Neighborhood Shopping Center Zone is to “serve only the convenience needs, such as food, drugs, hardware, and personal services, of a residential area” just as this proposed 7-Eleven food market or convenience store will do serving only the convenience needs of this residential area.
- The voiced or emailed objections are not about the SUP for selling fuel for vehicles, but about the type of people who might come to this small food market. Based on a history of the Mobil gas station there for over 40 years, that there are service stations at both SW and NW corners of Avenita Los Arboles and Moorpark Road in a C-1 zone just north of this site, that there is a Chevron station with a small food market and also a car wash on the SW corner of Olsen and Moorpark Road in a C-1 zone, which station adjoins occupied residential properties with no buffer street separating uses like on the subject site, there is no evidence of incompatibility with selling motor fuel and the nearby residential use. A licensed surveyor has determined the site is 20,042.99 square feet. Many objections seem to be just emotional speculation about who might come to the market.
- No alcohol or vaping products will be sold, so many of the e-mailed opposition concerns about students buying such, or others making a late night noisy alcohol run have been eliminated.
- Speculation about possible loitering is not supportable as security cameras will be installed and accessed by TOPD command center in real-time over a private closed circuit feed. In addition, 7-Eleven has training for handling and a strong no loitering policy.
- The property has been vacant for many years now and if this use is not approved, the site will remain an eye sore and an unlighted unattractive nuisance and will likely encourage dumping and people to meet there in the dark for suspicious activities, which adversely impacts property values.
- High school kids now get in their cars and drive to 7-Eleven on Wilbur Road for a Slurpee or food or they are forced to walk to Janss Road stores for a soda or food. 7-Eleven is expanding its selection of healthy fresh food offerings to meet health desires of today’s shoppers. The Wilbur Road 7-Eleven is NOT the model for this store.
- The Project is compatible with the office building next door (and the owner and tenants of that property as the immediate neighbors support this project) and

a 7-Eleven is compatible with C-1 commercial uses to the north of Avenida De Las Flores.

- 7-Eleven stores have in-store surveillance camera equipment that is a digital video system with state-of-the-art capabilities/technology. This system includes a 360-degree camera, ability to pan, tilt and zoom, and images are recorded to a hard drive. TOPD is supportive of this project and has been involved, Officer Damian Alvarez, can speak about the safety and security enhancements 7-Eleven will bring. In particular, we will allow all our security cameras to be accessed by TOPD command center in real-time over a private closed circuit feed.

- The 24-hour use results in some night time activity on this site and with the lighting of this dark corner, improves security and is supported by the High School and Police Department.

We have not been provided any written criteria on the limitations of items sold in a market connected with a service station. Since this will be the new formatted 7-Eleven convenience store with a variety of items and fresh food offerings, we need to have two conditions revised, which should read:

**6i. Limitation of Items Sold in Store.** The items sold in the sales area of the building shall be limited to goods which are accessory to the needs of motorists and for the convenience needs of the neighborhood and shall not include alcoholic beverages and vaping products. In addition, the installation of video games shall be prohibited. Items which may be allowed for sale are limited to the following:

Non-Alcoholic Beverages

Bottled and fountain drinks (e.g., soda, juices, water, milk, coffee, etc.); Slurpees.

Food

Assorted pre-packaged foods (e.g., candy, gum, cookies, chips, pre-packaged ice cream, pre-packaged sandwiches, pre-packaged burritos, etc.); Canned foods; Hot dogs and a range of hot and prepared food items; Donuts and pastries; Wholesome fresh food offerings, etc.

Motorist/Neighborhood Needs

Auto related goods (i.e., gasoline, motor oil, radiator coolant, wiper blades, etc.); Tobacco products; Newspapers and magazines; Household products like cleaners, soaps, sponges, etc.; Lottery tickets.

Health Needs

Small packages of over the counter medications, bandages, hand creams, etc.

**63. Vaping Products.** Sale of vaping products is prohibited.<sup>2</sup>

The high school has been there for years and we do sincerely feel that having high school students have a nearby opportunity to buy some wholesome food, or even snacks, is NOT a bad thing. The bad thing is leaving this a vacant site, a non-use that attracts homeless and less desirable activities!

Very truly yours,



Mark G. Sellers

cc: Taylor Megdal  
Neal Scribner

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<sup>2</sup> Prohibition on tobacco is not needed as anyone who sells to another person who is under 21 years of age any tobacco, cigarette, or cigarette papers, or blunt wraps, or any other preparation of tobacco, or any other instrument or paraphernalia that is designed for the smoking or ingestion of tobacco, tobacco products is subject to a criminal action for a misdemeanor. Penal Code §308.

**Stephen Kearns**

---

**From:** Randy Wagner [REDACTED]  
**Sent:** Thursday, March 28, 2019 8:37 PM  
**To:** Community Development Department; Stephen Kearns; Rob McCoy; Al Adam; claudia4slowgrowth@roadrunner.com; Bob Engler; Ed Jones  
**Cc:** Cindy Wagner  
**Subject:** Planning Commission case SUP 2018-70220

I ask you to deny this application to build a 7-11 mini-mart and gas station at the corner of Ave de las Flores and Moorpark Rd.

The 24 hr operation of a 7-11 does not fit into this residential neighborhood because of night-time noise and light pollution coming from such a business.

It will also add to severe traffic on Montgomery Rd, which the T.O. Traffic Commission found was highly above norm for a residential street. My concerns are borne by behavior that I was guilty of for 8 years while my kids were going to TO High School. There was a gas station previously at this corner which made a very convenient drop-off point for myself and hundreds of other parents when taking the kids to school in the morning. Traveling north on Moorpark Rd, pull into the gas station, kids jump out, and the driver exits onto Flores and finds their way back south thru the Waverly neighborhood. This saved 10 minutes of going thru the "approved" drop-off point in front of the school office. The inappropriate drop off will resume again if there is a drive thru business opened here.

However, the biggest concern is the close proximity to the high school. Alcohol and tobacco product sales are a major source of profits to a 7-11 store. There is an ordinance that prohibits sale of alcohol or tobacco within 600 feet of a school, but that ordinance also allows an exception if granted by city planning. It is expected that the developer will appeal for a waiver a couple years after opening when he finds that he cannot sustain a viable business without the sales revenue from alcohol and tobacco. This cannot be allowed, ever. If you do approve this project, we demand that a perpetual ban on alcohol and tobacco be written into the approval.

The growing popularity of nicotine "vaping" products is a harmful epidemic among students. It is expected that state laws will soon be enacted that will restrict sale of vaping products to minors, same as alcohol and tobacco are now. The 7-11 developer/operator must also agree to abide by any vaping product sales restrictions if/when they are enacted.

Please see the petition against permitting this project. [NoTO711.com](http://NoTO711.com)

The petition has over 890 signatures by residents of Thousand Oaks. People who sign petitions also tend to be politically active voters. I ask that Council Members discuss this with each of your appointed Planning Commissioners.

We do not want to deny any owner of this now vacant lot from developing it into a successful business. But there are many other types of business suitable for this lot other than a 24 hour mini-mart.

Thank you.  
 from Randy and Cindy Wagner

Stephen K.: Please forward this email to each of the 5 Planning Commissioners. Their email contact information is not posted on the city website.

# THOUSAND OAKS PLANNING COMMISSION



## Supplemental Information Packet

**Agenda Related Items - Meeting of April 1, 2019**  
**Supplemental Packet Date: April 1, 2019**

### Supplemental Information:

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Community Development Department  
**MEMORANDUM**

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Planning Division • Phone 805/449.2323 • Fax 805/449.2350 • www.toaks.org  
Building Division • Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

**To:** Planning Commission  
**From:** Kelvin Parker, Community Development Deputy Director  
**Date:** April 1, 2019  
**Subject:** Item 7A – SUP 2018-70220 – Megdal Thousand Oaks, LLC

The attached correspondence was received after the first supplemental packet was prepared for the subject item.

Attachment: Correspondence Received

**From:** [Don Lanson](#)  
**To:** [Kelvin Parker](#)  
**Cc:** [Patrick Hehir](#)  
**Subject:** FW: 7-Eleven Development: Moorpark Road  
**Date:** Friday, March 29, 2019 3:50:49 PM

---

We received another email that should be added to the supplemental packet.

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[REDACTED]

**Don E. Lanson**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** CM Xavier [REDACTED]  
**Sent:** Friday, March 29, 2019 3:46 PM  
**To:** Don Lanson [REDACTED]  
[REDACTED]  
**Subject:** 7-Eleven Development: Moorpark Road

Dear Thousand Oaks Planning Commissioners,

I work for a local developer in Thousand Oaks. I feel for my fellow competitor trying to bring the sensible and beautiful (I have seen the renderings on Acorn) new 7-Eleven gas station and market to Moorpark Road and Avandia de las Flores. I remember when this corner had that disgusting old Mobil gas station with those loud and contaminating smog check bays on it. However big an eye-sore it was and however loud and grungy the use, it lived without incident there for over four decades.

I heard some concerned parents and neighbors who would rather it stay a grassy lot secured by fencing, but that is not how land rights work. The owner is allowed to use it for a commercial development as it is a C1 property. I don't think these residences would appreciate people telling them they couldn't build their house on their R1 lots because they would rather it remain empty. All of us, residential and commercial alike, are allowed to use their valuable property to build on instead of keeping it empty as most people selfishly would prefer.

From what I read in the paper, this Developer has held multiple neighborhood meetings and voluntarily agreed not to sell beer and wine and vape to satisfy the parents. The high-school principal has endorsed the development and even the Conejo School District board members have issued a public letter that I read in the Ventura Star recommending concerns he has

addressed and otherwise supported.

I will be at the Planning Commission meeting, but have a fear of public speaking so I write this letter of support instead.

Connie Bustamante

March 30, 2019

Steve Kearns, Senior Planner *via email: [skearns@toaks.org](mailto:skearns@toaks.org)*  
Thousand Oaks Planning Commission  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362

Re: *Case No. SUP 2018-70220*  
*Construction of a gas Station and Convenient Store*  
*24 hours operation*  
*Moorpark Rd/Avenida De Las Flores*

Dear Mr. Kearns:

I write this letter to address several issues in connection with the above-referenced project scheduled for April 1, 2019 and request that this correspondence, along with my previous correspondence be put in the file and on the record in connection with the hearing on this matter.

I just found out Thursday, March 28, through a friend of mine who saw an article in the Acorn that another hearing has been scheduled for April 1, 2019 in connection with the above referenced matter. As I just found out about it, I am unable to attend because of such short notice.

In addition, I notice there is a sign for such hearing on the fence at the proposed site of the project facing Avenida De Las Flores which has apparently only been there no more than five days. Not until yesterday (3 days before the hearing and 2 of those days being weekend days), was there a sign posted on the fence facing Moorpark Road. One can only read that notice if they are stopped at the traffic light and are in the corresponding lane of the same side the sign is on.

I, along with my friend, attended the meeting on October 11, 2018 with Mr. Megdal, his associate, and the architect of the project. In that meeting, there were numerous objections to the proposed project by many community members, including myself. As such, Mr. Megdal stated he would request a continuance of the hearing that was originally scheduled for October 22, 2018 so that he could schedule a meeting with members of the community so as to get new ideas as to what would be a suitable project for the location at issue herein.

Steve Kearns  
March 30, 2019  
Page 2

Further, at that meeting, we were required to sign in and list our email address and/or telephone number and/or address on a sign-in sheet. Both me and my friend entered our pertinent information. However, neither of us were ever contacted by Mr. Megdal or any of his associates to attend a "community meeting", let alone two of them as referenced in the Acorn article of March 28, 2019. In addition, I live approximately 8 houses from the project site, and I, nor my neighbors on the left and right of me or the neighbors across the street has ever been contacted by Mr. Megdal or his associates in reference to the project.

By this letter I am requesting that this issue be brought up at the hearing and the developer be required to state on the record how he "picked such community members" to attend two so-called additional meetings and what the result was. I am mystified as to why Mr. Megdal or his associates would fail to contact members of the community who attended his October 11 hearing and not even attempt to contact them for any subsequent meetings. How were those so-called "two additional meetings conducted". Who was invited? How were they noticed? Where did they take place? How many residents residing on Avenida De Las Flores who live within a half mile of the project were contacted for any subsequent meeting?

As you are aware, it is important that any potential owner that comes to our community has not only the funds to purchase a business, but more importantly, has the character and integrity to uphold the standard of living of our community.

On October 16, 2018, I submitted correspondence in opposition of such project and forwarded the same to Matt Chang who I believe was in charge of the project in October of last year. I attach another copy of such opposition and request it be put into the record for the hearing. I also verbally requested from Mr. Chang that I be informed if and when there was an alternative hearing date, but did not hear back from him.

In addition, by this letter I am also requesting that the Planning Commission take judicial notice of the close to 1,000 signatures on the Petition *against* the project, which can be found at [www.thepetitionsite.com/758/655/381/to-not-allow-the-construction-of-a-24-hour-7-eleven-gas-station-on-moorpark-rd-amp-flores](http://www.thepetitionsite.com/758/655/381/to-not-allow-the-construction-of-a-24-hour-7-eleven-gas-station-on-moorpark-rd-amp-flores)

Thank you for your attention to this matter.

Sincerely,



Nicole L. Soteras

Enclosure

October 16, 2018

Thousand Oaks Planning Commission  
2100 Thousand Oaks Blvd.  
Thousand Oaks, CA 91362

RE: *Case No. SUP 2018-70220*  
*Construction of a Gas Station and Convenient Store*  
*24 hours Operation*  
*Moorpark Rd/Avenida De Las Flores*

To Whom It May Concern:

As residents in the surrounding neighborhood of the above project, we would like to offer our comments on the above project. We are particularly concerned with what appears to be inadequate consideration of the problems posed by the location of the proposed project adjacent to Thousand Oaks High School. We believe passionately that this is the worst business that could be located directly across from a high school and surrounded on the other sides by single-family homes. In addition, there are other commercial businesses much more compatible with our residential area and a public high school.

The convenience store will, no doubt, be a hangout for the students. It will be a nightmare when the students start dashing across the street distracted by their cell phones to grab food at the proposed 7-11. In addition, a California study noted a 50% increase in smoking among adolescents exposed to tobacco advertising during weekly visits to small grocery, convenience or liquor stores.

Convenience stores and gas stations are crime magnets. They are notorious for attracting petty criminals. A 24-hour business equipped with an ATM machine across from a high school, will make the area and its surroundings susceptible to vagrancy, robbery and drug dealing.

Another issue is the impact the proposed development would have on traffic in the area and the possible danger to students. It is a congested intersection to begin with. The high school kids are beginning drivers. There is also a fear of kids being struck by cars in the congested and busy intersection. Has a traffic study been conducted by the applicant? What kind of study was performed? What were the results? In addition, because of the high traffic volume and refueling, convenience stores-gas stations pose an unusually severe threat to ground and surface waters.

There will also be potential for increased noise, air and light pollution, as well as the safety of motorists, cyclists and pedestrians because we believe the proposed project is too close to the intersection.

Further, the gas fumes and exhaust fumes from cars at the business will create unhealthy air in the nearby residential areas and at the highschool. Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground. The release of a variety of polluting materials that settle on parking lots and other impervious surfaces which then wash into nearby ground or surface waters with each rain.

The U.S. Environmental Protection Agency echoed the concerns about the health risk associated with fueling emissions in their School Siting Guidelines. The USEPA recommended screening school sites for potential health risk when located within 1,000 feet of a gas station. Although Thousand Oaks High School is not a new school, it is situated less than 1,000 feet from the proposed project.

We believe that we do not need a "Chain" convenience store and gas station at this location. A number of studies have shown that local economies are better off with locally owned businesses compared to those which are part of a national chain. These studies show that on average 48% of each purchase at a locally-owned business circulates through the local economy compared to less than 14% of purchases from national chain stores. Moreover, there are two gas stations less than a mile up the street at the corner of Moorpark Road and Avenida De Las Arboles. We do not need another one.

Thousand Oaks Planning Commission  
October 16, 2018  
Page 3

Given the impacts and corrective measures, an optimum convenience store-gas station location should have the following characteristics:

Buffered so the store cannot be seen or heard from the nearest home;

Convenience stores should be located at least a 10-minute walk (0.5 miles) from schools;

The proposed project meets *none* of the criteria above.

If you recall, the original 7-11 stores were open from 7-11. It wasn't until the owners got greedy that they extended their hours to 24. This proposed site is no place for a 24 hour convenience store.

We believe this project is going to put our neighborhood at risk as well as the children attending Thousand Oaks High School. It's critically important that we try to find something that matches the neighborhood, especially the highschool.

Thank you for providing an opportunity for residents to express their serious concern over this project.

Sincerely,



Nicole L. Soteras  
Avenida De Las Flores  
Thousand Oaks, CA 91360

**From:** [Don Lanson](#)  
**To:** [Kelvin Parker](#)  
**Cc:** [Patrick Hehir](#)  
**Subject:** Fwd: New 7-Eleven Project  
**Date:** Saturday, March 30, 2019 4:56:56 PM

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Another

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[REDACTED]

**Don E. Lanson**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Begin forwarded message:

**From:** Ed Brachtl [REDACTED]  
**Date:** March 30, 2019 at 4:48:52 PM PDT  
**To:** [REDACTED]  
**Cc:** <[skeams@toaks.org](mailto:skeams@toaks.org)>  
**Subject:** New 7-Eleven Project

Good afternoon,

My name is Esdras Brachtl and I live at 3062 Lodgewood St, Newbury Park CA 91320. I work at the Dominoes Pizza across from Thousand Oaks Highschool. The Developer, Taylor, has come in for lunch a bunch over the last year or so. He came in yesterday and we asked how we could help his project so he gave us your email addresses.

We are excited to have this convenience market across from us. We all have to drive to Jans to get food if we don't eat our own pizza. The kids also trek all the way to Jans to to get their food. Way better to have them not walking so far!

Please approve this project. We really need it.

Esdras and the Dominoes Team

**From:** [Don Lanson](#)  
**To:** [Kelvin Parker](#)  
**Cc:** [Patrick Hehir](#)  
**Subject:** Fwd: Proposed 7-Eleven Thousand Oaks Project - SUPPORT!  
**Date:** Saturday, March 30, 2019 8:37:40 AM

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One more

[REDACTED]  
**Don E. Lanson**  
[REDACTED]

Begin forwarded message:

**From:** Chris Huddleston [REDACTED]  
**Date:** March 30, 2019 at 8:33:41 AM PDT  
**To:** [REDACTED]  
**Subject:** Proposed 7-Eleven Thousand Oaks Project - SUPPORT!

Dear Commissioners,

I am looking forward to the hearing on Monday night, but wanted to write you in advance since I may not arrive in time to speak and support this project... I am a local developer and have lived in Thousand Oaks. I know this Moorpark Road site well and can remember when it was a decrepit, old Mobil station. I feel compelled to write to you to support this proposed, new 7-Eleven project. It is clear from the rendering that was on ACORN that the applicant and the retailer have gone above and beyond to deliver a uniquely beautified project that incorporates stonework and landscaping that blend in nicely with the natural environment. I have never seen a nicer fuel station or convenience store!

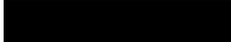
I can't imagine why this would development would not be better than the alternative... A vacant lot! I read some concerned parents and neighbors who would rather it stay a grassy patch with some fencing, but that is not how land rights work and it is utterly infuriating to hear as a developer. As someone who has no financial stake in the project, I have to say that I'm sure you will agree this owner is allowed to use his C-1 zoned site for a commercial development! Those folks are not allowed to deprive a landowner full use of his property just because they would rather see it go undeveloped.

While I know there needs to be some "bend" on all sides, I propose this being approved and cooler heads finding a middle ground: Why not negotiate some conditions (like not to sell beer and wine, vapes or anything that might be a detriment to the neighboring school) so all parties can claim victory?! Otherwise, I can't imagine why the commission wouldn't approve this beautification project that will surely add a tremendous amount of tax dollars to the city.

Respectfully,  
Chris

--

Chris Huddleston



**From:** [Don Lanson](#)  
**To:** [Kelvin Parker](#)  
**Cc:** [Patrick Hehir](#)  
**Subject:** Fwd: Support for 7-Eleven vs. Existing Homeless Encampment  
**Date:** Friday, March 29, 2019 5:40:04 PM

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One more

[Redacted]

**Don E. Lanson**

[Redacted]

[Redacted]

[Redacted]

Begin forwarded message:

**From:** [Redacted]  
**Date:** March 29, 2019 at 5:25:51 PM PDT  
**To:** [Redacted]  
**Cc:** <[skearns@toaks.com](mailto:skearns@toaks.com)>  
**Subject:** Support for 7-Eleven vs. Existing Homeless Encampment

Dear Planning Commissioners:

I have close friends who live in the area of the above-referenced proposed development and am quite familiar with the site. I think the proposed development is a great idea for the safety and security of the neighbors who live in the area. From what I understand the developer has proposed having a huge amount of cameras that will monitor the entire intersection twenty-four hours a day with direct real-time surveillance to the Thousand Oaks Police Department.

It is always crazy to hear some parents tell me that they do not want their children buying candy and slurpees at a 7-Eleven. My response is do not give your children the money, or

if you do, ask the kids for receipts of what they purchased! Additionally, this 7-Eleven is apparently committed to offer a bunch of fresh sandwiches and healthy fruit and vegetable options. It is up to the parents, not 7-Eleven, to instill nutritional guidance for their kids.

I have seen the renderings in Acorn, and this gas station looks like the Palace of Versailles compared to the other old crappy gas stations that are down the street on Moorpark in both directions or the old Mobil gas station that was at the site for forty-plus years..

This proposed development is the best addition to the corner. While it might not be the most exciting, it is certainly the most practical and sensible option.

Respectfully submitted,

Lauren Z. Hurwitz

From: [REDACTED]  
To: [REDACTED]  
Cc: [Stephen Kearns](#)  
Subject: Don't give in to greedy NIMBYS! Support the 7-Eleven Project!  
Date: Saturday, March 30, 2019 10:44:32 AM

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Commissioners,

I have physical therapy at Bartley Physical Therapy at 2166 N Moorpark, which is adjacent to new 7-Eleven proposed. I have always wondered why that lot has set empty so long and always thought it screamed for a little convenience market. After my therapy, I would love to get my Gatorade or Vitamin Water along with an apple or banana. I think it is crazy what some people are saying. All I hear is they want a park there since it is caddy-corner to the Highschool. The crazy thing is that a park would be the worst of all scenarios since kids would congregate there after and before class, which would be a disaster.

Moreover, a park would guarantee there are homeless living there, which would be horrible for the residential community and Highschool alike.

If you think about the possible retail uses that could go there, everything is worse. A restaurant would be sure to be a hang-out spot. An ice-cream shop, yogurt store, juice bar (Jamba or Robeks) would be sure to be the go-to place for students.

No student is going to want to hang-out at a gas-station!!! They will use it suitably to get refreshments and fresh food instead of trekking a mile to the other one. Would parents prefer they take a dangerous long walk instead of simply crossing the street? The only way I can explain any of this, is neighbors just don't want anything to happen there, which is unfair to the owner of that property. They have

gotten greedy since it took 10 years to clean-up and has been a fenced off piece of beautiful grass.

If they weren't being so selfish, they would realize that this is the least offensive use for the neighborhood. Plus, it was exactly this for 25 years (I think that long?) as a Mobil gas-station with no adverse issues I can remember. It blows my mind that people wouldn't allow an owner to replace the original and issue-less use after they have spent god knows how much to fix the environmental contamination. Better yet, this time around, they will be getting a market instead of those loud and smelly auto bays which was what contaminated the land in the first place.

I can't make the Commission hearing on Monday, but I'm writing to express me and my entire family's support for

this development. I'm all for activism and I vocally have come before you to oppose inappropriate, overzealous, and insensitive Developers in the past. But advocacy has gone too far if we are going to be up in arms about replacing a gas-station.

Alana Kay

**From:** [Navata Puttagunta](#)  
**To:** [Stephen Kearns](#)  
**Subject:** Proposed 7-11 on Corner of Moorpark Road and Las Flores Avenue  
**Date:** Sunday, March 31, 2019 11:27:09 PM

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My family strongly oppose 7-11 in our neighborhood as that corner is the busiest corner of traffic in Thousand Oaks. Having resided nearby, i cant describe the problems we are facing with school traffic, trash , leaving left over bottles in out front yard.

Thank You ,  
Navata.

**From:** [Don Lanson](#)  
**To:** [Kelvin Parker](#)  
**Cc:** [Patrick Hehir](#)  
**Subject:** FW: 7-11 Project on Moorpark Rd.  
**Date:** Friday, March 29, 2019 1:47:39 PM

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Kelvin:

The commissioners received the below direct communication, which I would ask be included in the supplemental package.

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[REDACTED]

**Don E. Lanson**

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** M Sanchez [REDACTED]

**Sent:** Friday, March 29, 2019 1:45 PM

**To:** Don Lanson [REDACTED]

[REDACTED]

**Subject:** 7-11 Project on Moorpark Rd.

Planning Commissioners,

I was approached several weeks ago by some residents to sign that Facebook protest page against the 7-Eleven project. I live in the neighborhood directly behind the proposed site and I am not against it. I have to schlep all the way to Jans to get cough medicine or a cup of coffee and I welcome this 24-hour market to our neighborhood.

What is troubling to me is that they have gathered these Facebook signors unethically. All I kept hearing from a couple of them is "do you want your kids to be buying alcohol from the store at all hours of the night." Or they would say, "all our kids are vaping and now they will be able to walk across the street and get them." They didn't know that I had reached out to the Developer, Taylor Megdal, who left a personal letter in our mail box with his contact information and he came to my house one morning to have coffee with me.

He informed me that he was able to get 7-Eleven to agree never to sell beer and wine at this location. He also said that he had heeded the insistence of the Highschool and also got 7-Eleven to not sell vapes either.

I writing to tell you not to put much credence in this facebook opposition. They have tried to bully me and I'm sure many others to try and get people to sign this. I also know the leaders behind this movement have asked all their facebook friends to sign the petition who don't even live here.

I approve this development and I can tell you a lot of the opposition numbers cited are fake news.

-M. SANCHEZ