

From: [Pamela Scott](#)
To: [Stephen Kearns](#)
Subject: Fwd: SUP2018-70220. 2198 N Moorpark Rd
Date: Monday, April 1, 2019 9:03:48 AM

Hello. I was wondering if you could please make sure all the commissioners see my email letter in the thread below? Prior to the hearing of course!

Kevin Kohan referred me to you.

Thank you,
Pam Scott

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: March 25, 2019 at 3:36:12 PM EDT
To: [REDACTED]
Subject: SUP2018-70220. 2198 N Moorpark Rd

Dear Commissioners and Mr. Parker,

I'm writing in support of the 7-Eleven market and service station. I realize, as a broker on the project, I have a vested interest, but as a retail and commercial leasing and sales professional doing business in Ventura County for forty years, I have no doubt this is a good fit for the property for the following reasons:

§ 7-Eleven and the developer have made many changes to their plans to improve their typical store, addressing the concerns of the Thousand Oaks High School principal, police and neighbors, not only with design, but most importantly with security measures that address future issues that could potentially arise.

§ The property was a gas station for 40 years, so this use is not atypical along the Moorpark Blvd. corridor. We understand a handful of people have organized opposition, but respectfully ask you review the arguments on their true merits: the High School's support, the lengths the applicant's gone throughout, working with staff and stakeholders to satisfy community and public safety concerns.

§ After being receptive to every concern, the owner and applicant find themselves challenged by voices who have never been involved in this long, cumbersome and expensive process, and who, we feel, do not truly understand what we've offered, how we've accommodated, and the economic value we offer the community.

§ And finally, after meeting with a handful of neighbors who, surprisingly, expressed concern about "the homeless," we responded accordingly: where are these homeless? We're not near a freeway, we have the support of public safety, we're installing two dozen surveillance

cameras, our trashcans are locked, and therefore wouldn't an attractive, well-lit public market be more a deterrent to vagrants than a dark empty lot?

We sincerely think this use is consistent with the Community Plan and a benefit for all.

Please support the use at the site.

Pamela Scott
President
GPS Commercial Real Estate Services, Inc.



Sent from my iPhone

From: [Sharon McMahon](#)
To: [Kelvin Parker](#)
Subject: Fwd: 7-Eleven Real Estate
Date: Sunday, March 31, 2019 8:55:11 AM

FYI

Sent from my iPhone

Begin forwarded message:

From: "Seton, Perry" [REDACTED]
Date: March 30, 2019 at 4:30:39 PM PDT
To: [REDACTED]
Subject: 7-Eleven Real Estate

Dear Commissioner McMahon,

I hope this email finds you well.

I am writing you today to urge you to please approve our proposed development near Thousand Oaks Highschool for a 24 hour convenience store with fuel service.

As you may already know, 7-Eleven invented convenience almost 100 years ago in the United States. Our founders were actually ice-house operators who listened to the feedback of their customers who were asking for additional items that would be available to them, closer to where they lived, and at times the larger markets were closed. It is from this response to a customers need that our business was born, and that same ideal continues to this day.

We are also proud that part of our history includes having operated in the City of Thousand Oaks since 1968, and we have the utmost respect for what makes Thousand Oaks a special place to live, work, and raise a family.

It is in keeping with this respect that our growth in the city has been slow and purposeful. It is also in this same spirit of respect that we in partnership with our preferred developer, Taylor Megdal, have reached out to the community with open forum meetings and directly with key stake holders, in particular, the Principal of Thousand Oaks High School, Dr. Bergman, who I personally met with and informed that we did not intend to sell alcoholic beverages at this location. During our meeting he also expressed that he was having a major issue with his students using vape on and around campus. I pledged to him at that time that I would advocate for us not to sell this product despite its impact on sales.

Upon making the request to my leadership that we not sell vape products on top of not

selling beer and wine, they agreed and a letter was provided to Dr. Bergman committing to this.

We also reached out to the PD, because our respect for the position of local law enforcement towards our development is also important to us. Our goal is to be the brand they can count on to set the example in our industry from a law enforcement perspective. In many areas, where crime is a serious issue, we work hand-in-hand with PD to prevent and deter incidents, and we have worked hard to build our credibility with law enforcement and have even developed a program that allows officers to create positive interactions with community youth they see doing the right things – allowing them to reward them with coupons for free items at our stores.

We understand the trust that would be placed in us to operate in this location 24 hours per day, and that if granted the privilege, we must work to keep it, as our continued ability to do so is rightly subject to oversight.

Ultimately, while the late night hours are not always the most profitable for us, it is critical for us to maintain this brand promise. That we are open for our customers whenever they need us. When a mom or dad needs some cough medicine at 2 am for their sick child, we will be there for them. When the police officer is working in the middle of the night and needs some coffee to stay alert, we will be there. We will be there before and after sporting events, and to service our loyal early morning gas and coffee customers headed to work. And God forbid any disaster strike, our brand and our stores will be there to help as evidenced by the amazing work our teams in the field did to provide basic necessities to hurricane victims.

We understand that there is strong, and vocal opposition to our use. While I do not discount the sincerity of those against us, I firmly and wholeheartedly believe that their fears and concerns will be relieved when they see the quality of gas station and C-Store we build. We want this to be esthetically the nicest facility of its kind in the area. I believe the elevations put forward reflect that. And I believe those concerned will be even more relieved when they eventually visit, and see the fit and finish level of the store, and the huge variety of products they didn't even know we carried, like fresh foods, and many healthy options like fresh deli sandwiches, salads, fruit, yogurts, and protein bars.

On more than one occasion I have had customers come up to me at a grand opening, and tell me that they were highly skeptical of us coming into their neighborhood, but after seeing our new store format they thank me.

I believe that with this development we are going to raise the bar in this area for both convenience stores and gas stations. In making the decision to pursue a gas site at this location, we looked in depth at the existing offerings in terms of access, product offering, and plant, and found that they were severely lacking and not up the standards I believe the people of Thousand Oaks have come to expect, and that we will provide at

this location.

We are extremely excited about this project and the prospect of continuing to serve our loyal customers in Thousand Oaks with this new facility.

I want to thank you for your time and consideration.

Highest regards,

Perry M. Seton | 7-Eleven, Inc.
Sr. Real Estate Representative



From: [Don Lanson](#)
To: [Kelvin Parker](#)
Cc: [Patrick Hehir](#)
Subject: FW: Support of 7-Eleven Project
Date: Monday, April 1, 2019 10:32:42 AM

One more

[REDACTED]

Don E. Lanson

Partner

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: scott whitney [REDACTED]
Sent: Monday, April 1, 2019 10:31 AM
To: [REDACTED]
[REDACTED]
Cc: skearns@toaks.org
Subject: Support of 7-Eleven Project

Honorable Commissioners,

My name is Scott Whitney and I live at 771 Emerson Street, Thousand Oaks, CA, 91362. My daughter is a Senior at Westlake Highschool, so I'm sensitive to development around our children's campuses. I sympathize with parents who are taking a close look at the Developer's plans and commend them for being vigilant. With that said, I am a fellow Developer and happen to know the Applicant, who I know to be a responsible professional who completes first class projects, both aesthetically and functionally combatable with site sensitivities. I was not surprised to read an article in the Acorn that he has voluntarily forced his client, 7-Eleven, to deed restrict the property to prohibit the sale of any kind of liquor or vape in perpetuity. Before I was a Developer, I worked at the grocery chain, Fresh & Easy Neighborhood Market, so I know these types of concessions are not easy to obtain from a retailer. Liquor and vape are high revenue items with large profit margins, so I'm sure he waged a battle with 7-Eleven to offer these concessions to the Community. I think these concessions, although difficult for 7-Eleven, are in the best interest of the community and shows the Developer's willingness to compromise. It's also noteworthy that he has made these concessions proactively and not reactively in front of Planning Commission.

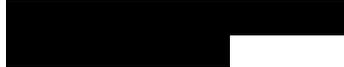
The truth is we live in a very politicized time and people will complain regardless of what is proposed for that lot. The residences should be relieved that the Applicant is closing the existing curb-cut into their community and planting huge, expensive mature trees (considerably larger

than required by code) to be sensitive to their nuisance concerns. I'm sure they will still show up in full force to oppose the development, but ironically, will turn out to be the markets' most frequent customers based on convenience and access. Let's also not forget that this was a gas station for over 40 years from 1966 onward. I understand some of the sticking points are the market and 24 hour operations. The market no longer provides beer or vape as a concession mentioned above so I am confused as to why this would pose any concern. The 24 hours will offer a service that is not common in our community and frankly needed if done responsibly.

I sincerely appreciate your time and consideration and I remain hopeful that you allow responsible growth on parcels already zoned for commercial development.

Kind Regards,

Scott Whitney



Gina

"High Priority"

From: "Gina" [REDACTED]
Date: Thursday, March 21, 2019 11:31 AM
To: <skearns@toaks.org>
Subject: Planning Commission: public hearing 4-1-19

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.

RECEIVED AT PLANNING COMM. MTG
MEETING OF 4/1/19
FROM: Gina Johnson
ITEM #: 7A

Proposed 24-Hour Gas station and Market

Meeting - October 22 at 6:00PM.

Dear Neighbors –

As you have seen by the corner lot postings, the city is close to approving the building of a 24-hour gas station and 7-eleven market on the corner of Moorpark Road and Avenida de las Flores (in the empty lot). Although this lot has been an eye-sore, please consider the ramifications of such a business near our homes and our High School:

Hazardous traffic at the intersection created by new business driveways with constant entering and exiting caused by gas station customers. Traffic concerns when semi-trucks enter and exit refilling fuel pumps.

Hazardous crosswalks as students will frequent this market all day and create even more crosswalk traffic in the mornings and afternoons before and after school. Our children's safety will be compromised.

After school 'hang-out' location causing groups that are often visited by police, etc... when rowdy. Currently students disperse to locations further from the school. Also, this could be an invitation for kids to skip classes and head to the market. The Wendy Kimber Plaza 7-eleven has such a problem with skateboarders and teen-aged gatherings that they are trying loud music methods to deter loitering and crime. Alcohol and vape/cigarettes may not be sold initially but could be petitioned in a few years if the store is not profitable enough.

After hours (24-hour) noise concerns (don't we have enough already?) due to cars exiting the station and accelerating up and down Moorpark and Las Flores. Loud music and/or ads playing in and around gas pump areas.

More lights, all night long (again, don't we have enough already?)

Late night customers – do we need an all-night business on our corner? There is already one nearby at Wilbur (in a business district). Do we want to invite more crime?

If any of this concerns you please join us: **THIS MONDAY**

October 22 at 6:00PM - Public hearing at City Hall (2100 E. Thousand Oaks Blvd – 2nd Floor)

This will be our last chance to express concerns. Our neighborhood has experienced enough disruption. This one is not needed and not wanted. Hopefully we can make a difference.

Please visit the noTO711.com petition as well.

Thanks for your time.

Thousand Oaks

RECEIVED AT PLANNING COMM. MTG
MEETING OF 4/1/19 7A
FROM: CHRISTINE KORKOS
ITEM #: 7A

Tricia Thomas-Scribner

From: Don Waite [don.waite@westlandcivil.com]
Sent: Thursday, March 28, 2019 10:04 AM
To: 'Neal Scribner'
Cc: 'Taylor Megdal'
Subject: Megdal-Moorpark 7/11
Attachments: image002.emz; 2198_Moorpark_Topo Survey.pdf

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.

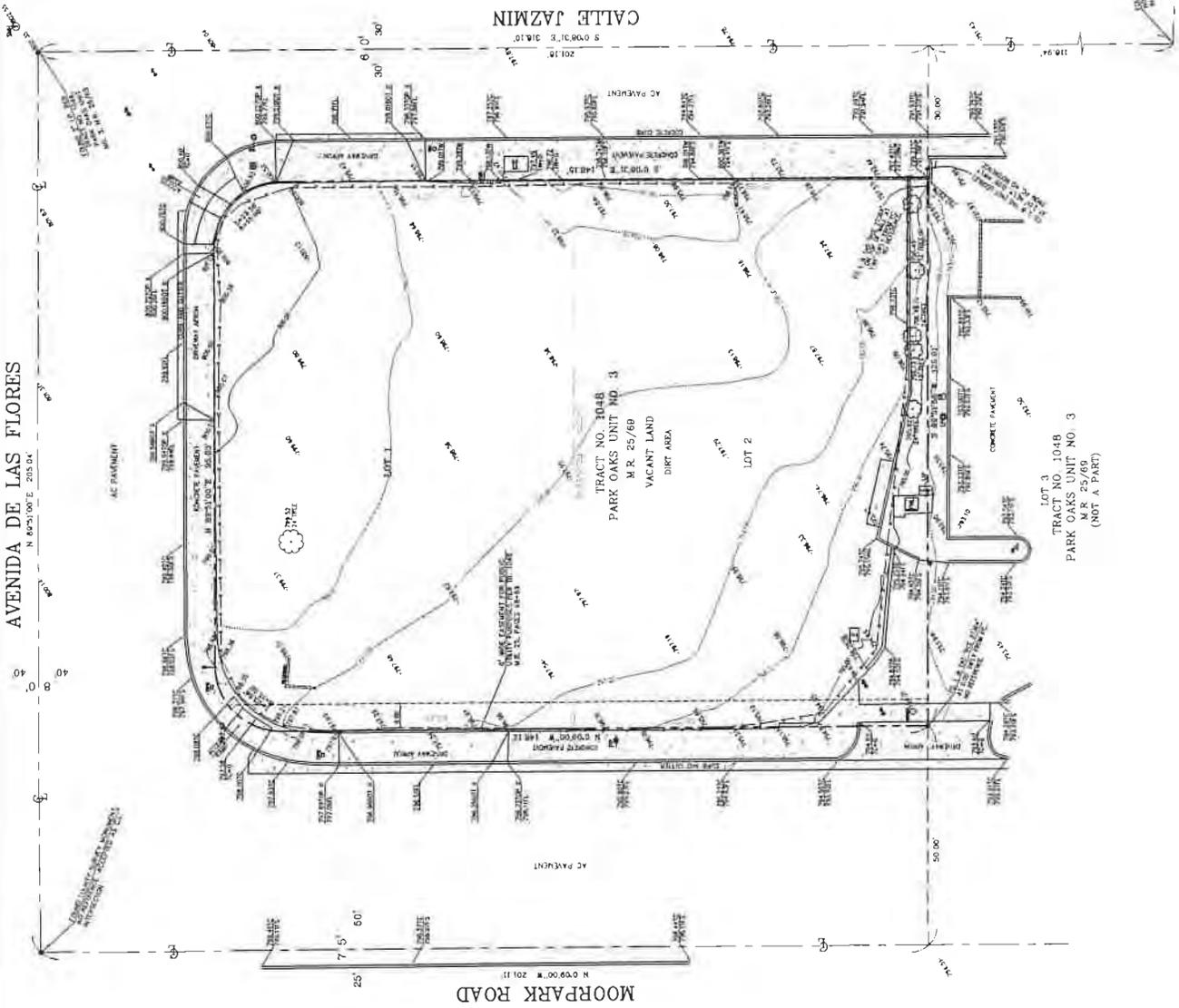


Donald G. Waite, RCE 27364
 Expires: March 31, 2021



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

RECEIVED AT PLANNING COMM. MTG
 MEETING OF 4/1/19
 FROM: Neal Scribner
 ITEM #: 7A



AVENIDA DE LAS FLORES
N 89°51'00"E 205.04'

MOORPARK ROAD
N 09°00'W 201.11'

CALLE JAZMIN
S 09°01'E 218.10'

TRACT NO. 1048
PARK OAKS UNIT NO. 3
M.R. 25/69
VACANT LAND
DIRT AREA

LOT 3
TRACT NO. 1048
PARK OAKS UNIT NO. 3
M.R. 25/69
(NOT A PART)



LEGAL DESCRIPTION
THE LAND SHOWN ON THIS MAP IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, PARCEL MAP NO. 145, AS PER MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK, SAN DIEGO COUNTY, CALIFORNIA, BOOK 145, PAGE 145-146-147-148.

BASES OF EVIDENCE
THE SURVEY WAS MADE BY THE SURVEYOR OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE SURVEYOR HAS BEEN QUALIFIED BY THE COUNTY CLERK, SAN DIEGO COUNTY, CALIFORNIA, AS A SURVEYOR OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE SURVEYOR HAS BEEN QUALIFIED BY THE COUNTY CLERK, SAN DIEGO COUNTY, CALIFORNIA, AS A SURVEYOR OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

LAND AREA
CONTAINING BY MORE OR LESS THAN THE FULL OR THE PART OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON THIS MAP, A TOTAL AREA OF 1.11 ACRES, MORE OR LESS, AS SHOWN ON THIS MAP.

- LEGEND**
- 1. OPEN SPACE
 - 2. EXISTING BUILDING
 - 3. EXISTING DRIVE
 - 4. EXISTING WALK
 - 5. EXISTING FENCE
 - 6. EXISTING CURB
 - 7. EXISTING SIDEWALK
 - 8. EXISTING UTILITY
 - 9. EXISTING DRAINAGE
 - 10. EXISTING EROSION CONTROL
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TOPOGRAPHIC SURVEY

MAG CIVIL ENGINEERING AND LAND SURVEYING

DATE: 10/1/2011

PROJECT: TRACT NO. 1048, PARK OAKS UNIT NO. 3, M.R. 25/69, VACANT LAND, DIRT AREA

SCALE: AS SHOWN

BY: [Signature]



CALLE CLAVEL



7-ELEVEN CONVENIENCE STORE

NEAL SCRIBNER ARCHITECTURE



7-ELEVEN CONVENIENCE STORE

NEAL SCRIBNER ARCHITECTURE



stu3Dio



7-ELEVEN CONVENIENCE STORE

NEAL SCRIBNER ARCHITECTURE

Calle Clavel, Homes outside Sao Feat

City of Thousand Oaks, Planning Commission, Matt Chang

Petition to

RECEIVED AT PLANNING COMM. MTG

MEETING OF 4/1/19

FROM: T.R. Cantanese

ITEM #: 7A

Petition summary and background To NOT allow the construction of a 24 hour 7-Eleven gas station on Moorpark Rd & Avenida De Las Flores

Action petitioned for To deny any 24 hour convenience store on this proposed lot. To deny alcohol, tobacco and vape or vaping materials for sale to any future business.

Printed Name	Signature	Address	Comment	Date
Thomas Cantanese	<i>T. Cantanese</i>	844 Calle Clavel To. CA 91360	No 24 hr business, No alcohol, tobacco, Vape. Too close to homes B Tolls	9-24-18
Jenna Cantanese	<i>Jenna Cantanese</i>	844 Calle Clavel, T.O. CA 91360	NO 24 hour business	9-24-18
Philip Smith	<i>Philip M. Smith</i>	869 Calle Clavel To. CA 91360 NO-111	NO 7/11!!!! especially	9/25/18
Carol Smith	<i>Carol Smith</i>	869 Calle Clavel TO. CA 91360	NO 24 HR Business Residential area	9/25/18
Brand Poter	<i>Brand Poter</i>	858 Calle Clavel TO CA 91360	NO 24 hr 7/11	9/25/18
Tammy Poter	<i>Tammy Poter</i>	858 Calle Clavel TO CA	NO 24 hr 7/11	9/25/18
Donna Stillman	<i>Donna Stillman</i>	858 Calle Clavel	TO 91360	9/25/18
Bob Stillman	<i>Bob Stillman</i>	858 Calle Clavel	TO 91360	9/25/18
Sylvia Doran	<i>Sylvia Doran</i>	818 Calle Clavel		10-1-18
Alan Smith	<i>Alan Smith</i>	832 Calle Clavel		10-5-18
Nathan Nany	<i>Nathan Nany</i>	768 Calle Clavel		10-5-18
Chen Cheng	<i>Chen Cheng</i>	768 Calle Clavel	NO 24hr 7/11	10-5-18

Homes within 500 feet

RECEIVED AT PLANNING COMM. MTG

MEETING OF 4/11/19
FROM: I.R. Cantanese
ITEM #: 7A.

City of Thousand Oaks, Planning Commission, Matt Chang

Palmdale

Petition summary and background To NOT allow the construction of a 24 hour 7-Eleven gas station on Moorpark Rd & Avenida De Las Flores

Action petitioned for To deny any 24 hour convenience store on this proposed lot To deny alcohol, tobacco and vape or vaping materials for sale to any future business

Printed Name	Signature	Address	Comment	Date
Will Figueroa		635 Calle Clavel	No 7-Eleven	9-24-18
William Wilson		566 Calle Jazmin	Definitely against a 24 hour gas station (Doesn't work at all)	9-24-18
Steve Nicholson		576 Calle Jazmin	No!	9-24-18
ERIKA Nicholson		586 Calle Jazmin	NO! BAD PLAN	9-24-18
BERNARD FORG BERNARD FORG		587 Calle Jazmin	No	9-24-18
Lorelle Washington		607 Calle Jazmin	No 7-eleven	9-29-18
Kyle Miller		619 Calle Clavel	No	9-29-18
TODD BIVIANO		608 Calle Clavel	No	9/26/18

NOT IN OUR NEIGHBORHOOD



Sign Online Petition to STOP This Project

noTO711.com

To NOT allow the construction of a 24 hour 7-Eleven gas station on Moorpark Rd & Flores

- by: Nextdoor Thousand Oaks
- recipient: City of Thousand Oaks, Planning Commission, Thousand Oaks, CA

897 SUPPORTERS in Thousand Oaks

946 SUPPORTERS 971 as of 4/1/19 GPM

1,000 GOAL

Please join our community efforts to stop this project. The proposed 7-eleven convenience store and gas station will be across the street from Thousand Oaks High School and adjacent to many homes. It will be open 24 hours to sell cigarettes, alcohol, etc and will attract a crowd that is undesirable for our quiet neighborhood. This corner already experiences high traffic, student drivers and students using the crosswalks. The adjacent neighborhoods already experience overflow school parking, trash and loitering. If you have concerns or object this project, please get involved! Here are a few ways:

-Email or Call T.O. City Associate Planner Matt Chang, to be informed of all ongoing correspondence; mchang@toaks.org / 805-449-2317

Update #15 months ago

RECEIVED AT PLANNING COMM. MTG

MEETING OF 4/1/19
FROM: Leila MacH
ITEM #: 7A

Matt Chang, City of Thousand Oaks Associate Planner, has requested that I update everyone on the hearing date. It has been postponed from today, 10/22/18 to sometime in November. I will update everyone when I receive the new hearing date.

" The 7-Eleven case is being continued to a future Planning Commission date to be determined. The applicant requested a continuance. I appreciate if you can spread the word."

946 supporters

Local CommentsLocal SignaturesAll

Ingrid A.

California

a day ago

There is more then enough traffic congestion, having that next to the high school would be a nightmare and easier for kids to ask someone of age to buy alcohol & tobacco also students would be more tempted to steal as well. Teenagers don't think about the affects there actions can have on them at such a young age. The seven eleven would attract homeless people and alcoholics all liqour stores have this issue even though that's how the business works but that is also why it wouldn't be a great location for it. Putting children at a higher risk of being killed by a drunk driver.

[send](#)

name not displayed

California

a day ago

I want this to be small town, another seven eleven means crime and crowd near that location.

There is a seven eleven couple miles, so why you need another one. NO SEVEN ELEVEN

Theodosia L.

California

2 days ago

tying up traffic on a road that is already over burdened with high school etc.

[send](#)

name not displayed

California

2 days ago

We do not need any convenience store open 24 hours a day. We don't need the extra traffic around that area. We don't need the homeless people having another reason to expand their presence into our neighborhoods. We have taken soda and junk food out of the HS for a reason - we don't need to make it available again right across the street. I have many other thoughts. But I am sick of outsiders coming into my hometown because it's nice here and then trying to bring all of their conveniences from the valley and LA and ruining our town. I used that gas

station when I was in high school. It was great. But TO is over crowded now and the additional traffic would be horrible.

name not displayed

California

2 days ago

Safer community and better traffic flow.

Janie O.

California

2 days ago

I'd much rather have a eatery like Western Bagel and a fresh and natural drink place to visit near my home. There is a 7/11 not far from here and I've probably been there 3 times in 30 years.

[send](#)

Joseph A.

California

2 days ago

...too close to a school.

[send](#)

Mira S.

California

2 days ago

Not safe and too close to TOHS!

[send](#)

Olena M.

California

2 days ago

We don't need 7-Eleven here and either gas station! There are enough gas stations on Moorpark Rd!

[send](#)

name not displayed

California

3 days ago

This is a neighborhood of single family homes, the intersection already has a ton of traffic and a 24 hr store will be a detriment.

name not displayed

California

3 days ago

This corner is a residential neighborhood and a 24x7 shop of any kind is inappropriate.

name not displayed

California

3 days ago

Increased traffic, loiters, decreased house price.

Dana P.

California
3 days ago
Safety and less traffic

[send](#)

name not displayed

California

3 days ago

Absolutely terrible for traffic, especially during school morning, lunch and pick up times. Will add significant congestion to the area.

name not displayed

California

3 days ago

Too close to Thousand Oaks High School. Put in something more useful like a Starbucks or Jamba Juice.

name not displayed

California

3 days ago

I do not want a 24-hour 7-Eleven so close to a residential neighborhood and next to our high school.

Avinash B.

California

3 days ago

Not needed

[send](#)

Philip R.

California

3 days ago

It's a distraction for kids to skip school, possibly get alcohol and cigarettes, or the vapor crap. Also huge traffic issue and devalued neighborhood

[send](#)

Jill L.

California

3 days ago

As this is a Busy intersection, it will be bring more traffic to an area already congested with pedestrians i.e. the Students- Children - we also do not need retail so close to the school or our Homes- as this store is open late, it will bring continual Noise as well. We simply do not want it and that is the Voice of the People- our City Council needs to hear us and abide as they are working for us.

[send](#)

name not displayed

California

3 days ago

I worry about the homeless gathering across the street from the Hugh school.

Russell S.
California
3 days ago
Not needed....

[send](#)

Marjorie V.
California
3 days ago

It would be too tempting to the high school youth. Very bad location.

[send](#)

Diane S.
California
3 days ago

Too close to the high school and not appropriate for the area. Not to mention more student foot traffic and chances for accidents.

[send](#)

name not displayed

California
3 days ago

This is a bad idea in many ways for the neighborhood.

name not displayed

California
3 days ago

A 24 hour 7 Eleven should not be across the street from the High school!! We don't need more traffic, crime, or gas stations!

name not displayed

California
3 days ago

Property Values and Crime

Linda M.
California
3 days ago

Lots of traffic bot auto and foot traffic st this intersection - this would Not add to the area especially with the high school tbere

[send](#)

Cheryl M.
California
3 days ago

It will cause too much congestion at a busy intersection with the high school across the street and the adjacent neighborhoods

[send](#)

name not displayed

California

3 days ago

We don't need a 7/11 store there. There is one already on Moorpark
name not displayed

California

3 days ago

Let's avoid the execution of this very bad idea for our community.
name not displayed

California

3 days ago

Too many homeless and drug users already hanging around the 7-11 down the street and the peace of the school and neighborhood will be disrupted. Already had a gas station there. Do not make this mistake again. It's a residential area. Gas station not needed.

Shay H.

California

3 days ago

Too much traffic in the area already. Don't want issues with high school kids hang out and disturbing residents in the area. Will have a negative effect in the area

[send](#)

Carlynn R.

California

3 days ago

We don't need homeless people hanging out done the street of our neighborhood. And this is what every 711 brings. WE DONT NEED IT

[send](#)

name not displayed

California

4 days ago

Concerned about increased traffic.

name not displayed

California

4 days ago

No need for this business so close to high school

name not displayed

California

4 days ago

Will bring an unnecessary amount of traffic and loitering in a mostly residential neighborhood. There is a 7-11 a mile down the road from the current planned location already, and a 24hr gas station even closer.

Donna O.

California

4 days ago

Potential crime and homeless hanging out so close to students at the high school

[send](#)

Canace S.

California

4 days ago

Not good for our children to have this hangout . Alcohol cigarettes.

[send](#)

name not displayed

California

4 days ago

Unfortunately 7Elevens attract a certain element. One we are already combatting to keep out of our city.

name not displayed

California

4 days ago

A 7 eleven is the last structure we need in our family oriented community. We are not up in the middle of the night looking for snacks. Where is the Mayor? He should be soliciting businesses that support family, education and community services.

Dale B.

California

4 days ago

This is not the proper location for a 24 hour operation, especially a 7/11. This location is residential as well as being very close to the high school. An office building / medical group would make better use of this property.

[send](#)

Amy G.

California

4 days ago

I do not want the population this will bring to my neighborhood that has many surrounding schools

[send](#)

Karen O.

California

4 days ago

a 24 gas station is not a good idea right in a residential neighborhood nor is a place that sells cigarettes and alcohol by a high school

[send](#)

elaine r.

California

4 days ago

That intersection is too busy already. There was a gas station there and the best thing that happened was for it to close. Do not bring it back!!!

[send](#)

John W.

California

4 days ago

We live right behind the proposed area and don't want the traffic or negative social situations that are created by a 24 hour store. We are also against a store that sells tobacco and alcohol products across from a high school.

[send](#)

name not displayed

California

4 days ago

A 7-Eleven at this location would make our property much less desirable to my family.

name not displayed

California

4 days ago

I don't think the location would be safe for motorists or pedestrians. It's already far too congested. Also, the proximity of the high school means that kids on foot will be a constant hazard for motorists already battling too much traffic at the intersection.

name not displayed

California

4 days ago

It's not

Yolanda Denise J.

California

4 days ago

Alcohol and cigarettes too close to school. 24 hrs a day is too close to homes

[send](#)

name not displayed

California

5 days ago

Really? a 7-11 with booze and cigarettes on the corner across from the T.O. High School? The corner of Moorpark Rd and Avenida De Los Flores is already a congested mess with the school traffic, I would worry about our school kids and the additional added traffic. Also if the 7-11 on Wilbur Rd. is any indication there will be homeless people hanging around where all these high school kids are crossing and waiting for their rides. This seems like really poor planning, or NO planning! Use some common sense and do not put a 7-11 on this already congested corner.

dawn k.

California

5 days ago

There is a high school on the same inner section traffic is bad enough, there are kids walking and waiting on these corners for rides. I can not imagine how dangerous this corner would be for our children with delivery trucks and cars adding to the already congested corner.

[send](#)

Richard N.

California

6 days ago

We don't need a 24hr gas station in the middle of town. This will draw unwanted riff raff to our residential areas.

[send](#)

name not displayed

California

6 days ago

What about something like Chipotles? There's not one in TO.

Jane L.

California

8 days ago

We don't need this

[send](#)

Ed B.

California

8 days ago

Nothing good comes with adding another 7/11, especially in this area. Increases in stores, high density housing and traffic are not healthy.

[send](#)

name not displayed

California

8 days ago

I have 2 kids in Thousand Oaks High School. I don't want them to walk every Moorning by a place 711 where people smoking hang out. Also this is not safe to all of the students in the area of Thousands Oaks Highschool.

Denise E.

California

8 days ago

It is not appropriate for that location, would add even more tariff, making it dangerous for students, no need, theres one down the street, where bums and druggies hang out. Will increase H/O Ins. on surrounding home owners due to more crime, etc. A medical group of some type would be a fine place of business for that location.

[send](#)

Sylvia M.

California

9 days ago

There is already a 24 hour gas station less than a mile away; and a 7-11 about a mile from there. This will only cause more traffic and be a magnet for loiterers.

[send](#)

name not displayed

California

9 days ago

I live down the street and do not want to allow cigarette, beer, and junk food peddlers to set up shop near my family. Let's add something healthy into our neighborhood instead of tobacco, alcohol, and porn shops.

name not displayed

California

9 days ago

Do not want this type of business in our neighborhood

name not displayed

California

9 days ago

I feel that it would create horrible traffic in an already very congested area due to the highschool. There are a lot of kids walking to and from school at that intersection. I also feel that having a store that sells alcohol could potentially attract an unsafe clientele.

Diane F.

California

9 days ago

Kids do not need a place to buy junk and hang out! Put in a fruit stand.

[send](#)

Merissa M.

California

9 days ago

We dont need ANOTHER one of these. DANGEROUS congestion for this already crowded intersection.

[send](#)

name not displayed

California

10 days ago

It will bring congestion during the day and riff raff at night. We do not need a 24 hr stop in a residential area and especially not near the high school.

Thomas M.

California

10 days ago

This is a residential neighborhood, and adding a 24 hour market will increase the risk of local crime.

[send](#)

name not displayed

California

10 days ago

This is. It needed in our town and would turn out to be extremely unsafe across the street from TOHS. There is enough traffic and congestion there now. There is a 7-11 1 mile away and a 24 hour gas station .5 miles away, neither near the high school.

name not displayed

California

11 days ago

With so many empty stores in Thousand Oaks I can't see the reason for building a gas station and 76 store on a very busy corner

name not displayed

California

13 days ago

It's exploitation of the kids, for starters!

name not displayed

California

15 days ago

This intersection already has enough traffic with the high school.

Ian B.

California

19 days ago

I am concerned on many levels. First of all 711 is full of unhealthy products and adjacent to a school. There are 2 stores within a half mile that already provide the goods that 711 offers. It is very close to where I live. It makes the area less desirable.

[send](#)

Michael F.

California

24 days ago

Nothing against 7-11s in general, but this certainly is not what I hope for my community as we continue to grow. Turn that lot into a community garden, or something that makes thousand oaks better than it is.

[send](#)

ELizabeth S.

California

2 months ago

It's essential to keep our children safe especially while at school - this means keeping our children away from the influence of alcohol, cigarettes, and processed fast food. Totally irresponsible to allow a 7-Eleven or FoodMart Or Fast Food facility anywhere near a local school.

[send](#)

Nancy J.

California

2 months ago

Thousands of young children attend Thousand Oaks High School and they don't need a 7-Eleven across the street from that high school and our neighborhood does not need that either

[send](#)

Christina M.

California

2 months ago

My child attends Thousand Oaks high school and I do not want strangers hanging around nor the potential sales of alcohols etc

[send](#)

Dennis C.

California

2 months ago

Professional offices.

[send](#)

John M.

California

2 months ago

To close to the school

[send](#)

Russell Kevin B.

California

2 months ago

A 7/11 is already located less than 2 miles from proposed location of a new 7/11. Community has no need for 2 within a 2 mile radius. The already existing one attracts mentally ill and/or intoxicated people creating an unsafe environment for children, and its proximity to a high school creates an unsafe environment.

[send](#)

Karen T.

California

2 months ago

I don't believe that a 24 hr convenience store is a good fit at the edge of a family neighborhood. It will lower the property values of the homes adjacent, and the lights, traffic, music coming from the cars pulling in, voices of patrons, people hanging around and wandering into the neighborhood are things that would be hardships for the residents. We just don't need one.

[send](#)

joe c.

California

3 months ago

isnt the ground still contaminated thats a good enough reason for everyone!

[send](#)

name not displayed

California

3 months ago

This area does not need a 24 hour mini mart. Look for property closer to the freeway rather than in a safe bedroom community. Too many opportunities for theft and lawless acts in the middle of the night.

gary a.

California

3 months ago

for peace & quiet in our neighborhood, we don't need more trash, noise, lights and people hanging out. Additionally the traffic at that intersection is difficult enough with the High School adding people zipping in and out will tie it up even more.

[send](#)

Matt B.

California

3 months ago

It shouldn't be next to a high school.

[send](#)

julie l.

California

3 months ago

Traffic congestion is already terrible at that corner, and it's always a dangerous intersection when students are going to and from the high school. Any quick stop market would add to the congestion and danger. Also, quick stop markets often become hang-outs for loiterers, and loiterers with too much time on their hands often spell trouble for the neighborhoods.

[send](#)

Dia M.

California

3 months ago

We do not need a 24-hour fast/unhealthy food vendor directly across the street from our high school.

[send](#)

kathleen d.

California

3 months ago

Will create traffic congestion,. Don't want store that sell alcohol, cigarettes to kids so close to school

[send](#)

Darwin L.

California

3 months ago

It will open another avenue for dope dealers to sell their wares to highschool kids, and it will certainly lower property values.

[send](#)

Carol L.

California

3 months ago

It will bring crime to our neighborhood & lower the value of homes. We already have one about a mile away on Moorpark Rd. Keep this away from our High School.

[send](#)

Michael M.

California

3 months ago

A 24 hour 7-11 store is too close to residential neighborhoods and the high school. I am not against 7-11 stores just think they belong in commercial areas.

[send](#)

Anna C.

California

3 months ago

Our kids don't need that close to the school

[send](#)

R J.

California

3 months ago

Mistake for school safety, criminal activity, loss of property values, increased pedestrian traffic, 24 hours of noise and activity.

[send](#)

name not displayed

California

3 months ago

name not displayed

California

3 months ago

This kind of store offers the wrong sorts of choices for high school kids: junk food, cigarettes and alcohol, loitering. Bad location for this type of store; they tend to draw a rough crowd which wouldn't be ideal for children to have to deal with just walking home from school.

Cathryn W.

California

3 months ago

SAFETY of students and neighboring homes! School traffic is already overflowing, and then to put in a 7-eleven with gas station? The lack of common sense is unbelievable!

[send](#)

Corey S.

California

3 months ago

This location is very hazardous to drive. Putting a 711 there would be a big mistake for our community. The road layout there puts too much pressure on the neighborhood and would only create a more distracting environment for traffic.

[send](#)

Lauri F.

California

3 months ago

My kids go to TOHS and I do not think this is a good idea to put a 711 on this corner

[send](#)

name not displayed

California

3 months ago

Because it's in my neighborhood and my children and their friends attend TO. I'm not interested in having our kids exposed to any of the garbage they sell, not, dood, drinks, snacks, cigarettes or otherwise. Horrible idea. They are not wanted in our neighborhood and we will not support them. We didn't want Hooters here and they did not survive. Let them save their money and go elsewhere.

Cynthia B.

California

3 months ago

With another 7/11 less than 2 miles away, a 7/11 at this location is not necessary. The only reason to locate a new 7/11 at this location is to target the children from the local high school. 7/11's already attract a criminal element. Having 2 within a 2 mile radius will only attract more of this criminal element.

[send](#)

Helen S.

California

3 months ago

I will not want my grandchildren too close to temptation

[send](#)

name not displayed

California

3 months ago

It'll cause so much un-needed traffic by the high school, it'll be disruptive to the quiet neighbor literally across the street! Totally not a smart move, and it'll attractive some unwanted visitors which could be harmful to the students and neighborhood nearby.

name not displayed

California

3 months ago

Crime increases with 7-11. This should not be near the high school. Lastly heavy traffic and accidents already occur at this intersection.

name not displayed

California

3 months ago

Not good near the high school

Julie C.

California

3 months ago

Terrible idea : Kids, traffic, alcohol = not good

[send](#)

Thomas C.

California

3 months ago

711 brings nothing but problems!

[send](#)

Tania H.

California

3 months ago

This is a very busy intersection already with T.O. high school kids crossing constantly. Not a SAFE area to put a 7-11, increasing stopping, braking, and potential for students to be hit.

[send](#)

name not displayed

California

3 months ago

Last time i visited a 7-11 in Ventura there was a home made burner to cook crack in the parking lot. No thanks!

Min J.

California

3 months ago

I do not like them being open for 24 hours and them selling tabscco or alcohol near school area.

[send](#)

Carol S.

California

3 months ago

7-11 should not be near a school. It will become a hangout for homeless and drugs. We do not want one in our residential area. There are a few businesses close by but not places where groups of people hang out. The neighborhood should have a buy in as to what business goes there or it will not be successful. People are quite powerful.

[send](#)

Carol A.

California

4 months ago

Not compatible with the residential neighborhood and TOHS - and enough traffic in that area already.

[send](#)

Vanessa W.

California

4 months ago

Attracts bums! Not in my neighborhood!

[send](#)

BRIAN B.

California

4 months ago

One thing I have noticed when there is a 7-Eleven there are homeless people in the neighborhood that just kind of hang out there. This is right down the street from where I live and across the street from a high school. We don't need that element and this small neighborhood.

There is a 7-Eleven no more than 2 mi down Moorpark next to the Janss Mall and there is an AMPM store about the same distance the opposite direction. Both are 24 hours. This is not needed.

[send](#)

name not displayed

California

4 months ago

7-11 means alcohol and cigarettes Thousand Oaks high school is right across from it. This will invite the wrong crowd and wrong habits.

cheryl p.

California

4 months ago

urban blight!!!!

[send](#)

Wendy D.

California

4 months ago

Terrible idea. Too close to TOHS and Neighboring Homes. Not right for that location and our community.

[send](#)

name not displayed

California

4 months ago

I'm afraid it will become a hang out for teens after school with a risk of the kids obtaining cigarettes illegally.

Richard C.

California

4 months ago

Don,t want anything open 24 hrs.

[send](#)

name not displayed

California

4 months ago

It would cause more traffic in the proximity of a high school plus it is not a store that should be close to a school

GENOVEVA H.

California

4 months ago

I dont want to create additional traffic in area and loitering. NO TO 711!

[send](#)

James N.

California

4 months ago

Moorpark Road already has a 7-Eleven. Don't need another one. Not a good fit for the neighborhood community or park/school environment.

[send](#)

Lizabeth S.

California

4 months ago

I have young kids, refused to have any bad influenced around my neighborhood

[send](#)

Jeanette S.

California

4 months ago

Too close to TOHS. Not a good reputation store.

[send](#)

Tona R.

California

4 months ago

It's important to me because there's another 7-11 nearby... Why even bother building another one so close plus we don't need another 7-11.

[send](#)

vanessa W.

California

4 months ago

This puts the students at risk with safety and will impact traffic negatively for the neighborhood. Not a good idea.

[send](#)

name not displayed

California

4 months ago

The last thing we need is a 7-Eleven next to our high schools where it could promote crime loitering and unwanted people around our Public High School I'd like to think that Thousand Oaks is better than other cities and wouldn't allow the ability for crime and people that don't need to be around our high schools and I feel putting a 7-Eleven there would just promote unwanted loitering and other potential problems it's just not needed

Karoun O.

California

4 months ago

We would love to keep our residential areas a little away from markets that are open 24/7 it will disturb our peace specially at nights please stop this. This is a nice quiet area not a place for more unnecessary markets that will drawn late night traffic in a quiet residential area. not fare plus there's already a 7-11 store few blocks down !

[send](#)

name not displayed

California

4 months ago

Keep our neighborhood safe history of 7/11 attracting wrong type of crowd is well documented and it is not needed in this community. We already have a 7/11 a few blocks away.

name not displayed

California

5 months ago

7-11 does nothing to benefit school going children trying to get a great education and values trying to stay away from liquor alcohol and other anti societal elements that these shops gather. There is a reason parents pay everything they have to afford good childhoods for their children. We will not watch silently as llcs try to make this another topanga canyon blvd while minting big money from themselves. NOT HERE.

Tina S.

California

5 months ago

Risk of traffic near the school and history of robbery like in Newbury Park

send

Leah I.

California

5 months ago

Want to keep my community safe.

send

name not displayed

California

5 months ago

Readers digest: air quality, noise pollution, light pollution, traffic congestion, HAZARDOUS RELEASE OF CHEMICALS, there is no need for a 24 HOUR DAILY GAS STATION 7- Eleven (this is a quite single home resident neighborhood), loitering, car idling, the kids attending the high school will be exposed to cigarettes and possible alcohol. The proposed 24 hour daily gas station/ 7 Eleven will be among homes and across a high school. The chemicals released by the pumps is known to cause cancer. California law states a gas station should not be within AT LEAST 1,000 feet of a schools. This gas station would be less than 200 feet away from the school and around 100 feet (or less) away from the nearest home. There are three gas stations already located less than a mile away from the proposed station. One of which is on the block over. Meaning, a forth gas station is not needed. The chemicals released from gas stations cause residential damage. Studies show homes within a four mile radius of a gas station and found that the chemicals released caused property damage to homes. Most importantly, it was found to cause leukemia in children. Additionally, the property land use zoning is for the needs of the neighborhood. The neighborhood, does NOT need a 24 hour daily 6 pump gas station 7 Eleven. The gas station previously located there was releasing hazardous chemicals and did not correct the issue after multiple warning by the city. It was finally forced to close and the land has been monitored for almost ten has been monitored for almost ten years now of the harmful chemicals. Please note, the monitoring being done was the bare minimum requirement. The city should do a thorough test of the land and ensure the citizens that there is no, and will be no,

harmful chemicals and gas released from the soil due to the construction. Is there going to be alcohol available? If so, there will be an increase of drunk drivers. THOUSAND OAKS USED TO BE ONE OF THE SAFEST NEIGHBORHOODS WITH THE LEAST AMOUNT OF CRIME, OVER THE YEARS WE HAVE SEEN AN INCREASE OF CRIME. OUR CITY COUNCILMEN AND BUILDING PLANNERS ARE SUPPOSED TO MAKE DECISIONS TO PROTECT THE CITIZENS AND OUR HEALTH and BETTER OUR COMMUNITY. My family has lived in Thousand Oaks for over thirty years. I was born and raised here—I want the City's air quality, environment, and crime rate to IMPROVE, not get worse. THE STUDIES CAN BE FOUND ON OUR STATE AND FEDERAL GOVERNMENT WEBSITES — please excuse the typos and brevity; sent from iPhone

Sandra G.

California

5 months ago

It will end up being a hang out, being open 24 hours draws all sorts of trouble, I lived down the street from the 7-11 on Wilbur growing up, bad news, and this one is too close to the High school and homes.

[send](#)

Holly W.

California

5 months ago

Traffic congestion is horrible at that intersection.

[send](#)

name not displayed

California

5 months ago

This is BAD For the high school students across the street

Remington B.

California

5 months ago

It decreases the house values.

[send](#)

Mary Kate M.

California

5 months ago

I think it's terrible idea to put a convenience store with liquor and tobacco next to a high school.

Also, with the homeless problem that seems to be exploding in our community it would draw that element as well.

[send](#)

name not displayed

California

5 months ago

This busy intersection ddoes not need increased short time parking, litter, and transients.

Brett H.

California

5 months ago

To close to the high school... traffic is bad enough now... Mr. owner...do something right... turn it into a small park. Stop with the greed. 50 year resident.

[send](#)

Sherri R.

California

5 months ago

Bad idea across from high school....already have enough junk food kids eat, then a closer availability of cigarettes and elements

[send](#)

name not displayed

California

5 months ago

I do not want the trash that accumulates near us like the one on wilbur, i also feel like the congestion in that area would be worse than it already is

name not displayed

California

5 months ago

Safety of high school students

name not displayed

California

5 months ago

Too close to the high school as well as traffic will be even more crowded

Larry Z.

California

5 months ago

Too much congestion at the crossing. 24hr brings trouble to the area.

[send](#)

Edward G.

California

5 months ago

Crime would rise and make Thousand Oaks look like the San Fernando valley

[send](#)

name not displayed

California

5 months ago

I would much rather see a potistive enrichment area located there than a 24hour 711. How about a safe parent student drop off area instead of dropping the kid off in the middle of the road? What are the next steps in stopping this project?

name not displayed

California

5 months ago

Who stands to gain from a 7/11 in this location The high school, the neighborhood? Will the intersection improve with the added traffic pattern? There are other locations in T.O. Away from schools and homes.

name not displayed

California

5 months ago

No 711 in our neighborhood! Notorious for crime, loitering and attraction of undesirables. Traffic at the end of Calle Jazmin is horrid already, the intersection is at a failure level of service.

People block our street and we can't exit. No 711 across from TOHS there is already a loitering issue after School behind Dominos!!! We don't need to create another spot for drug deals in our city! No 711, NO THANKS!

Lauren V.

California

5 months ago

It's near a high school, and 24 hour business invite trouble and crime! No 7-11!!!

[send](#)

name not displayed

California

5 months ago

I live here! We don't need a 711 and we don't want the traffic.

Richard C.

California

5 months ago

I live close and want the neighborhood to class up. Not down. I don't want that kind of crowd around any closer to my house for vandalizing and safety.

[send](#)

Penny A.

California

5 months ago

because I live in the neighborhood and 711 attracts the wrong kind of people; the homeless and day labors will be hanging out across from our kids at the TO High school and bring crime to our neighborhoods.

[send](#)

name not displayed

California

5 months ago

Safety!!!!!!!In addition to making the already congested school intersection more unsafe; it will not enhance the immediate neighborhood. There are plenty of gas stations nearby and 711's. This is an unsafe option for this neighborhood commercial site. An expanded medical center would be ideal.

Tracy V.

California

5 months ago

It would be an eye sore to that intersection. Also, teenagers don't need the temptation to make convenient unhealthy choices before and after school. Many would probably go there just as a place to hang out. Try going to Vons on Avenida de Los Arboles as the Los Cerritos middle school kids trickle out of school!

[send](#)

name not displayed

California

5 months ago

I live locally I know it will become another issue like the one on Wilbur, cops are ALWAYS there. I don't go there after dark, it will cause accidents, more congested traffic in the area, and located right next to a high school where there are children. They want to put a 711 where they sell cigarette and other nicotine products and alcohol open 24 hours it's a terrible idea. NO TO 711
Vitali M.

California

5 months ago

Keep our neighborhood safe at night. We already have a 7/11 a few blocks away.

[send](#)

e c.

California

5 months ago

A 24 hour store selling alcohol and cigarettes right across from the high school- NO WAY!!! Stop this madness!

[send](#)

name not displayed

California

5 months ago

* traffic * safety

Miriam P.

California

5 months ago

Because there's always creepy guys around those stores and buying alcohol late at night and it will make our neighborhood feel unsafe and we also have a school across the street and it's not safe for the students either

[send](#)

name not displayed

California

5 months ago

terrible location: school! dangerous intersection! This is a no brainer...

Scott Q.

California

5 months ago

We have a 7-11 just down the street and a 24 hour convenience store tends to draw a rough crowd. Not a great element across from the High School

[send](#)

Edward N.

California

5 months ago

We don't need another 711 or gas station.

[send](#)

Dianna T.

California

5 months ago

I feel the neighborhood is too residential. It's a bad spot for a 7 11 to be there. I have kids that go to the high school and there's enough traffic as is. That would cause more chaos.

[send](#)

Robert K.

California

5 months ago

There is another 7-11 exactly 1.7 miles up the same street. There are usually transients loitering to all hours of the night in front of that location. 1 7-11 is enough for or neighborhood.

[send](#)

Deanna H.

California

5 months ago

I care that vulnerable teens aren't so easily exposed to all the unhealthy and evil influences that are well documented to be associated with a 711. It would be unconscionable to put 711 across the street from the high school.

[send](#)

Yale A.

California

5 months ago

I live across the street and rather we build something better for the community. Like a health store.

[send](#)

Mark L.

California

5 months ago

I dont think we should sell porn and alcohol across the street from a school.

[send](#)

Ryan S.

California

5 months ago

I'm tired of more and more big corporations moving into this town. Also, I believe a 711 would affect traffic and increase noise during evening hours in that location.

[send](#)

name not displayed

California

5 months ago

A Seven Eleven Store on that corner will do nothing to improve our town, not to mention the area around TOHS.

J M.

California

5 months ago

I don't believe we need this kind of store across from a High School.

[send](#)

Jeannette F.

California

5 months ago

It is not a proper place for an adult environment that makes available items (adult magazines, unhealthy food items, etc.) that parents may not want their children having access too. Also, it will change the rural environment. I live in this neighborhood.

[send](#)

name not displayed

California

5 months ago

Prevent high school students from being exposed to alcohol and tobacco. This business will bring crime to this area of Thousand Oaks.

name not displayed

California

5 months ago

Minimize crime and noise to that residential area.

name not displayed

California

5 months ago

I think it is the wrong business at this location.

michael f.

California

5 months ago

traffic congestion and accidents, crime, noise, loitering, trash, distraction to students, This 711 is definitely not wanted or NEEDED here,

[send](#)

name not displayed

California

5 months ago

I don't want more people loitering. There has been an influx of homeless in this community and it was exactly for that reason I moved out of the valley

Marie C.

California

5 months ago

Inappropriate location for a 7/11. Believe this will depreciate home values.

[send](#)

Laurin B.

California

5 months ago

The store would create too much traffic congestion both on Moorpark Rd. and Flores as well as the neighboring side streets. Students do not need any additional distractions.

[send](#)

Armand F.

California

5 months ago

This would be too close to the high school and cause traffic and safety problems. The last thing that should be put on that corner is a 24-hour convenience store which entices students to buy things they don't need like alcohol and cigarettes at all hours of the day and night. There already is bad traffic congestion in the corner when school is in session. The 7-11 company only cares about exploiting the students for profit and not what is best for our community.

[send](#)

Debi S.

California

5 months ago

Teenage drivers are not experienced enough so increasing traffic at the intersection at the high school is increasing percentages of more traffic accidents. No one wants that!

[send](#)

Randall W.

California

5 months ago

Too close to the school and residential.

[send](#)

Carol M.

California

5 months ago

I have lived in the same home for over 30 years. That lot has been vacant for the majority of the time I've lived here because of the contamination of the gas station. Putting a 7-11 across from a high school is ridiculous. This is a quiet residential neighborhood that does not need a venue that is open late especially when there is one less than 2 miles away.

[send](#)

Sylvia J.

California

5 months ago

It will be nuisance, security problem and lower property values

[send](#)

name not displayed

California

5 months ago

This will ruin our neighborhood! Traffic, crime, degenerates hanging about.

Robert S.

California

5 months ago

High school student safety and traffic

[send](#)

Tracy K.

California

5 months ago

I don't want more morning and afternoon traffic right across from Thousand Oaks high school. It's already a nightmare to get to work in the mornings. I also don't want the 2 am drinkers causing drama in my neighborhood. There is a 7 11 down the street, that's enough.

[send](#)

name not displayed

California

5 months ago

Crime, noise, lights, safety

name not displayed

California

5 months ago

I live down the street and feel it will lower the value of my home.

Brad C.

California

5 months ago

We don't need people loitering or selling alcohol near a school

[send](#)

Christine K.

California

5 months ago

Traffic, student safety, lights, noise, crime, student congregation - not needed and not wanted

[send](#)

Brandi C.

California

5 months ago

Horrible traffic

[send](#)

Nicole S.

California

6 months ago

I went to the meet and greet with the architect and developer. They don't care about the children. Only the money. When asked if they would retract their application for a 24 hour 7-Eleven they replied "no it's part of the brand." If you recall, the original name "7-11" meant

they are open from 7 to 11. They only started staying open 24 hours when the owners got greedy. This project would cause undue traffic, vagrancy, lower property values as well as lower the quality of The thousand oaks community. More importantly, it is detrimental to the children that go to the high school which is directly across the street. There should be a business there that is beneficial to the children and/or the children's interest

[send](#)

John P.

California

6 months ago

I live on Avenida De Las Flores and a 7-11 store open throughout the night would be a magnet for crime, anti-social behavior and would threaten to reverse what many see as significant improvements to the neighborhood's quality of life over the past few years. In addition, if this plan is approved, it will be detrimental to the children of the high school that is virtually next door.

[send](#)

Victor R.

California

6 months ago

It does not belong across the street from a high school

[send](#)

Connie R.

California

6 months ago

It is terrible for anyone to think putting a 7-11 across the street from a high school is a good idea. I went to the meet and greet meeting of the architect and developer and came away knowing that this venture is only about the all mighty buck. No concerns for our children, extra traffic, and loitering that would occur. And it will be open 24 hours!

[send](#)

Jill K.

California

6 months ago

For Traffic and safety purposes

[send](#)

Samantha B.

California

6 months ago

Would not be a good/positive addition to our neighborhood.

[send](#)

Stephanie H.

California

6 months ago

I just graduated from thousand oaks high school and knowing the bad habits of a high school kid having another liquor store that close is not only dangerous but will have harmful

consequences on the teens. It will only be a matter of time before they don't card them when trying to purchase vapes or any other illegal substances just to make their sales

[send](#)

Kevin N.

California

6 months ago

Traffic Congestion, Crime, Drugs, Violence, Addictive Substances, Junk Food, Loitering, Traffic, Auto Accidents, Depreciating Real Estate Values, etc.

https://www.google.com/search?q=7+eleven+crime+california&source=lnms&tbn=isch&sa=X&ved=0ahUKEwiUpfj3qv_dAhXmIOAKHQUiCR8Q_AUIECgD&biw=1280&bih=509

[send](#)

Bob B.

California

6 months ago

Right across from high school, alcohol, increased congestion unsafe for student pedestrians,

[send](#)

name not displayed

California

6 months ago

Chain store owned by a business group from LA doesn't do much for T.O. residents or would-be business owners. I'd prefer to see a local shop of some kind, and anyway there's another 7-11 and similar very close to the proposed location.

Jasmine B.

California

6 months ago

Children's and neighborhood safety!

[send](#)

Linda G.

California

6 months ago

This area does not need a 24 hour 7-Eleven gas station. It will make traffic even more difficult in the day, not a good place for students to "hang out." will bring people from other areas at night. It is not located on a freeway entrance.

[send](#)

Kerry H.

California

6 months ago

The type of people hanging around a 24/7 minimart is not what we want to encourage in the middle of our residential neighborhood next to our high school kids. Look at the issues already created around town at the locations that have a 24/7.

[send](#)

name not displayed

California

6 months ago

Doesn't fit in where proposed.

Liane O.

California

6 months ago

Unhealthy food choices prevail at 711 making healthy choices harder for students and residents. I'd prefer a healthy store such as Lassens.

[send](#)

name not displayed

California

6 months ago

Not good for our community, our kids our lifestyle.

name not displayed

California

6 months ago

We do not need a 24 hour 7-11 gas station in our neighborhood attracting loitering and homeless. My boys go to TOHS and I am not happy with this being across from there school when they leave at 6:45 A.M. to go to school and leave 3:30 and have to worry about them with all the extra traffic, congestion and a 24 hour store. Our neighborhood already is a thorough fair on Montgomery where people throw alcohol bottles on the corner and this will attract much more.

Dennis F.

California

6 months ago

Too close to high school

[send](#)

Donna F.

California

6 months ago

We live in such a beautiful community. Having a 7-Eleven across from the high school will not only promote loitering it also will give this area a low class appearance. We already have one store not more than a couple of miles from here. We really don't need another one!

[send](#)

name not displayed

California

6 months ago

Too close to the H.S. This neighborhood doesn't need the issues that may arise by having this here.

Marilyn L.

California

6 months ago

This location is too close to TO high school and we have many gas station in and around the same location. We don't need this type of establishment in this area. If you need fill that that are with a business, maybe a bakery would be a better choice.

[send](#)

name not displayed

California

6 months ago

Don't want a 7-11 in my neighborhood. Don't need a place for who knows what kind of people to hang out in in the late night hours and definitely don't want one near my child's school due to the items that are sold there, things that can potentially happen there and the increase of cars where my kids will be walking. Our family never would have moved here if it was that close to a 7-11.

Laurie M.

California

6 months ago

Too busy

[send](#)

name not displayed

California

6 months ago

It's annoying

Nicole V.

California

6 months ago

I live in this neighborhood and don't want that store across from the high school

[send](#)

Kathryn H.

California

6 months ago

Years ago Thousand Oaks prevented these types of convenience stores & even coffee houses from opening near TOHS. It was felt they would not be appropriate for the students. This 7-11 will bring unwanted loitering & less than desirable activity to the area. It is not productive and brings no value to our kids or neighborhoods. Whether they claim they will not sell alcohol, vapes or such now, you can bet they will secure permits to do so down the road. It is time for this city to start listening to our citizens! The citizens clearly do not want this. So don't allow it, City Council!

[send](#)

Susan C.

California

6 months ago

It is too close to the high school and is the antithesis of healthy options.

[send](#)

name not displayed

California

6 months ago

We do NOT need indigents and derelicts like those around the 7 Eleven on Wilbur near our homes. Why not make it a parking lot for the students who crowd our residential streets?
name not displayed

California

6 months ago

We already have two 7-11s in the city. 7-11s tend to sell alcohol and tobacco, which should not be close to a school. Although the owner said he won't sell those, it would just be a matter of time for him to do so because that is where most of the profits for 7-11s come from.

Elizabeth H.

California

6 months ago

No upside to 711 at corner of Arboles and Moorpark - will increase traffic and noise pollution. Plus will cannabilize concession sales at TOHS and increase junk food consumption in student community. Not appropriate for quiet residential neighborhood. No demand for products other than students and out of neighborhood visitors, so this is not going to do anything positive for those living close by. TOHS already creates huge levels of noise and light pollution - please do not increase either. Suggest a park or incubator/enterprise zone for students to start small businesses if they choose not to proceed to college.

[send](#)

Todd C.

California

6 months ago

Not a good location for this, too close to the school

[send](#)

name not displayed

California

6 months ago

I want to keep the Neighborhood clean

Jeanette R.

California

6 months ago

Having lived near one previously, I know the disruptions that a 2/47 7-11 bring to a community. From the people who hang around outside, drunk people stopping by for snacks, etc.

[send](#)

mike k.

California

6 months ago

leave undeveloped land alone. instead, fill empty eyesores like the old kmart, sports chalet, babies r us or toys r us, OSH buildings.

[send](#)

Joanne M.

California

6 months ago

Devaluation Property values

[send](#)

name not displayed

California

6 months ago

All night convenience stores have documented notoriously high crime rates. Alcohol and cigarette sales near high school Negative impact on traffic. Negative impacts on home values in residential neighborhood.

Genesis S.

California

6 months ago

We could have so many other good options to have on that corner besides 7-11. Obesity rates are at an all time high & it would only be easier access for high school students across the way. Not to mention teenagers would have easier access to buying cigarettes once they're of age. A resounding "no, please!" from me.

[send](#)

Cendy C.

California

6 months ago

It's not a good idea for conservative, family neighborhood. The TO high school would have somewhere for 18yr olds to have access to cigarettes very close to school. Not a smart idea!

[send](#)

Vanessa S.

California

6 months ago

This corner is already a high traffic and why would we allow alcohol and cigarettes sold across from the high school NO

[send](#)

name not displayed

California

6 months ago

This corner is very congested as it is. A convenience store or gas station is a horrible idea. There are stores and gas stations right down the street in either direction. This is totally unnecessary.

Trevor T.

California

6 months ago

I have seen trash in the area as it is. We don't want loitering, more trash, or worse in the neighborhood. We do not need a convenience or gas stations store across from a HS.

[send](#)

CARLOS A.