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Circa 1967

Mobil Gas Station

Moorpark Rd.
7-ELEVEN CONVENIENCE STORE
NEAL SCRIBNER ARCHITECTURE
20K - 2MPD - 3812 SF Store

EXCEPTIONS:
- Canopy location is non-photo - canopies will be needed.
- Tank location is non-photo.
- Tank partially blocks access point while spreading.
- Distance from canopy edge to curb is less than Z2 actual NF and FR.

20,000 SQ FT SITE

CONCEPTUAL SITE PLAN
20K - 4MPC - 2651 SF Store

EXCEPTIONS NOTED:
CANOPY LOCATION IS NON-PRIST  - CANOIDS WILL BE NEEDED
TANK LOCATION IS NON-PRIST
TANKER PARTIALLY BLOCKS ACCESS POINT AND PARKING SPACE WHILE OIL LOADING
DISTANCE FROM CANOPY EDGE TO CURB IS LESS THAN 24 (ACTUAL 17)
August 9, 2018

Matt Chang, Associate Planner
City of Thousand Oaks
2100 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362
(805) 449-2317

Mr. Chang,

My name is Dr. Eric Bergman and I am the Principal of Thousand Oaks High School. Regarding the proposed 24-hour, 7-Eleven gas and convenience store proposed for the vacant lot (SUP 2018-70220) across the street from our school, the Developer has consulted my predecessor numerous times and visited me three times since I became Principal. I have really appreciated the good-faith and neighborly approach to gaining my input on the use in general, site-try out, and most recently, the renderings and appearance.

He informed me recently that the City is recommending approval for the project but not the 24-hour operating hours. As the biggest neighbor and stakeholder on that corner, this is a real concern for us for a multitude of different reasons:

1.) When the lights go-off, instead of the bright, exposing light, and the safety it provides, we fear a criminal element will take advantage of the darkness.

2.) The 24/7 activated corner will have visible cameras and serve as a strong deterrent for criminals potentially lying in wait. We see this development as an addition to our security apparatus and crime prevention that will help ward off predators and protect our staff, students and campus.

3.) I have a real fear drug-deals could happen at a dark gas station and closed convenience store during late hours. The idea of pot deals or vape exchanges by my students under the disguise of darkness is inevitable and we must prevent.

4.) Even if my students aren’t doing anything unsavory or illegal on the property during closed hours, it presents a location for loitering and hiding.

For all these reasons, by stripping the hours of operations down from 24/7, I am losing many of the benefits of this exciting addition to our neighborhood.

Sincerely,

Dr. Eric W. Bergman, Principal
Thousand Oaks High School
2323 N. Moor Park Road
Thousand Oaks, CA 91360
I reached out and sent the message that this is not an issue for TOHS or our District.

Good luck.

LL

Lou Lichtl, Principal
Thousand Oaks High School

Principal – so I move things along and didn’t hear back, I sent it that email to the City folks. Look forward to working with you on the 7-Eleven project to make it a really nice amenity for the campus!

Taylor Megdal

Taylor Megdal, Esq
252 South Beverly Drive, Suite C
Beverly Hills, CA 90212
Lou — it was so nice meeting you earlier. It felt so wholesome being back on a beautiful high school campus and seeing smiling happy kids. You are obviously doing your job well!

Anyway, here is the schpeel I want to send to the City Planner (Pamela Leopold) and Economic Developer (Haider Alawani), but didn’t want to misrepresent our conversation or quote your mistakenly. Hence, could you read this and change anything you want (or add if you really want to help a brother out!). I tried to convey your comments/enthusiasm with a flattering tone to it. Let me know if I went too far or how you would modify.

Thank you again. I look forward to working with you on this!

Taylor

Pamela — allow me to introduce myself. We are commercial real estate developers from Los Angeles and we mainly build Starbucks, 7-Eleven, and fast-food/casual restaurants. We contracted for the vacant parcel on E Avenida de Las Flores and Moorpark intending to build a Starbucks drive-thru cafe, but Haider and I had a candid conversation about the school hang-out issue. From his understanding, the school administration didn’t want any use at that corner which represented a possible “student hang-out.” Justifiably so, he thought it would pose a danger to the students and nuisance from rambunctious teenagers to the rear residential.

As a result, we pivoted and persuaded Starbucks to build a drive-thru only (think tiny building, walk up-window, but basically just a drive-thru) because that wouldn’t present a student congregation issue. Unfortunately, that too wasn’t received positively either.

Alas, we were able to convince 7-Eleven that this was an underserved intersection. Since the school and the students safety (as it should be!) were paramount on the Starbucks consideration, we met with Principal Lichtl first (today!), to solicit his input. He loved the idea and I quote, “I’m in!” For Starbucks he confirmed:

- Starbucks would be challenging because that intersection between 7:30-8:30 (peek drive-thru hours) would have exacerbated the crazy gridlock during drop-off
- He was also concerned that students would go hang out and use Starbucks wifi instead of the school facilities

However for 7-Eleven:

- He also saw value in the 24-hour operations since there is nowhere for students to go get a refreshment if they are on campus early or late
- He noted that the athletic facilities are closest to that corner (not the class-rooms) so it’s especially convenient for football practice, tennis, and swim team use. Having the ice-bucket fillable across the street is a dream come true for coaches and parents who are rushing their kids to games and practices.
- He was especially pleased to hear the new fruit, fresh sandwich, and healthy offerings in the new proposed proto-type
- But most of all, he was elated that 7-Eleven was willing to serve this location dry. No beer, no wine, no alcohol!!!!
March 5, 2019

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,

CVUSD
MEMORANDUM
City of Thousand Oaks  Thousand Oaks, California
Police Department

DATE: March 29, 2018

TO: Matt Chang, Planning Department

FROM: Senior Deputy Damian Alvarez, Intelligence Led Policing - Special Protects and Technology Unit

SUBJECT: PAR 2018-70078 Megdal and Associates

The Thousand Oaks Police Department submits the following security conditions for the proposed commercial / residential project to be located at 2198 Moorpark Road in the city of Thousand Oaks. These conditions are included in, or in addition to, the Standard Conditions of Approval for Commercial/Industrial Projects, stipulated in the City of Thousand Oaks City Council Resolution No. 95-20.

DOOR SECURITY HARDWARE – Exterior double doors shall have an astragal constructed of steel or aluminum a minimum of .125" thick, which will cover the opening between the doors. The attachment of the astragal shall comply with all applicable provisions of the Fire Code. Exterior, outward opening single doors shall have the appropriate type of latch guard installed so as to prevent the violation of the latch and strike. The latch guard shall be a minimum of .125" thick and extend a minimum of six inches above and below the door latch or deadbolt. Doors utilizing rim and cylinder locks shall have heavy-duty cylinder guards installed. All outward opening exterior doors shall have hinges equipped with non-removable hinge pins or a mechanical interlock (set screws) to prevent removal of the door from the outside by removing the hinge pins.

LIGHTING – Weather and breakage resistant covers shall protect all exterior lighting. Exterior lighting fixtures will be fully enclosed to minimize tampering and breakage. After hours exterior lighting shall provide sufficient illumination to allow viewing of the exterior of the buildings and parking areas. Interior after hours lighting is also highly recommended. The use of metal halide fixtures or Light-Emitting Diode (LED) is preferred over high-pressure sodium fixtures, since metal halide and LEDs provides superior illumination and color rendition. Lighting will also include illumination in the area of the sound wall bordering Calle Jazmin.

A lighting plan must be submitted to The Thousand Oaks Police Department for review and is subject to change prior to Police Department approval.

LANDSCAPING – Landscaping shall not cover, nor partially cover any exterior door or window. Landscaping, including trees, will not be placed directly under any overhead lighting that could cause loss of light at ground level. All landscaping will be kept trimmed in
order to provide an unobstructed view of the parking areas and building from adjacent streets. The standard CPTED (Crime Prevention Through Environmental Design) landscaping rules of “two foot / six foot” shall apply to the property (No shrubbery shall be higher than 2 feet and lower the tree canopy shall not grow below 6 feet). This will reduce concealment areas and keep the area well-lit during darkness hours. Hostile and thorny vegetation should also be used to limit property cross over and discourage sleeping or resting in the area.

**ADDRESS IDENTIFIERS** – The tenant will display the name of their business and address on main entrances and service doors.

**UTILITY ROOMS AND ENCLOSURES** – All exterior utility rooms and enclosures containing electrical and telephone equipment shall be kept locked at all times.

**TRASH ENCLOSURES** – Exterior trash enclosures shall be kept closed and locked during non-business hours to discourage, loitering, illegal dumping and theft. Trash enclosures will be constructed to have outside visibly to reduce the possibility of camping or sleeping in the area.

**VIDEO SURVEILLANCE SYSTEM** – Will be required for a 360 degree view outside the structures and around the parking facility. The CCTV system will also include the area of the sound wall bordering Calle Jazmin (Both sides). The surveillance system will be HD quality, have night vision capabilities and be able to retain video data for no less than 30 days.

**WINDOWS / ADVERTISEMENT** – No more than 10-20% percent blocking of the exterior windows facing the parking area with advertisement. This is done in order to maintain a clear view of the interior of business from the street and surrounding areas.

**ROOF ACCESS** – Roof access must be secured with locking doors or any other mechanism to restrict access for non-public areas.

**OTHER SECURITY CONCERNS** - The businesses will correct any safety or security concerns upon written notice by the Thousand Oaks Police Department.
FRESH TO GO
Country Style Chef Salad
NET WT. 8 oz (227g)

PACKED WITH FORK & SALAD DRESSING
440 Calories

Use By MAR/15
TEMPERATURE:
$3.99
EAT BY DATE

Retail Price