

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

**Agenda Related Items - Meeting of May 12, 2020  
Supplemental Packet Date: May 12, 2020**

**5:00 p.m.**

### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Thursday Supplemental Packet is available for public inspection in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). Both the Thursday and Tuesday Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2100 E. Thousand Oaks

### **Americans with Disabilities Act (ADA):**

In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department at (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet, can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

**ALL FOLLOWING ITEMS ARE  
RELATED TO ITEM 9.A.**

From: Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>  
Sent: Tuesday, May 12, 2020 3:01 PM  
To: City Clerk's Office  
Subject: Fwd: 325 Hampshire Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: mcgillim8@aol.com  
Subject: 325 Hampshire Development  
Date: May 12, 2020 at 2:36:45 PM PDT  
To: "aadam@toaks.org" <aadam@toaks.org>,  
"claudia4slowgrowth@roadrunner.com" <claudia4slowgrowth@roadrunner.com>, "bengler@toaks.org" <bengler@toaks.org>, "ejones@toaks.org" <ejones@toaks.org>  
Reply-To: mcgillim8@aol.com

Hello All,

cannot join in tonight so just to relay my NO vote on the project as is

Yes to developing the site with lower density and more parking; if that eliminates mixed use, not really a problem

right now you have 225 Single Bedroom Apts and 225 parking spaces for them  
If just 1/2 are occupied by couples we are short 112 parking spaces with no where to look  
for nearby overflow parking  
It will be a disaster that cannot be undone

The traffic flow study alone should derail this - although there are many other reasons as well

thank you

Michael McGillivary  
953 Triunfo Canyon RD

From: Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>  
Sent: Tuesday, May 12, 2020 3:07 PM  
To: City Clerk's Office  
Subject: Fwd: Application for Kmart Site

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Begin forwarded message:

From: "Kohagen, Melanie" <mkohagen@sherwoodcc.com>  
Subject: Application for Kmart Site  
Date: May 12, 2020 at 3:05:42 PM PDT  
To: "aadam@toaks.org" <aadam@toaks.org>,  
"claudia4slowgrowth@roadrunner.com" <claudia4slowgrowth@roadrunner.com>,  
"bengler@toaks.org" <bengler@toaks.org>,  
"ejones@toaks.org" <ejones@toaks.org>

Dear Thousand Oaks City Council Members,

As a resident of Thousand Oaks/Westlake Village, I am writing to share my concerns regarding your proposed project. I have seen this type of mixed use project in other towns and there is nothing about it that fits into an established, traditional neighborhood setting. I am opposed to anything that is 3 stories, as it does not stay within earlier guidelines set by the city, which proved to be an excellent decision and one of the reasons this town doesn't feel overrun by large, unattractive architecture which screams high density. The parking is not user friendly and nothing about this type of mixed use development fits within the scope of design already pre-determined due to earlier development during the 70's and 80's.

If you have to choose housing - keep it to two stories, with lots of land/green space to offset it from the street. Or make it commercial, same guidelines. This keeps any type of development from feeling out of place and mismatched. This type of development encroaches upon a design concept, which has allowed this city to remain as one of the few beautifully planned communities that got it right years ago, and as a result, continues to be one of the most desirable places to live in and work.

Thank you for your time and consideration of my concerns.

Melanie Kohagen  
Exec. Asst. to the General Manager  
Sherwood Country Club  
320 W. Stafford Road  
Thousand Oaks, CA 91361  
Ph: (805) 267-4508 Fax: (805) 267-4520

email: [mkohagen@sherwoodcc.com](mailto:mkohagen@sherwoodcc.com)

From: Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>  
Sent: Tuesday, May 12, 2020 3:21 PM  
To: City Clerk's Office  
Subject: Fwd: Kmart property zone change

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Begin forwarded message:

From: Donna Chulack <dchulack@aol.com>  
Subject: Kmart property zone change  
Date: May 12, 2020 at 2:24:56 PM PDT  
To: aadam@toaks.org, claudia4slowgrowth@roadrunner.com, rmccoy@toaks.org, bengler@toaks.org, ejones@toaks.org

I will respectfully make this short.

Please do not open Pandora,s box and approve a zone change for the old K Mart property.

Traffic and noise are already an issue at this intersection. Do not add to the current unresolved problems.

I am voicing my concerns and am asking that you represent me and do not vote for a zone change and approval to this ugly cheap intensive SF Valley like project. Seriously!!!

Thank you for representing me and all who love the Conejo!

Donna Chulack

Sent from my iPad

# Why Oppose Kmart Site High Density Apartment Project

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Linda Parks

# This is the Developer's proposal:



TYPICAL MIXED-USE BUILDING PASEO ELEVATION ②



TYPICAL MIXED-USE BUILDING HAMPSHIRE ELEVATION ①



Architecture + Planning  
12555 W. Jefferson Blvd.  
Suite 100  
Los Angeles, CA 90066  
310.394.2623  
ktgy.com



15303 Ventura Boulevard  
Sherman Oaks, CA 91403

**325 HAMPSHIRE ROAD**

Thousand Oaks, CA KTGY# 2018-07B2

**RESIDENTIAL CAPACITY ALLOCATION**

FEBRUARY 7, 2020

**MIXED-USE BU  
TYPICAL ELE**

# This is the Developer's proposal:



# This is the Developer's proposal:





This is the Developer's proposal:



Thousand Oaks' Standards:  
Maximum Density by Code  
= 353 Units

**Developer: 459 Units**

Maximum Height by Code  
= 35 feet

**Developer: 53.5 feet high**

# Compatible with City of Thousand Oaks Standards



# Compatible with City of Thousand Oaks Standards



# Compatible with City of Thousand Oaks Standards



# Council Needs to Make Two Decisions to Approve Kmart High Density Project

- 1) General Plan /Specific Plan  
Necessary to Exceed Height Limit
- 2) Allocating Measure E Units  
Locks in Developer's Proposed Units

General Plan and Zoning Requirements developed with extensive public input and planning expertise over many years.

These Requirements are High Quality Standards that make Thousand Oaks Livable, Beautiful, and Safe.

# Just Say No!

## Insist Developers Live Up to City of Thousand Oaks Standards

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Los Angeles

or

Thousand Oaks



From: Moustafa Elgamiel <melgamiel@me.com>  
Sent: Tuesday, May 12, 2020 4:59 PM  
To: City Clerk's Office  
Subject: 5/12/20 meeting-Old Kmart site hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The city council must consider the traffic impact of such giant project on Hampshire road and the ill designed northbound exit of 101 freeway and close proximity to Royal oaks Dr. Royal oaks Drive entrance at Hampshire Road road can be closed and the access should be available from los robles RD.

MEL

All best.

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Bill Koehler	Agoura Hills, Ca	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	I find this to be a well thought out project, attractive, and a good use for this long vacant property. I would strongly recommend that the Council allow this project to move forward to the next stage in its process.
Eric	Thousand Oaks	15A - Final Map Tract 5975 Royal Oaks Dr	I am opposed to this item	The four story mixed use plan proposed for the former Kmart lot has will, if approved, inevitably result in an overall detonation of our treasured surrounding community. Increased, crime, congestion and environmental impacts will push us one further step to irrevocably altering the unique qualities of our community. The proposal should be denied and a plan and use more in line with our community core values should be entertained.
Chance	Moorpark	7 - Consent Calendar	Neutral	Hello, I would like the city counsel to address the opening of the local outdoor ball fields and playing facilities for our youth athletes. There are 1000's of kids who are sitting at home getting more and more depressed as they realize the sports they play may be gone for a long time. With the risk of major complications of Covid being much much lower then all other age groups tied in with an outdoor sport which also lessons the chances of contraction and allows for more social distancing, this should be a topic being addressed immediately. The mental and physical well being of our youth is spiraling downward and this could be a great start to helping them and their families. Please consider allowing the ball fields/facilities to open up asap again for play.
Maryjane MacLeod	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	I applaud the City and Developer on this mixed use project as a means of providing additional housing and jobs, while adding to our goals of being a sustainable, walkable city. Although the 9% low income housing is a good start, we truly need "affordable" housing for our young adults who are just starting out. Can the City and developer work together to provide a selection of units that, while not micro-housing, are smaller than the standard footage and can be offered at a reduced rate? Also, can the City work with CalTrans to improve the cross walk at the 101 offramp to encourage residents to walk to shops and restaurants along T.O. Blvd thus reducing traffic? I am in support of this project.

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Rich Gupta	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	In no way, you should allow this congested projected to move forward, due to Water shortage, Traffic and Pollution issues..thanks
Matthew Long	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	Please Deny this proposal. Let the builder come back with a reduced size project w/fewer units and additional parking. Also four 4 stories is too high. If you look at the other Apartments right next to the K-mart site they are all two stories and blend in nicely w/the neighborhood. Please don't cram so many people here. One of the reasons we love The Conejo Valley is that it is not the San Fernando Valley.
Marliese Hegele	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	Deny this application - it is too big. IMT can come back with a more reasonable application. It is too much of a burden on one community to build such high density in one neighborhood.  Would you want this in your back yard?
Ann Long	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I am a resident of Westlake Village and feel this will adversely affect our quality of life. It is to large and out of character for the Conejo Valley.
Gerry Zucca	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	Please vote NO. This proposal is extreme. The style, density, lack of green space, lack of appropriate set back, size and intense negative impact on traffic and the surrounding community is beyond what we have ever seen here. The city needs to slow down with these extreme designs. We should see how some of the developments that are already in the process of being built in Thousand Oaks play out before approving more. Please slow down on this enormous building boom. This proposal is shockingly out of character with our city. Vote NO.

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Jodi Gardiner	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	Please Deny Without Prejudice, the developers need to have a plan that will suit the location and our city as a whole. The current proposal will have detrimental effects (traffic, parking, crime, building size and height...) due to its size and high density.
Ellie	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	Not nearly enough parking to handle the load of apartments.
Jan	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	Needs more parking
	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	This intersection is far too congested currently as it is to add something of this magnitude would make things unbearable and unsafe.
Jeffrey Moore	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I have lived in this neighborhood for almost 25 years and I believe this area on Hampshire rd is already too congested. The area has single family homes and putting another affordable housing project in our neighborhood is going to be contributing to an increase in crime. Additionally building a high-density apartment complex will negatively affect surrounding property values.
Carina Moore	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I'm opposed to an other apartment building going up in my neighborhood. I would prefer single family homes that would match our neighborhood.

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Matthew Mitnick	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	As a young resident who plans to one day rent in this community, I think it is always important to consider housing projects that contain an affordable component. The density bonus is a step in this direction. With this being said, I am a bit concerned about the scale and impact on traffic that this project will cause on the area. However, this should not deter the project, as it is only in the pre-screening process. Concessions can be made throughout the application and development stages. There is a state mandate to produce housing and the old K-Mart site is definitely an eye sore. I think mixed-use is an interesting concept, yet I would reason that producing housing is more important, as there are a number of vacant commercial buildings already throughout the city. Therefore, I believe that there should be more 2/3 bedroom units to accommodate roommates and provide a cheaper alternative for students and young adults. This is feedback that I have heard from a number of younger residents. Finally, the presentation does not contain much information about environmental impacts. There is open space behind this area and other homes nearby. As someone who runs in this area often and takes refuge in the open space, I want to ensure that noise / light pollution will not be of an impact to the wildlife. As I mentioned earlier, I am okay with moving forward and approving this item during the current stage, but agree that changes will need to be made.
Rick Lemmo	Newbury Park	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	This is an exceptional project. Further, this is simply the first pass. Much input is yet to come. Please don't kick economy when it is down
Ursula Haberstroh	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I do not want increased traffic and/or buildings over two stories high...

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Ricardo Zucca	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I agree that something must be done at the former Kmart site and I don't have objections to a mixed use development. My objection is to size, density and lack of sufficient parking space. The Council should r3eject the proposal as is and give the developers the opportunity to come up with a more reasonable proposal. And a one parking pot per resident should be mandatory.
Sara Johnson	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	I am in favor of this project. As a young person (I am 24 years old), I want my friends to be able to afford to live here. They currently cannot because housing is too expensive for them. My husband and I are recent homeowners in Thousand Oaks and wish to see the downtown area developed. It would be nice to have a walk-able area without having to drive too far.
Giovanni Long	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	The first thing that I would like to say is that I am not against something being built on the site of the old Kmart. I am opposed to the scale opposed to the scale of the project that has been proposed. Having a ratio of 42 units per acre vs the surrounding apartments which are only 30 unites per acre is a considerable jump in density. This, on top of the fact that Hampshire Road is already crowded with cars, will make Hampshire an extremely congested area of Thousand Oaks. Additionally, having 1/2 of a parking space per resident will cause an overflow of cars that will need to park on the surrounding streets, congesting the neighborhood with cars. Not only will it add more cars parked on the street, but having space for only 1 car per 2 people is quite frankly unrealistic. I have never seen half a car, but if that's what everyone living in this complex will be driving, then this will be perfect.
Ian Schechter	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	Feel we need to do something with this site. It has been sitting empty for over 15 years and I assume has cost the city a great deal of tax revenue and jobs. I feel new apartments would keep the constant rent raises down and make housing more affordable.
Janna Condon	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	Neutral	I think this project is too big for TO. Can you do something smaller that won't negatively impact the traffic so much?

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Mitch Gardiner	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I oppose the excessive density proposed by this development and ask the city to deny it. It will congest an already overburdened group of intersections, local freeway access and surface streets. I would support a residential development of a scope consistent with what the has been built in the area. Due to the state 35% density bonus that would mean reducing the number of approved units to keep the development in line with the rest of the community.
Roger	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	<p>Hampshire Rd., Kmart Development Housing &amp; Business Project</p> <p>With the proposed 460 units in an area, which was previously assessed at approximately 350 units; this is going to cause major overcrowding. Add to this, additional businesses that are stated to be in this project. Not only will there be traffic from residents and their visitors in this area, but it will also have traffic from the businesses in this complex; business owners, employees, customers (hopefully), deliveries and pick up of products, trash, and special delivery vehicles.</p> <p>This project realistically will bring in somewhere over 2000 people, just counting residents, not including all the people that are going in and out for business-related purposes.</p> <p>The vehicle space allotment is already out of whack with 71 of the units being Studios which are allotted half a parking space... Unaware of what a half a vehicle looks like.</p> <p>Guest parking spots will be gone immediately with the other half of those vehicles being parked there. In other words, the residents will take up all the guest parking with their vehicles.</p>

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Roger	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	<p>Con't:Cases in point:</p> <ul style="list-style-type: none"> <li>• Ramona Drive, Newbury Park, these are townhomes with an attached two-car garage, and you cannot find parking after 5 PM.</li> <li>• Conejo Creek Newbury Park; condominiums with some parking as part of the condominium design, yet when you drive the streets, you will not find parking except for in the middle of the day.</li> <li>• Los Feliz Dr. with similar parking issue.</li> <li>• Chiquita Lane has the same issues.</li> <li>• Warwick and Wilbur and Saint Charles have the same issues.</li> </ul> <p>I believe housing limits are set up with two adults per bedroom and one of the living room... With the cost of these rentals, it would be easy to see that they will be filled at capacity</p> <p>It was stated in the last video meeting that the developers are counting on more foot traffic as a mode of transportation. What current or historical evidence in Thousand Oaks suggests that foot traffic will have any impact on reducing automotive congestion? Unless you are talking about Warwick or the Conejo Creek condominiums in Newbury Park... But I'm not sure you want to talk about either of those two areas.</p> <p>When looking at the large apartment complexes on Hampshire (south of the Kmart lot), there is no evidence of large foot traffic or people walking as an alternate method of transportation.</p> <p>TRAFFIC</p> <p>An increased vehicle, pedestrian, and bicycle traffic.</p> <p>Hampshire at the 101 is one of the worst intersections in Thousand Oaks. Very dangerous area.</p> <p>Traffic on Willow, Hampshire, Fairview, Foothill, Manzanita and skyline will unavoidably become much heavier with vehicles bicycles and pedestrians. This has already been a problem.</p>

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Roger	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	<p>Con't:Crime Rates:  Crime rates will unavoidably go up with this dense crowding in a small area... Crime rates are higher in rental areas versus owner-occupied. Vandalism, larceny (theft from vehicles and residences/businesses), burglaries from residences/businesses, and vehicles all go up. Additionally, batteries, domestics, and other crimes against persons all go up with crowded housing.</p> <p>The national average for officers per thousand is somewhere between 2.4 and 3.5 or even higher. Thousand Oaks is considerably less than the national average for officers per thousand. Thousand Oaks is less than one officer per thousand. These are numbers based on the number of citizens that reported living here... This does not include the homeless, transitory, or subjects that do not admit to living here.</p> <p>This project negatively affects several quality-of-life issues.</p> <p>Roger  30 plus year resident in this area. 50 plus year resident of Thousand Oaks.</p> <p>This project needs to be denied. As it stands, this project negatively affects the people currently living in the area; as well as, the people who will be moving into the area.</p> <p>Why is it so easy to drive through an area of Glendale or the Valley and ask yourself how it got that way; yet, it is so difficult to forecast the same thing.</p>

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Jessica Weihe	Newbury Park	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	<p>Dear Council</p> <p>I am in favor of the rezoning and moving this project forward to its vetting phase.</p> <p>Let's talk about what it's bringing and will bring to our community:</p> <p>It will remove a longtime blight ... replacing it with beautiful, modern construction and exterior finishes</p> <p>It's being developed as an environmentally friendly LEED-certified building</p> <p>25% of it's layout will be open space</p> <p>It includes a public dog park &amp; pocket parks</p> <p>The open space includes expansive space between the buildings for walking and views</p> <p>It will include 50 affordable units (mix of low &amp; very low income)</p> <p>I really hope we give this project an opportunity — a real opportunity and a real evaluation. I'm concerned about the messaging this council sends if they shoot it down before it's had a proper vetting chance.</p>

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Carlos Max Ortega Robledo	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	<p>To the Thousand Oaks City Council:</p> <p>I have lived in this community for about 6 years now. I chose to move here to distance my family and myself from the congestion, crime and poor school districts associated with high-density residential areas. I am a young business owner who currently lives in a house in the neighborhood directly adjacent to the development.</p> <p>Please Deny Without Prejudice the current proposal so that this community will continue to be an open, clean and healthy place for me to one day raise my children.</p> <p>Thank you,</p> <p>Carlos Max Ortega Robledo</p>
Madison L	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	I like the idea of something being constructed on that site, but a 4 story building?! Traffic is bad enough as it is, please deny!
	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am opposed to this item	The develop is not in keeping with Existing elevation limits. Concerned the 101/Hampshire intersection cannot handle in the increased traffic. With a pandemic underway, it seems foolish to consider re-zoning to increase population density. No.

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Brett Fornatoro	Thousand Oaks	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	<p>As a young person who has lived my entire life in the city of Thousand Oaks, a new proposal for the old Kmart site has been a hot-topic of discussion for many of my peers, my parents and their friends, as well political voices around the community. This has remained an abandoned site for many years and has seemingly made little progress. What is being proposed is not perfect by any stretch of the imagination, but it appears the city has their hands tied due to the state mandate on housing within T.O. Having nearly 500 new units of housing built alongside one of the busiest freeway offramps in the city simply cannot be considered. Although I find the proposed to site to be very pretty and economically beneficial, if this project can be scaled-back to a more appropriate number of units I would have no complaints on the building of this structure. I urge my city council representatives to vote in favor of this proposal to allow further discourse on the steps to perfect this site.</p>

Name (optional)	Community (optional)	Agenda Number	In favor/ Opposed	Written Comment
Jon Cummings	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	<p>I strongly support rezoning this property for mixed-use and residential purposes.</p> <p>As we have spent 15 years waiting for this eyesore to be redeveloped, it has become clear that doing so will require a "go big or go home" effort. No matter what goes onto the property, the existing structure must be cleared (and the site perhaps leveled) before building can begin; traffic infrastructure will need to be adjusted to avoid gridlock at a freeway intersection that's already difficult to navigate.</p> <p>Complaints about a use, or design, that "doesn't look like T.O." can be leveraged to adjust the developer's current proposal. But such arguments must not be allowed to stand in the way of our city's future! After 15 years it's clear that the "easy" or nostalgic solutions proposed for the property--a bowling alley, a skate rink, a low-traffic store--are financially unworkable. That's all to the better, because such proposals don't represent the future of Thousand Oaks.</p> <p>That future depends on housing that's affordable for the people who actually work in this city: young professionals, teachers, clerks and service staff of our stores and restaurants. We currently do not have such housing in nearly sufficient quantities, nor do we have a path toward fulfilling state mandates for affordable housing.</p>
Jon Cummings	Westlake Village	9A - Hampshire Rd Kmart RCA 2020-70105 IMT Capital	I am in favor of this item	<p>Con't: It may be that only a large project like this one makes sense for this property--meeting a variety of the city's needs (including adding to its tax base) while proving financially viable for its developers. Council must push forward with this rezoning. You can critique the architectural details, the quantity and quality of housing in the proposal, etc., at a later date. But first you must allow this process to continue on a property that has sat unused for too long, and that can play a crucial role in building a sustainable future for Thousand Oaks.</p>