Supplemental Information Packet

Agenda Related Items
Meeting of October 11, 2021

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Planning Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically they are distributed on the Thursday or Friday preceding the Planning Commission meeting and/or on Monday before the meeting. Supplemental Packets produced on Thursday or Friday are available for public inspection in the Community Development Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). All Supplemental Packets are available for public review on the City's website at www.toaks.org.

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 Community Development Department at (805) 449-2500. 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.
To: Planning Commission
From: Kelvin Parker, Community Development Director  
Steve Kearns, Planning Division Manager

Date: October 11, 2021

Subject: Correspondence received for item 07A Tentative Tract Map (TTM) 2020-70726

Attached is correspondence from the public received subsequent to the printing of the Agenda Packet.

cdd:440-20/Planning Commission/Agenda Packet/2021/10-11-2021/Supplemental
Dear Thousand Oaks Planning Commissioners and City Planners and City Staff,

The materials that you have been provided for regarding the proposed split of the Conejo Gateway Shopping Center from one lot into six are woefully inaccurate and misleading. Ms. Magana's staff report and attachments provided with Agenda item 7A tonight are defective and incomplete. The report doesn’t even tell you what businesses are already in the center, or how close they are to homes that would be adversely impacted by the proposed split, and how the development of the parcel after the split would make an already hazardous and congested portion of Wendy Drive even more difficult to navigate. As drawn, the proposed lot split IS DETRIMENTAL to the public health, safety and general welfare of residents in Newbury Park. And because they are detrimental, you must deny this request. In particular, you MUST NOT approve LOT 6.

For clarification, I'm using bold type to help you skim this letter if needed and make it more user friendly to find the highlights, not to yell at you.

I live within a few blocks of the shopping center. I pass it nearly every time I go to or from my home that is ONLY accessible by car or any other means from Wendy Drive. My closest street that intersects with Wendy Drive is Bella Drive. Bella is also the first cross street on Wendy Drive from the 101 Freeway. The intersection of Bella and Wendy Drives is only about 60 yards South, if that, from the Southern and Eastern borders of the shopping center. Bella Drive serves as the main access to the Fox Meadows Tract and North East quadrant of the Casa Conejo Tract. Our only other option, and it is out of my way, is Alice Drive. There is a large apartment building, Casa Linda, on the corner of Bella and Wendy Drives. AMR keeps an apartment in the building and ambulance stationed (MED 443) at that corner as well. It is already a very long wait to turn on to either Bella or Wendy for residents and turns are already dangerous as Wendy Drive has a
speed limit of 35 MPH. Increased traffic making turns in all directions within a few yards of this intersection will result in many more accidents.

To provide you with a better, more accurate view street and map, please see the attached Conejo Gateway Aerial Long View and Wendy Drive Lot 6 satellite maps that I have printed from Google Maps. Your maps are distorted and fail to show the relationship of the shopping center to not only Bella Drive, but also to the homes, apartment building and other businesses across the street. Shame on your staff. I don't like having to to their job and point out the problems that they and the developer are hiding from you. These will help you see the relationship of the center to the neighborhood and do not cut off Wendy Drive going past Bella.

For your information, since Staff has failed to provide it to you, here is a list of the businesses in the Conejo Gateway Plaza shopping center with their proposed new lot assignments as best as I can tell from Figure 1 in the Staff Report:

Lot 1 – Does not appear to have a store yet but does have plenty of paved parking spaces.
Lot 2 – Taco Bell (behind the Mobil station that is not part of the shopping center) and parking
Lot 3 – Park and walk in restaurants for Mama’s Hummus and Tomodachi Restaurant
Lot 4 – Park and walk in restaurants for Jersey Mike’s and Waffle Experience
Lot 5 – Exer Emergency Care, Modern Nail Lounge, Sport Clips, Wendy Dry Cleaners, Anytime Fitness, Dollar Tree and O’Reilly Auto parts
Lot 6 – Currently parking serving Exer (has been quite busy during Covid) and the stores and the restaurants in Lots 4 and 5. This is proposed location of a new drive-thru restaurant that would be immediately adjacent to homes. **THIS LOT SHOULD BE ELIMINATED AND BECOME PART OF LOT 6.**

Please note that I am not opposed to something new going into Lot 1 next to O’Reilly Auto parts on the Old Conejo Road side if it well planned and will serve the Newbury Park residents’ needs without overloading Old Conejo. **The Old Conejo side of the center is opposite businesses on the North side of Old Conejo and has room for a buffer zone to protect the homes on Verna Drive accessed off of Ruth at the back of the shopping center.**

Also attached to my email are photos that I took on Friday, October 8 at about 5:30 PM. I would like you to see what is actually at the shopping center along Wendy Drive, how the traffic flows, and why, in particular, you must deny the split for Lot 6 and a proposed drive-through style restaurant that is already in the Planning Department's pipeline. If at all, the drive-thru should go on the Old Conejo side of the center in proposed Lot 1 closer to the Taco Bell in proposed Lot 2. The Old Conejo Road side of the Center has all business neighbors, not families like the Wendy Drive side that is across the street from Casa Linda and on the same side of the street as the first homes in the Casa Conejo Tract.

Please consider the following:

Look at how close Lot 6 is to the homes on Wendy Drive—would you want the exhaust and noise from idling cars and their noisy occupants and drive-thru speakers at all hours for your next door neighbor? I don’t. They have to close the drive-thru early at the McDonald’s on the other side of the street because there are houses that back to it. Plus the lights, blaring radios, trash, and all the extra traffic and yelling people?
See how close the driveway in Lot 6 is to Bella Drive and the homes on Wendy Drive. Cars coming out of the shopping center already make turns in both directions. Wendy Drive becomes only ONE lane wide immediately after it and cars already use that lane for the shopping center as a passing lane because they don’t want to wait in the through lane coming across the bridge that continues down Wendy.

There are too many cars using the suicide/turn lanes in both directions from both sides of Wendy Drive. It is not uncommon to have multiple cars waiting to make left turns onto Bella from Wendy.

Residents coming or going from their homes also take zig zag routes from Bella/Wendy/Shopping or in reverse are very common.

Because it is the first cross street, U-turns are also commonly made at Bella creating further hazards. More traffic from the center on Wendy Drive makes these even more likely because heavy traffic makes left turns difficult.

We need to keep the trees and the landscaping in this area to provide privacy and sound dampening between the shopping center and the homes. If anything, the trees and landscaping should be enhanced.

There is a big difference in noise and nuisance between walk in restaurants with limited hours and drive-thru restaurants that people expect to have extended, and especially late night hours.

The drive-thru process creates many more distracted drivers. People fidget with their food and drinks and don’t pay attention to driving. Drivers are in a hurry. They are under pressure to move out before they are settled and focused on driving. People entering and exiting the McDonalds driveway already cause lots of brake slamming because they don't look and don’t yield to traffic coming down Wendy to the freeway. I’ve been cut off and had to hit the brakes hard so frequently that I expect to have to do that every time I pass by that driveway. This also applies for cars making sudden left turns into the McDonald's center just past the bollards.

The speed of traffic and having so many turns with only a middle turn (suicide) lane for them is already hazardous between the 101 freeway and Bella. Wendy Drive has a 35 MPH speed limit. Don’t forget that Wendy Drive serves people coming to the freeway all the way out to Lynn Rd and into Dos Vientos, not just the tracts on either side of it as it goes through Casa Conejo and continues past Borchard, Kimber, and many residential streets with single family homes.

Wendy Drive requires a merge and narrows from two lanes in each direction to one lane in each direction BEFORE the South end of the center.

Now that you have seen what I see, and had some time to put yourselves in my shoes and in my drivers seat, it is time to vote NO on the proposed lot split. Tell DH Holdings and Staff to fix the problems. Yes, there is room for improvement and more business in the Conejo Gateway Plaza shopping center, but it does NOT belong along Wendy Drive. SAY NO TO LOT 6. NO Drive-Thru in that corner of the shopping center on Wendy Drive. Please, don’t make us fight this hazardous plan over and over. SAY NO NOW. You have the ability to prevent this problem now. Time to act in the residents’ best interests and prevent the proposed harm.
Thank you.

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Exer Urgent Care
4.6 ★★★★★ (270)
Urgent care center · Floor 0.0
Closed · Opens at 9:00 AM