

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

**Agenda Related Items - Meeting of December 3, 2024**  
**Supplemental Packet Date: December 3, 2024**

**2:30 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 Supplemental Packet is available for public inspection on the City's website at [toaks.org/agendas](http://toaks.org/agendas) or by contacting the City Clerk Dept at (805) 449-2151 during normal business hours [main location pursuant to the Brown Act, G.C. 54957.5(2)].

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THE FOLLOWING  
4 PAGES ARE  
RELATED TO ITEM  
12.C.

**From:** Josh Gray <[JGray@conejochamber.org](mailto:JGray@conejochamber.org)>  
**Sent:** Monday, December 2, 2024 2:36 PM  
**To:** City Clerk's Office <[cityclerk@toaks.gov](mailto:cityclerk@toaks.gov)>  
**Subject:** 12.3.24 City Council Public Comment Item 12C

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.

Good afternoon,

I've attached the Greater Conejo Valley Chamber of Commerce's written comment on item 12C for Tuesday's City Council meeting.

Please let me know if you have any questions.

Thank you!

**Josh Gray | Director of Government Affairs & Tourism**  
Greater Conejo Valley Chamber of Commerce  
600 Hampshire Road #200 | Westlake Village, CA 91361  
D: 805.267.7506



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Boy Scouts of America -Ventura County Council  
David McGovern  
Hyatt Regency Westlake  
Michelle Menzel  
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Southern California Orthopedic Institute  
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Niki Richardson  
TOArts  
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Ryan Selvin  
Selvin Property Management  
Gabriella Sherman, MD  
Los Robles Health System

December 3, 2024

Thousand Oaks City Council  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362

**Re: Item 12C: Project Design Services for Downtown Thousand Oaks Project – Support**

Dear Mayor Adam and Councilmembers,

On behalf of the Greater Conejo Valley Chamber of Commerce, which proudly represents over 700 members and more than 40,000 local jobs, I am writing to convey our strong support for the Project Design Services. This aligns with our continued endorsement from the RFP process for the Downtown Thousand Oaks Project and acknowledges the significant progress made to date.

For the past decade, the absence of a vibrant downtown space has been a central issue for our Chamber's membership, and creating one remains a top priority for our Board of Directors. The Downtown Core Campus Master Plan presents an unparalleled opportunity to establish a cornerstone for the future economic and cultural vitality of Thousand Oaks and the greater Conejo Valley.

This project aligns seamlessly with the city's vision to develop a pedestrian-friendly, dynamic, and self-sustaining downtown. It promises to foster a thriving business community, diversify the local economy—particularly through support for small businesses—and enhance the quality of life for residents. Moreover, its implementation will further strengthen efforts to retain high-quality jobs and attract businesses, ensuring Thousand Oaks continues to be an exceptional place to live, work, and thrive.

We greatly appreciate your thoughtful consideration and respectfully urge your support for the Project Design Services for the Downtown Campus Master Plan. Together, we can create a vibrant downtown that benefits our entire community.

Sincerely,



Danielle Borja, MBA  
President/CEO  
Greater Conejo Valley Chamber of Commerce

600 Hampshire Road # 200 • Westlake Village, CA 91361  
T: (805) 370-0035 • conejochamber.org



**From:** McGovern, David (WESTL-F) <[david.mcgovern@hyatt.com](mailto:david.mcgovern@hyatt.com)>  
**Sent:** Tuesday, December 3, 2024 2:09 PM  
**To:** City Clerk's Office <[cityclerk@toaks.gov](mailto:cityclerk@toaks.gov)>  
**Cc:** Danielle Borja <[dborja@conejochamber.org](mailto:dborja@conejochamber.org)>; Josh Gray <[JGray@conejochamber.org](mailto:JGray@conejochamber.org)>  
**Subject:** Item 12C

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Good afternoon,

Please find letter in support of 12C from Hyatt Regency Westlake.

Thank you,

**David McGovern**  
*Director of Sales and Marketing*

**HYATT REGENCY** Westlake  
880 S. Westlake Blvd., Westlake Village, CA 91361, USA  
P: +1.805.557.4625 E: [David.McGovern@hyatt.com](mailto:David.McGovern@hyatt.com)  
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December 3, 2024

Thousand Oaks City Council  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362

**Re: Item 12C: Project Design Services for Downtown Thousand Oaks Project – Support**

Dear Mayor Adam and Councilmembers,

On behalf of Hyatt Regency Westlake, a proud member of the Greater Conejo Valley Chamber of Commerce, I am writing to express our strong support for the Project Design Services and to commend the significant progress made on the Downtown Thousand Oaks Project. This initiative aligns closely with our commitment to enhancing the economic vitality and cultural richness of our community.

For years, the absence of a dynamic downtown space has been a key concern for local businesses and residents. The Downtown Core Campus Master Plan offers a transformative opportunity to address this gap by creating a vibrant, pedestrian-friendly, and economically sustainable hub that will serve as a cornerstone for Thousand Oaks and the greater Conejo Valley.

As a business deeply invested in the success of our local economy, we recognize the potential of this project to support small businesses, foster community engagement, and diversify our regional economy. Additionally, it will elevate the quality of life for residents and visitors while helping to retain and attract high-quality jobs, reinforcing Thousand Oaks as an exceptional place to settle and build lasting connections.

We respectfully urge your support for the Project Design Services as a vital next step in realizing this vision. Together, we can create a downtown that reflects the character and aspirations of our community while driving economic growth and cultural vibrancy.

Thank you for your consideration and leadership.

Sincerely,

A handwritten signature in dark ink, appearing to be "DMcGovern", followed by a long horizontal flourish.

**David McGovern**  
**Director of Sales and Marketing**  
**Hyatt Regency Westlake**

**TO COUNCIL: 12/3/2024**  
**MEETING DATE: 12/3/2024**

Name	City	Item #	In favor/ Opposed	Comment
Jasmine Duron		12A - East County Family Justice Center	In favor	<p>My name is Jasmine Duron, and I am the Advocacy and Community Impact Coordinator for Autism Society Ventura County. Our advocacy committee reviews school board, city council &amp; county supervisor agendas throughout Ventura County each week, and coordinates public comment, to ensure that people with disabilities have a voice at the table.</p> <p>On behalf of Autism Society Ventura County and its Advocacy Committee I am writing to strongly support the establishment of a Family Justice Center (FJC) in East County under the Ventura County District Attorney's Office, item 12A. This proven model, which brings multiple agencies together in one location, has already demonstrated its ability to help victims of domestic violence, sexual assault, child abuse, elder abuse, human trafficking, and hate crimes. Expanding this resource to East County would address a critical need for local services.</p> <p>It's vital that this new center also prioritizes serving people with disabilities and the neurodivergent community, including Autistic individuals. Studies show that Autistic people are three to four times more likely to experience abuse than their neurotypical peers. Around 70% of Autistic adults report experiencing some form of victimization in their lifetimes, and children with disabilities are nearly twice as likely to face abuse compared to those without disabilities.</p> <p>East County's diverse population deserves equitable access to resources that address these vulnerabilities. Unfortunately, geographic and systemic barriers often prevent individuals with disabilities and their families from receiving timely and appropriate support. By ensuring the Family Justice Center actively accommodates and supports these communities, we can take an important step toward closing these gaps.</p> <p>I urge you to back the creation of an East County Family Justice Center that is inclusive, accessible, and equipped to serve everyone in need, particularly those at higher risk of victimization. This center would not only improve the lives of survivors and their families but also strengthen the safety and resilience of our entire community.</p> <p>Thank you for considering this critical project in the City of Thousand Oaks. Please feel free to reach out if ASVC can assist your efforts in your further advocacy.</p> <p>For more information on Autism Society Ventura County's Advocacy Committee, please e-mail <a href="mailto:advocacy@autismventura.org">advocacy@autismventura.org</a>.</p> <p>Jasmine Duron</p>
Tom Cohen	Thousand Oaks	12C - Project Design Services Agreement	In favor	<p>I apologize for not being able to attend and share my enthusiasm in person tonight. I'm a lifelong resident of Thousand Oaks as well as a business owner. Our community deserves a first class downtown and we now have the Council vision and support to make it happen. Thus, It is imperative that you approve the Project Design Services agreement and move the vision for the Downtown Master Plan forward. Time is our enemy if we do not act now.</p> <p>The City is once again demonstrating its leadership by encouraging the community to get engaged and be a part of the process. It's terrific to hear what the community thinks and will only make the downtown master campus even better. Let's get it done!</p>
Jackson Piper	Newbury Park	12C - Project Design Services Agreement	In favor	<p>Dear Thousand Oaks City Council,</p> <p>Please follow staff's recommendations and approve the agreements and expenditure authorizations that will move the design of the Civic Center Master Plan forward. This is an incredibly exciting vision for the creation of a small but walkable and amenity-rich core downtown for Thousand Oaks, along with the city doing its part to demonstrate good models for added housing capacity in limited space.</p> <p>My only concern with what has been presented in the Conception Site Plan is the presence of through traffic on the new Main Street between Lakes Drive and Dallas Drive creating a potential disruption to an otherwise comfortable walking environment for the public. If through traffic is allowed, my recommendations are to keep the driving section of the Main Street to a maximum of 9 feet wide, one direction only, and have it flanked by pedestrian walkways at the same level but comprised of pavers or other materials uncomfortable to drive on. Some metered parallel parking could be accommodated on the pedestrian space in order to help buffer people walking from moving vehicles. The depicted turning radius at the corners of Main Street where it connects to Lakes Drive should be sharper in order to avoid cars turning at high speed onto Main Street, and this would be an ideal location for a Dutch-style raised pedestrian crosswalk crossing Main Street to further slow vehicles entering the street. Bicycle movement in the same direction as traffic on Main Street could be accommodated with a sharrow/shared environment if vehicular traffic is moving slowly enough; bicycles going in the opposite direction should at least be given a painted lane space at least 7.5 feet wide (see <a href="https://dutchcycling.nl/knowledge/blogs-by-experts/crow-updates-bike-lane-width-recommendations/">https://dutchcycling.nl/knowledge/blogs-by-experts/crow-updates-bike-lane-width-recommendations/</a>) and some protection from opposing traffic through bollards or botts' dots would be more ideal.</p> <p>Overall, this master plan is an excellent effort and I am excited to see it moving forward.</p> <p>Thank you,</p> <p>Jackson Piper Newbury Park, CA Ventura County YIMBY</p>