



October 4, 2023

To: Planning Division  
City of Thousand Oaks

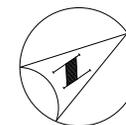
From: Jacob Glaze, P.E.  
Kimley-Horn and Associates, Inc.

*Subject: Parking Analysis Memorandum for the Proposed Janss Marketplace Expansion Project in the City of Thousand Oaks*

Kimley-Horn and Associates, Inc. has prepared a parking analysis memorandum for the proposed Janss Marketplace Expansion Project in Thousand Oaks, California. The memorandum has been prepared to evaluate site parking needs relative to City of Thousand Oaks Municipal Code for existing and proposed conditions and includes analysis of actual on-site parking demand to determine if proposed parking capacity is sufficient.

#### PROJECT DESCRIPTION

The project site is located within the Janss Marketplace shopping center in the City of Thousand Oaks, which is bounded by Wilbur Road to the north and west, Hillcrest Drive to the south, and Moorpark Road to the east. The proposed project includes the removal of 35,513 SF of existing vacant retail and the construction of a 216-room hotel with 13,308 SF of new retail space. Separate projects have been developed within the vicinity of the proposed Hotel site. The existing Sunset Terrace Expansion Project has received Planning entitlements to expand by absorbing 4,170 SF of adjacent vacant retail, and the Gold's Gym Outdoor Expansion Project has been proposed which would replace vacant outdoor area with 4,342 SF of workout area. A copy of the project site plan for the Hotel as well as a tenant map of Janss Marketplace is shown in Figure 1 and Figure 2, respectively.



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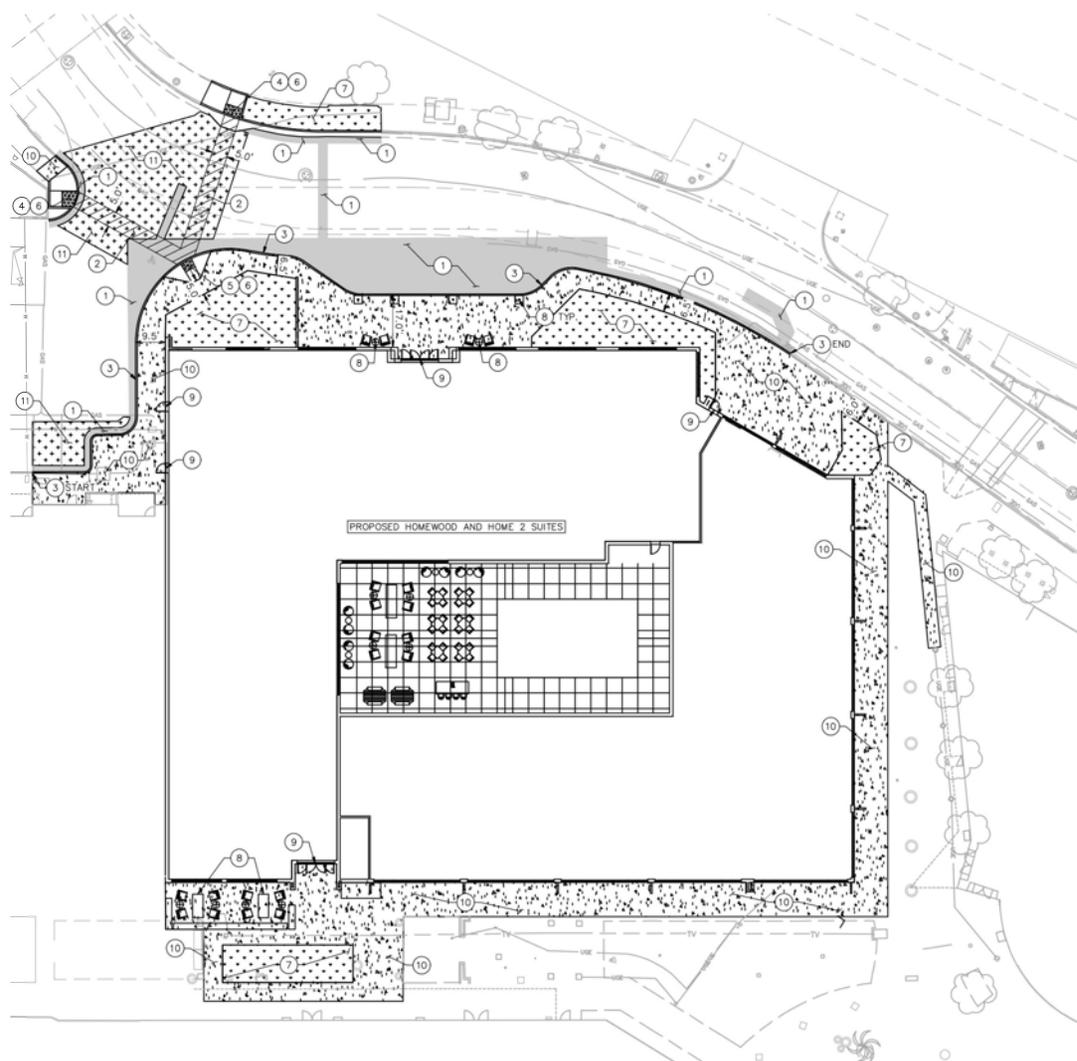
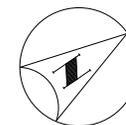
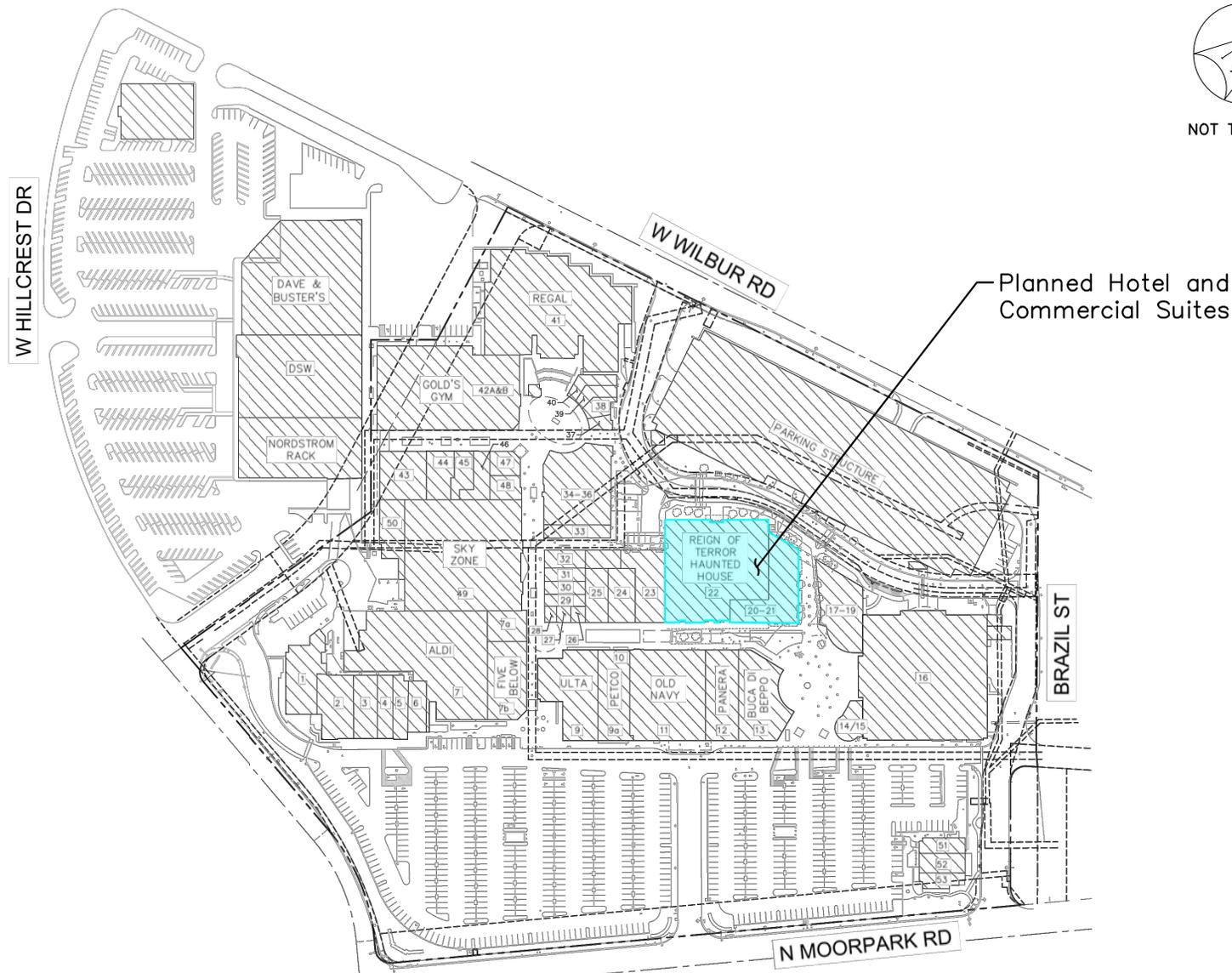


FIGURE 1  
PROJECT SITE PLAN



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\*Refer to Attachments B and C for a list of tenants

FIGURE 2  
JANSS MARKETPLACE TENANT MAP

## PARKING DATA ANALYSIS

### City Code Requirements

Section 9-4.2402 of the City of Thousand Oaks Municipal Code defines parking rates for various land uses; developments must provide a minimum number of parking stalls as defined by these rates to satisfy the City's parking requirements.

#### *Existing Conditions Parking Requirements*

The Existing Conditions parking requirements comprise all the current land uses within the Janss Marketplace Shopping Center, which includes the entitled Sunset Terrace Expansion and the proposed Gold's Gym Outdoor Expansion area. All existing uses and associated Unit numbers can be found on the tenant map in Attachment A. Parking requirements for all existing land uses per City Code, as of June 2023, can be found in Attachment B. All vacant tenant spaces were determined using requirements for a land use similar to the prior use in the space. This calculation results in an existing parking requirement of 3,146 stalls.

#### *Existing Plus Project Parking Requirements*

The Existing Plus Project parking requirements account for the land uses from the Existing parking requirements, in addition to the proposed Hotel Project outlined in the Project Description. Parking requirements for the proposed Existing Plus Project scenario per City Code, in addition to requirements for Existing uses to remain and the subtraction of Existing uses to be removed, is included in Attachment C. This calculation results in an Existing Plus Project parking requirement of 3,767 stalls, a 621-stall net increase over the Existing parking requirement.

A summary of existing and proposed parking requirements relative to existing provided parking is given in Table 1. Parking counts collected in March 2023 show that there are currently 2,642<sup>1</sup> parking stalls at Janss Marketplace; per City of Thousand Oaks Municipal Code, existing requirements necessitate 3,146 stalls, resulting in an existing parking deficit of 504 stalls. The proposed Existing Plus Project redevelopment, with the construction of hotel land use, yields a parking requirement of 3,767 stalls, resulting in a proposed parking deficit of 1,125 stalls.

<sup>1</sup> Access to Floor 4 of Zone 1 was temporarily closed during data collection. As a result, inventory for Floors 1-3 were collected during the data collection period, while Floor 4 inventory was derived from recent aerial imagery.

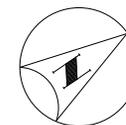
Table 1 – Existing and Proposed Parking Requirements			
Scenario	Existing Parking Stalls Provided	Parking Stalls Required	Parking Surplus / (Deficit)
Existing Conditions	2,642	3,146	(504)
Existing Plus Project	2,642	3,767	(1,125)

As shown in Table 1, Janss Marketplace currently does not provide a sufficient number of parking spaces as required by City code.

**PARKING DATA COLLECTION AND EXISTING PARKING DEMAND**

The existing parking characteristics for the Janss Marketplace Shopping Center were observed to determine the actual parking demand generated by the existing uses. The site was broken into 5 parking zones for the parking data collection, to determine not only the total parking demand on an hourly basis, but also to develop an understanding of where, throughout the site, the parking demand occurred throughout the day. The parking zones are shown on Figure 3.

The parking data collection was conducted on a Friday and Saturday in March of 2023 to provide a representative sample of typical parking conditions. Parking data was collected between 12:00 PM and 9:00 PM on both days to encompass peak conditions during business hours in the shopping center parking lot. The resulting information can be found in the Attachment D. The data is summarized on Table 2 and Table 3 for Friday and Saturday conditions, respectively. Additionally, this data is presented on Figure 4 and Figure 5.



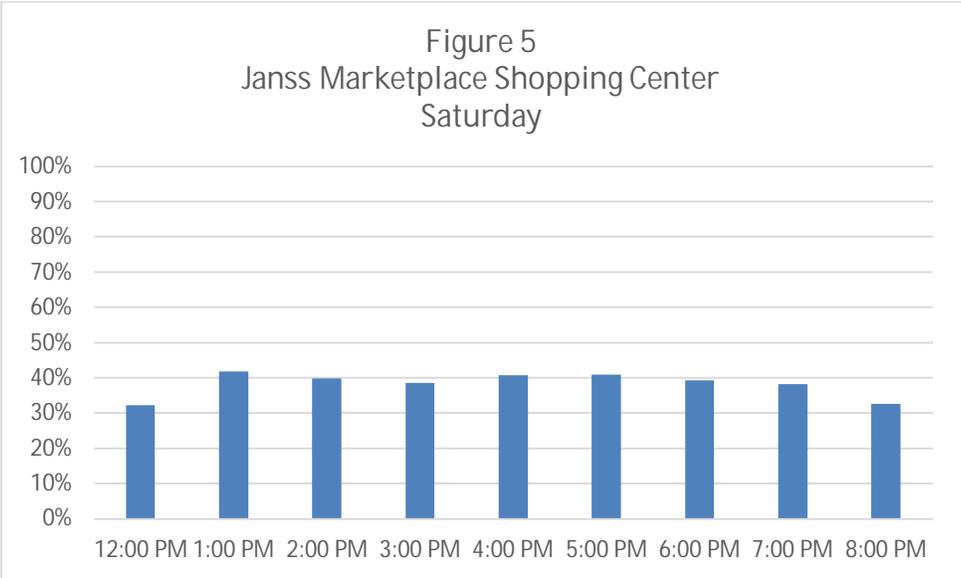
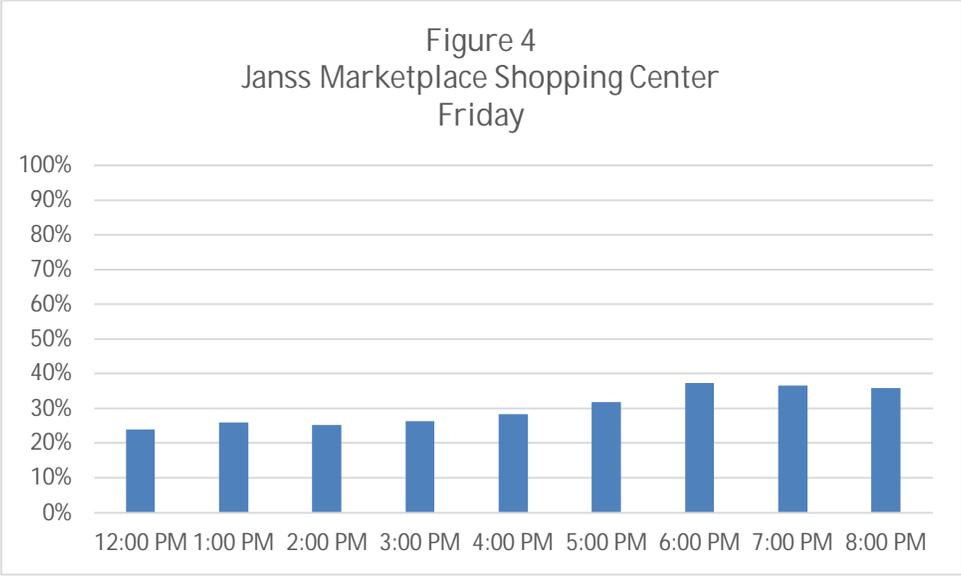
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FIGURE 3  
PARKING DATA COLLECTION ZONES  
SOURCE: NEARMAP

Table 2 - Summary of Friday Parking Occupancy							
Time	Parking Spaces Occupied						Percent Occupancy
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total	
12:00 PM	158	184	146	107	35	630	24%
1:00 PM	167	155	210	125	30	687	26%
2:00 PM	158	119	223	141	26	667	25%
3:00 PM	147	201	191	128	29	696	26%
4:00 PM	195	199	180	140	35	749	28%
5:00 PM	216	227	200	161	34	838	32%
6:00 PM	240	226	261	227	33	987	37%
7:00 PM	280	157	259	245	27	968	37%
8:00 PM	286	150	253	232	24	945	36%
<b>Total Parking Spaces Available</b>	1396	247	431	474	94	2642	100%

Table 3 - Summary of Saturday Parking Occupancy							
Time	Parking Spaces Occupied						Percent Occupancy
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Total	
12:00 PM	180	153	255	232	32	852	32%
1:00 PM	228	230	351	264	33	1106	42%
2:00 PM	238	200	301	284	28	1051	40%
3:00 PM	247	152	279	308	31	1017	38%
4:00 PM	258	154	316	326	22	1076	41%
5:00 PM	259	141	318	336	25	1079	41%
6:00 PM	255	164	324	270	23	1036	39%
7:00 PM	239	173	302	274	19	1007	38%
8:00 PM	206	148	224	264	18	860	33%
<b>Total Parking Spaces Available</b>	1396	247	431	474	94	2642	100%



Review of the parking data indicates that parking occupancy throughout the Friday peaked in the evening at 6:00 PM, but the total number of occupied spaces did not exceed 37% of the total parking supply during this peak period. On the Saturday, the peak parking occupancy was observed at 1:00 PM, but did not exceed 42% of the total parking supply. A maximum occupancy of 1,106 parking spaces of the total 2,642 parking spaces provided was observed throughout the duration of the parking study. This number is far lower than the 3,146 parking spaces that are required per the City's Municipal Code.

### Future Parking Demand

Parking generation estimates for the Existing Plus Project scenarios were generated using the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5<sup>th</sup> Edition) parking rates for the following uses:

#### *Existing Plus Project*

- Hotel (Land Use 310)
- Retail - Shopping Center (Land Use 820)

Parking rates and estimated project parking generation for Existing Conditions and Existing Plus Project scenario are shown on Table 4. Existing uses that will be removed in the Existing Plus Project scenario would be subtracted, while future proposed developments would be added. In addition to the proposed developments, the vacant tenants were added to the parking demand calculation to evaluate the parking demand as vacant suites become occupied.

Per the ITE Parking Demand methodology, an average peak period parking demand can be calculated based on empirical data. These percentages were applied to the parking generation estimates and added to the existing occupancy to yield the total parking occupancy for Existing Plus Project. The hourly parking demand for Existing Plus Project scenarios can be found on Table 5.

Table 4 - Parking Generation Estimates				
Existing Plus Project				
Existing				
				Parking Generation Estimate
Land Use	ITE Code	Quantity	Unit	Total (Friday/Saturday)
Retail - Shopping Center	820	35.513	KSF	-93/-103
Proposed				
				Parking Generation Estimate
Land Use	ITE Code	Quantity	Unit	Total (Friday/Saturday)
Hotel	310	216	Room	160/248
Retail - Shopping Center	820	13.308	KSF	35/39
Vacant Tenants	820	244.953	KSF	639/712
KSF = Thousand Square Feet				

Table 5 - Summary of Existing Plus Project Parking Demand						
Time	Existing Occupancy Counts	Existing Retail	Vacant Tenants	Proposed Hotel + Retail	Existing Plus Project Total Demand	Percent Demand
Friday						
12:00 PM	630	-93	639	171	1347	51%
1:00 PM	687	-91	626	154	1376	52%
2:00 PM	667	-84	575	161	1320	50%
3:00 PM	696	-73	498	139	1261	48%
4:00 PM	749	-75	518	147	1338	51%
5:00 PM	838	-80	550	134	1442	55%
6:00 PM	987	-78	537	146	1592	60%
7:00 PM	968	-73	505	152	1552	59%
8:00 PM	945	-65	447	173	1501	57%
Saturday						
12:00 PM	852	-98	712	233	1699	64%
1:00 PM	1106	-103	698	232	1933	73%
2:00 PM	1051	-101	641	204	1795	68%
3:00 PM	1017	-95	555	195	1672	63%
4:00 PM	1076	-89	577	200	1764	67%
5:00 PM	1079	-81	612	212	1822	69%
6:00 PM	1036	-73	598	234	1794	68%
7:00 PM	1007	-71	562	255	1753	66%
8:00 PM	860	-62	498	264	1561	59%

Review of the parking data indicates that with the addition of the Hotel Project and vacant tenants to the Existing conditions, the maximum parking demand on a typical Friday would be 1,592 stalls, resulting in a surplus of 1,050 stalls, while the maximum parking demand on a typical Saturday would be 1,933 stalls, resulting in a surplus of 709 stalls. The results are summarized on Table 6.

Table 6 – Parking Provided vs. Proposed Parking Demand

Scenario	Parking Stalls Provided	Parking Demand	Parking Surplus / (Deficit)
Friday	2,642	1,592	1,050
Saturday	2,642	1,933	709

Based on existing parking occupancy data and ITE parking generation methodology, the proposed parking demand would be accommodated by the existing parking supply at Janss Marketplace. The parking supply of 2,642 stalls is sufficient.

Please contact me if you have any questions or if you need additional information.

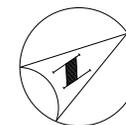
Sincerely,



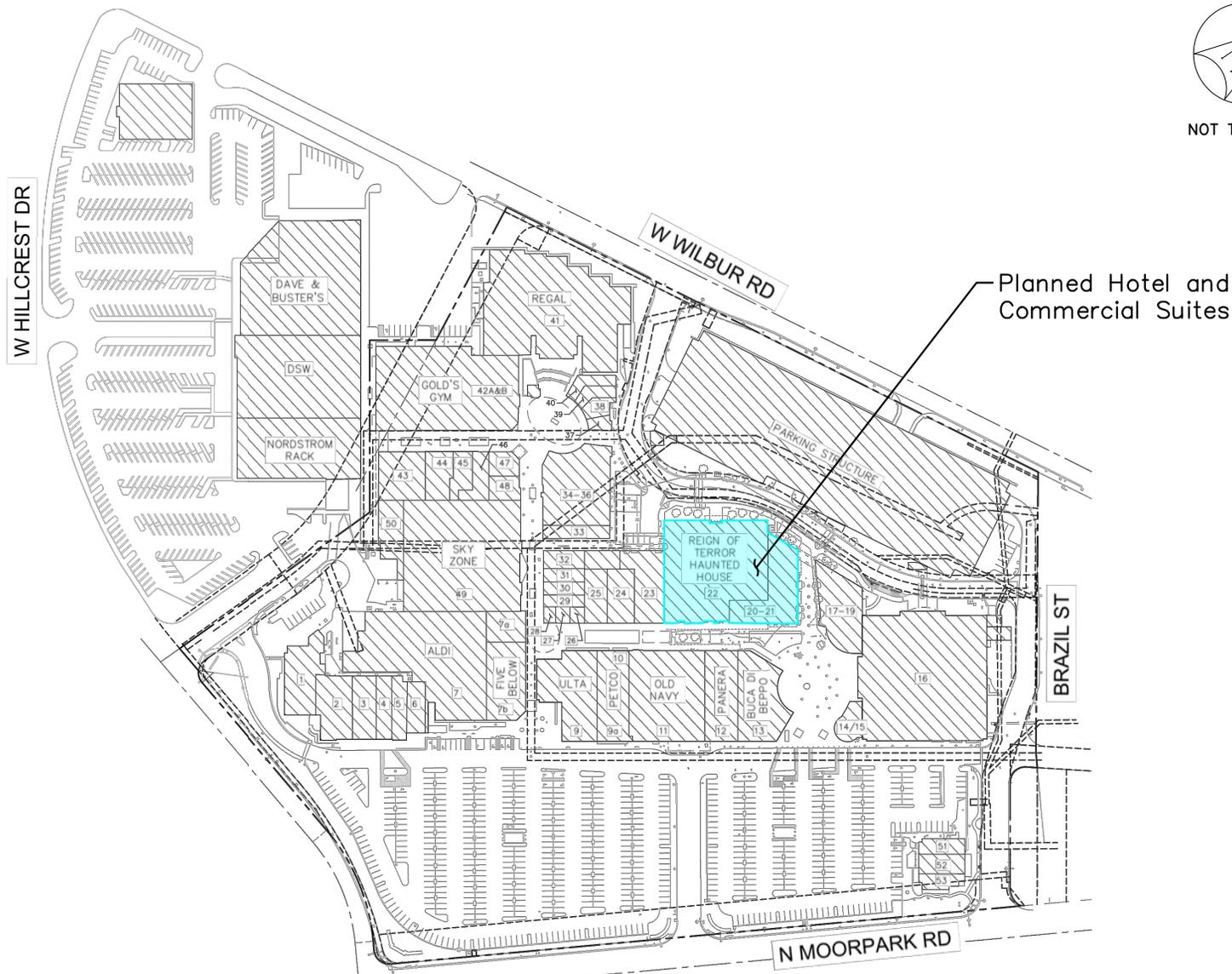
Jacob Glaze, P.E

ATTACHMENT A

JANSS MARKETPLACE  
TENANT MAP



NOT TO SCALE



\*Refer to Attachments B and C for a list of tenants

JANSS MARKETPLACE TENANT MAP

**ATTACHMENT B**

EXISTING CONDITIONS  
PARKING REQUIREMENTS

**Table A  
EXISTING TENANTS AND CODE PARKING ANALYSIS [1]  
Janss Marketplace**

16-Aug-23

Unit <sup>[2]</sup>	Building Address	Suite Number	Tenant	Use	Floor Area		Current Code Parking Ratio	Spaces Required
					Type	Size (GSF)		
<b>Existing</b>								
2	173 Moorpark Road	A	VACANT	Retail		6,489	1 /250 sf	26.0
3	173 Moorpark Road	E-B	Mattress Firm	Retail		3,620	1 /250 sf	14.5
4	173 Moorpark Road	E-C	Premier America Credit Union	Retail		2,735	1 /250 sf	10.9
7B	179 Moorpark Road	B	Five Below	Retail		9,850	1 /250 sf	39.4
9	205 Moorpark Road	C	Ulta Beauty	Retail		10,889	1 /250 sf	43.6
9A	205 Moorpark Road	D	Petco	Retail		9,420	1 /250 sf	37.7
10	205 Moorpark Road	F	VACANT	Retail		557	1 /250 sf	2.2
11	205 Moorpark Road	F	Old Navy	Retail		17,934	1 /250 sf	71.7
16	285 Moorpark Road	N/A	VACANT	Retail		85,000	1 /250 sf	340.0
17	275 Moorpark Road	C	VACANT	Retail		6,628	1 /250 sf	26.5
18	275 Moorpark Road	D	VACANT	Retail		654	1 /250 sf	2.6
20	225 Moorpark Road	C	VACANT	Retail		4,000	1 /250 sf	16.0
22	225 Moorpark Road	A	VACANT	Retail		28,900	1 /250 sf	115.6
23	215 Moorpark Road	L	VACANT	Retail		7,631	1 /250 sf	30.5
27	215 Moorpark Road	B	Air Tech Communications International	Retail		557	1 /250 sf	2.2
30	215 Moorpark Road	E	Alpha Tax Service	Retail		804	1 /250 sf	3.2
31	215 Moorpark Road	--	VACANT	Retail		958	1 /250 sf	3.8
32	215 Moorpark Road	G	Cash Card Unlimited	Retail		2,100	1 /250 sf	8.4
33	235 Moorpark Road	A	U.S. Post Office	Retail		3,229	1 /250 sf	12.9
37	245 Moorpark Road	A	VACANT	Retail		832	1 /250 sf	3.3
43	193 Moorpark Road	--	VACANT	Retail		5,617	1 /250sf	22.5
44	193 Moorpark Road	--	VACANT	Retail		1,879	1 /250 sf	7.5
46-48	193 Moorpark Road	--	VACANT	Retail		5,800	1 /250 sf	23.2
50	197 Moorpark Road	N	Gold's Gym Storage	Retail		1,200	1 /250 sf	4.8
<b>Retail Subtotal</b>						<b>217,283</b>		<b>869.1</b>
7	179 Moorpark Road	A	ALDI	Grocery Store		29,225	1 /250 sf	116.9
<b>Grocery Store Subtotal</b>						<b>29,225</b>		<b>116.9</b>
45	197 Moorpark Road	N	Gold's Gym Kids Club	Recreational		1,337	1 /250 sf	5.3
49	193 Moorpark Road	A	Sky Zone	Recreational		37,773	1 /250 sf	151.1
25	215 Moorpark Road	I	The Mighty Axe	Recreational		3,281	1 /250 sf	13.1
<b>Recreational Subtotal</b>						<b>42,391</b>		<b>169.6</b>
1	165 Moorpark Road	D1	Janchi Korea BBQ	Family Restaurant	Sit-Down Area Bar Kitchen	2,180 1,060 3,308	1 /45 sf 1 /35 sf 1 /250 sf	48.4 30.3 13.2
6	173 Moorpark Road	E-E	Karma Indian Cuisine	Family Restaurant	Sit-Down Area Kitchen	1,000 1,324	1 /45 sf 1 /250 sf	22.2 5.3
12	205 Moorpark Road	N	Panera Bread	Family Restaurant	Sit-Down Area Kitchen	2,970 2,430	1 /45 sf 1 /250 sf	66.0 9.7
13	205 Moorpark Road	P	Buca di Beppo	Family Restaurant	Sit-Down Area Bar Kitchen	2,478 709 4,979	1 /45 sf 1 /35 sf 1 /250 sf	55.1 20.3 19.9
14-15	265 Moorpark Road	A-B	Sharky's Woodfired Mexican Grill	Family Restaurant	Sit-Down Area Kitchen	685 1,580	1 /45 sf 1 /250 sf	15.2 6.3
34-36	235 Moorpark Road	B-G	Sunset Terrace and Expansion	Family Restaurant	Sit Down Area Kitchen/Other Bowling Lanes (4) Patio <sup>[3]</sup> <b>Total (Building)</b>	7,262 2,790 3,553 962 13,605	1 /35 sf 1 /250 sf 3 /lane 1 /45 sf	207.5 11.2 12.0 21.4 252.0
<b>Family Restaurant Subtotal</b>						<b>38,308</b>		<b>564.0</b>
8	205 Moorpark Road	A	Picology	Fast-Food Restaurant	Sit-Down Area Kitchen-Other	1,054 1,289	1 /45 sf 1 /250 sf	23.4 5.2
24	215 Moorpark Road	K	Crazy King Kong Sushi & Roll	Fast-Food Restaurant	Sit-Down Area Kitchen	1,368 2,119	1 /45 sf 1 /250 sf	30.4 8.5
26	215 Moorpark Road	C	Lucky's Dog House	Fast-Food Restaurant	Sit-Down Area Kitchen	147 405	1 /45 sf 1 /250 sf	3.3 1.6
28	215 Moorpark Road	A	Cold Stone Creamery	Fast-Food Restaurant	Sit-Down Area Kitchen	390 909	1 /45 sf 1 /250 sf	8.7 3.6
38	245 Moorpark Road	B	Matcha	Fast-Food Restaurant	Sit-Down Area Kitchen	271 823	1 /45 sf 1 /250 sf	6.0 3.3
39	245 Moorpark Road	C	OT Bistro	Fast-Food Restaurant	Sit-Down Area Kitchen	782 621	1 /45 sf 1 /250 sf	17.4 2.5
40	245 Moorpark Road	D	Greco's New York Pizzeria	Fast-Food Restaurant	Sit-Down Area Kitchen	416 784	1 /45 sf 1 /250 sf	9.2 3.1
51	401 Moorpark Road	A	Starbucks	Fast-Food Restaurant	Sit-Down Area (To Be Added) Kitchen (To Be Added)	1,500 1,000	1 /45 sf 1 /250 sf	33.3 4.0
52	401 Moorpark Road	B	WingStop	Fast-Food Restaurant	Sit-Down Area (To Be Added) Kitchen (To Be Added)	885 590	1 /45 sf 1 /250 sf	19.7 2.4
53	401 Moorpark Road	C	California Fish Grill	Fast-Food Restaurant	Sit-Down Area (To Be Added) Kitchen (To Be Added)	1,785 1,190	1 /45 sf 1 /250 sf	39.7 4.8
<b>Fast-Food Restaurant Subtotal</b>						<b>18,328</b>		<b>230.0</b>

[1] Source: City of Thousand Oaks Municipal Code.

[2] Refer to the tenant map in Attachment A for Unit locations.

[3] Patio square footage included in parking requirement calculations, but excluded from overall Janss Marketplace square footage.

**Table A (continued)**  
**EXISTING TENANTS AND CODE PARKING ANALYSIS [1]**  
**Janss Marketplace**

16-Aug-23

Unit <sup>[2]</sup>	Building Address	Suite Number	Tenant	Use	Floor Area		Current Code Parking Ratio	Spaces Required
					Type	Size (GSF)		
<b>Existing</b>								
5	173 Moorpark Road	D	Eureka Brewing	Bar	Sit-Down Area	1,340	1 /35 sf	38.3
					Back-of-House	894	1 /250 sf	3.6
<b>Bar Subtotal</b>						<b>2,234</b>		<b>41.9</b>
42	197 Moorpark Road	N	Gold's Gym	Fitness	Indoor Workout Area	15,112	1 /200 sf	75.6
					Outdoor Workout Area <sup>[4]</sup>	4,342	1 /200 sf	21.7
			Gold's Gym	Second floor	Non-Workout Area	16,149	1 /250 sf	64.6
			Gold's Gym	Second floor	Workout Area	8,920	1 /200 sf	44.6
					Non-Workout Area	3,375	1 /250 sf	35.7
<b>Health Club Subtotal</b>						<b>47,898</b>		<b>242.1</b>
10	205 Moorpark Road	F	VACANT	Salon		557	1 /250 sf	2.2
29	215 Moorpark Road	D	Sparkles & Spikes	Hair Salon		1,016	1 /250 sf	4.1
<b>Salon Subtotal</b>						<b>1,573</b>		<b>6.3</b>
7	179 Moorpark Road	C	Starry Skies Dental	Dental Office		3,550	1 /200 sf	17.8
21	225 Moorpark Road	C	USA Vein Clinic	Medical Office		2,613	1 /200 sf	13.1
<b>Medical Office Subtotal</b>						<b>6,163</b>		<b>30.8</b>
19	275 Moorpark Road	E	Management Office	Office		644	1 /250 sf	2.6
<b>Office Subtotal</b>						<b>644</b>		<b>2.6</b>
41	255 Moorpark Road	N	Regal Cinema	Cinema		35,000 (922 seats)	1 /5 Seats	184.4
<b>Cinema Subtotal</b>						<b>35,000</b>		<b>184.4</b>
n/a	145 Hillcrest Drive	130	Dave and Busters	Recreational		40,351	1 /250 sf	161.4
n/a	145 Hillcrest Drive	110	Nordstrom Rack	Retail		42,200	1 /250 sf	168.8
n/a	145 Hillcrest Drive	120	DSW	Retail		20,000	1 /250 sf	80.0
n/a	199 Hillcrest Drive	N/A	Office Building (Vacant)	Office		11,140	1 /250 sf	44.6
n/a	145 Hillcrest Drive	230	Vacant	Retail		58,311	1 /250 sf	233.2
<b>Seritage Parcel Subtotal</b>						<b>172,002</b>		<b>688.0</b>
						<b>Square Feet</b>		<b>Parking Spaces</b>
<b>Janss Marketplace Total Parking (Existing)</b>						<b>611,049</b>		<b>3,145.69</b>

[1] Source: City of Thousand Oaks Municipal Code

[2] Refer to the tenant map in Attachment A for Unit locations.

[4] Proposed Outdoor Workout Area square footage as of the date of the Hotel application.

Source: Newmark Merrill, June 2023

**ATTACHMENT C**

**EXISTING PLUS PROJECT  
PARKING REQUIREMENTS**

**Table B  
EXISTING PLUS PROJECT TENANTS AND CODE PARKING ANALYSIS [1]  
Janss Marketplace**

4-Oct-23

Unit <sup>[2]</sup>	Building Address	Suite Number	Tenant	Use	Floor Area		Current Code Parking Ratio	Spaces Required
					Type	Size (GSF)		
<b>Existing</b>								
2	173 Moorpark Road	A	VACANT	Retail		6,489	1 /250 sf	26.0
3	173 Moorpark Road	E-B	Mattress Firm	Retail		3,620	1 /250 sf	14.5
4	173 Moorpark Road	E-C	Premier America Credit Union	Retail		2,735	1 /250 sf	10.9
7B	179 Moorpark Road	B	Five Below	Retail		9,850	1 /250 sf	39.4
9	205 Moorpark Road	C	Ulta Beauty	Retail		10,889	1 /250 sf	43.6
9A	205 Moorpark Road	D	Petco	Retail		9,420	1 /250 sf	37.7
10	205 Moorpark Road	F	VACANT	Retail		557	1 /250 sf	2.2
11	205 Moorpark Road	F	Old Navy	Retail		17,934	1 /250 sf	71.7
16	285 Moorpark Road	N/A	VACANT	Retail		85,000	1 /250 sf	340.0
17	275 Moorpark Road	C	VACANT	Retail		6,628	1 /250 sf	26.5
18	275 Moorpark Road	D	VACANT	Retail		654	1 /250 sf	2.6
20-22	225 Moorpark Road	C	Proposed Hotel Retail	Retail		13,308	1 /35 sf	380.2
23	215 Moorpark Road	L	VACANT	Retail		7,631	1 /250 sf	30.5
27	215 Moorpark Road	B	Air Tech Communications International	Retail		557	1 /250 sf	2.2
30	215 Moorpark Road	E	Alpha Tax Service	Retail		804	1 /250 sf	3.2
31	215 Moorpark Road	--	VACANT	Retail		958	1 /250 sf	3.8
32	215 Moorpark Road	G	Cash Card Unlimited	Retail		2,100	1 /250 sf	8.4
33	235 Moorpark Road	A	U.S. Post Office	Retail		3,229	1 /250 sf	12.9
37	245 Moorpark Road	A	VACANT	Retail		832	1 /250 sf	3.3
43	193 Moorpark Road	--	VACANT	Retail		5,617	1 /250sf	22.5
44	193 Moorpark Road	--	VACANT	Retail		1,879	1 /250 sf	7.5
46-48	193 Moorpark Road	--	VACANT	Retail		5,800	1 /250 sf	23.2
50	197 Moorpark Road	N	Gold's Gym Storage	Retail		1,200	1 /250 sf	4.8
<b>Retail Subtotal</b>						<b>197,691</b>		<b>1,117.76</b>
7	179 Moorpark Road	A	ALDI	Grocery Store		29,225	1 /250 sf	116.9
<b>Grocery Store Subtotal</b>						<b>29,225</b>		<b>116.9</b>
45	197 Moorpark Road	N	Gold's Gym Kids Club	Recreational		1,337	1 /250 sf	5.3
49	193 Moorpark Road	A	Sky Zone	Recreational		37,773	1 /250 sf	151.1
25	215 Moorpark Road	I	The Mighty Axe	Recreational		3,281	1 /250 sf	13.1
<b>Recreational Subtotal</b>						<b>42,391</b>		<b>169.6</b>
1	165 Moorpark Road	D1	Janchi Korea BBQ	Family Restaurant	Sit-Down Area Bar Kitchen	2,180 1,060 3,308	1 /45 sf 1 /35 sf 1 /250 sf	48.4 30.3 13.2
6	173 Moorpark Road	E-E	Karma Indian Cuisine	Family Restaurant	Sit-Down Area Kitchen	1,000 1,324	1 /45 sf 1 /250 sf	22.2 5.3
12	205 Moorpark Road	N	Panera Bread	Family Restaurant	Sit-Down Area Kitchen	2,970 2,430	1 /45 sf 1 /250 sf	66.0 9.7
13	205 Moorpark Road	P	Buca di Beppo	Family Restaurant	Sit-Down Area Bar Kitchen	2,478 709 4,979	1 /45 sf 1 /35 sf 1 /250 sf	55.1 20.3 19.9
14-15	265 Moorpark Road	A-B	Sharky's Woodfired Mexican Grill	Family Restaurant	Sit-Down Area Kitchen	685 1,580	1 /45 sf 1 /250 sf	15.2 6.3
34-36	235 Moorpark Road	B-G	Sunset Terrace and Expansion	Family Restaurant	Sit Down Area Kitchen/Other Bowling Lanes (4) Patio	7,262 2,790 3,553 962	1 /35 sf 1 /250 sf 3 /lane 1 /45 sf	207.5 11.2 12.0 21.4
<b>Family Restaurant Subtotal</b>						<b>38,308</b>		<b>564.0</b>
8	205 Moorpark Road	A	Picology	Fast-Food Restaurant	Sit-Down Area Kitchen-Other	1,054 1,289	1 /45 sf 1 /250 sf	23.4 5.2
24	215 Moorpark Road	K	Crazy King Kong Sushi & Roll	Fast-Food Restaurant	Sit-Down Area Kitchen	1,368 2,119	1 /45 sf 1 /250 sf	30.4 8.5
26	215 Moorpark Road	C	Lucky's Dog House	Fast-Food Restaurant	Sit-Down Area Kitchen	147 405	1 /45 sf 1 /250 sf	3.3 1.6
28	215 Moorpark Road	A	Cold Stone Creamery	Fast-Food Restaurant	Sit-Down Area Kitchen	390 909	1 /45 sf 1 /250 sf	8.7 3.6
38	245 Moorpark Road	B	Matcha	Fast-Food Restaurant	Sit-Down Area Kitchen	271 823	1 /45 sf 1 /250 sf	6.0 3.3
39	245 Moorpark Road	C	OT Bistro	Fast-Food Restaurant	Sit-Down Area Kitchen	782 621	1 /45 sf 1 /250 sf	17.4 2.5
40	245 Moorpark Road	D	Greco's New York Pizzeria	Fast-Food Restaurant	Sit-Down Area Kitchen	416 784	1 /45 sf 1 /250 sf	9.2 3.1
51	401 Moorpark Road	A	Starbucks	Fast-Food Restaurant	Sit-Down Area (To Be Added) Kitchen (To Be Added)	1,500 1,000	1 /45 sf 1 /250 sf	33.3 4.0
52	401 Moorpark Road	B	WingStop	Fast-Food Restaurant	Sit-Down Area (To Be Added) Kitchen (To Be Added)	885 590	1 /45 sf 1 /250 sf	19.7 2.4
53	401 Moorpark Road	C	California Fish Grill	Fast-Food Restaurant	Sit-Down Area (To Be Added) Kitchen (To Be Added)	1,785 1,190	1 /45 sf 1 /250 sf	39.7 4.8
<b>Fast-Food Restaurant Subtotal</b>						<b>18,328</b>		<b>230.0</b>

[1] Source: City of Thousand Oaks Municipal Code.

[2] Refer to the tenant map in Attachment A for Unit locations.

[3] Patio square footage included in parking requirement calculations, but excluded from overall Janss Marketplace square footage.

**Table B (continued)**  
**EXISTING PLUS PROJECT TENANTS AND CODE PARKING ANALYSIS [1]**  
**Janss Marketplace**

4-Oct-23

Unit <sup>[2]</sup>	Building Address	Suite Number	Tenant	Use	Floor Area		Current Code Parking Ratio	Spaces Required
					Type	Size (GSF)		
<b>Existing</b>								
5	173 Moorpark Road	D	Eureka Brewing	Bar	Sit-Down Area	1,340	1 /35 sf	38.3
					Back-of-House	894	1 /250 sf	3.6
<b>Bar Subtotal</b>						<b>2,234</b>		<b>41.9</b>
42	197 Moorpark Road	N	Gold's Gym	Fitness	Indoor Workout Area	15,112	1 /200 sf	75.6
					Outdoor Workout Area <sup>[4]</sup>	4,342	1 /200 sf	21.7
					Non-Workout Area	16,149	1 /250 sf	64.6
			Gold's Gym	Second floor	Workout Area	8,920	1 /200 sf	44.6
			Gold's Gym	Second floor	Non-Workout Area	3,375	1 /250 sf	35.7
<b>Health Club Subtotal</b>						<b>47,898</b>		<b>242.1</b>
10	205 Moorpark Road	F	VACANT	Salon		557	1 /250 sf	2.2
29	215 Moorpark Road	D	Sparkles & Spikes	Hair Salon		1,016	1 /250 sf	4.1
<b>Salon Subtotal</b>						<b>1,573</b>		<b>6.3</b>
7	179 Moorpark Road	C	Starry Skies Dental	Dental Office		3,550	1 /200 sf	17.8
<b>Medical Office Subtotal</b>						<b>3,550</b>		<b>17.8</b>
19	275 Moorpark Road	E	Management Office	Office		644	1 /250 sf	2.6
<b>Office Subtotal</b>						<b>644</b>		<b>2.6</b>
20-22	225 Moorpark Road	A-C	Proposed Hotel	Hotel		132,982	1.25 /unit	270.0
					Patio	(216 units) 5,204	1 /45 sf	115.6
<b>Hotel Subtotal</b>						<b>132,982</b>		<b>385.6</b>
41	255 Moorpark Road	N	Regal Cinema	Cinema		35,000	1 /5 Seats	184.4
						(922 seats)		
<b>Cinema Subtotal</b>						<b>35,000</b>		<b>184.4</b>
n/a	145 Hillcrest Drive	130	Dave and Busters	Recreational		40,351	1 /250 sf	161.4
n/a	145 Hillcrest Drive	110	Nordstrom Rack	Retail		42,200	1 /250 sf	168.8
n/a	145 Hillcrest Drive	120	DSW	Retail		20,000	1 /250 sf	80.0
n/a	199 Hillcrest Drive	N/A	Office Building (Vacant)	Office		11,140	1 /250 sf	44.6
n/a	145 Hillcrest Drive	230	Vacant	Retail		58,311	1 /250 sf	233.2
<b>Seritage Parcel Subtotal</b>						<b>172,002</b>		<b>688.0</b>
						<b>Square Feet</b>	<b>Parking Spaces</b>	
<b>Janss Marketplace Total Parking (Existing Plus Project)</b>						<b>721,826</b>		<b>3,766.90</b>

[1] Source: City of Thousand Oaks Municipal Code  
[2] Refer to the tenant map in Attachment A for Unit locations.  
[3] Patio square footage included in parking requirement calculations, but excluded from overall Janss Marketplace square footage.  
[4] Proposed Outdoor Workout Area square footage; Source: City of Thousand Oaks SUMJ 2017-70609  
Source: Newmark Merrill, June 2023

# ATTACHMENT **D**

## PARKING DATA COLLECTION

**Thousand Oaks**

Janss Marketplace Shopping Center  
 NW Corner of W Hillcrest Dr. and N Moorpark Rd.

Friday, March 24th, 2023

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 1	Regular	319	98	109	107	93	124	128	136	150	155
	Handicap	6	2	1	0	2	2	0	0	0	4
	Reserved	2	0	1	1	1	1	1	1	1	0
	Electric	2	1	1	0	0	0	0	0	0	0
	Extra	22	15	13	17	15	18	21	21	22	20
<b>Subtotal</b>		<b>351</b>	<b>116</b>	<b>125</b>	<b>125</b>	<b>111</b>	<b>145</b>	<b>150</b>	<b>158</b>	<b>173</b>	<b>179</b>

Total Occupancy	351	116	125	125	111	145	150	158	173	179
Total Percent		33%	36%	36%	32%	41%	43%	45%	49%	51%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 2	Regular	345	23	25	20	19	30	41	49	69	66
	Handicap	8	0	0	0	0	2	2	1	1	1
	<b>Subtotal</b>	<b>353</b>	<b>23</b>	<b>25</b>	<b>20</b>	<b>19</b>	<b>32</b>	<b>43</b>	<b>50</b>	<b>70</b>	<b>67</b>

Total Occupancy	353	23	25	20	19	32	43	50	70	67
Total Percent		7%	7%	6%	5%	9%	12%	14%	20%	19%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 3	Regular	337	16	13	9	12	11	15	24	28	29
	Handicap	10	0	1	0	0	1	1	0	0	0
	<b>Subtotal</b>	<b>347</b>	<b>16</b>	<b>14</b>	<b>9</b>	<b>12</b>	<b>12</b>	<b>16</b>	<b>24</b>	<b>28</b>	<b>29</b>

Total Occupancy	347	16	14	9	12	12	16	24	28	29
Total Percent		5%	4%	3%	3%	3%	5%	7%	8%	8%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 4*	Regular	339	0	0	0	0	0	0	0	0	0
	Handicap	6	0	0	0	0	0	0	0	0	0
	<b>Subtotal</b>	<b>345</b>	<b>0</b>								

Total Occupancy	345	0	0	0	0	0	0	0	0	0
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	0%

\* Access to Floor 4 was temporarily closed off.

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Total Structure	Regular	1340	137	147	136	124	165	184	209	247	250
	Handicap	30	2	2	0	2	5	3	1	1	5
	Reserved	2	3	4	5	6	7	8	9	10	11
	Electric	2	1	1	0	0	0	0	0	0	0
	Extra	22	15	13	17	15	18	21	21	22	20
	<b>Subtotal</b>	<b>1396</b>	<b>158</b>	<b>167</b>	<b>158</b>	<b>147</b>	<b>195</b>	<b>216</b>	<b>240</b>	<b>280</b>	<b>286</b>

Total Occupancy	1396	158	167	158	147	195	216	240	280	286
Total Percent		11%	12%	11%	11%	14%	15%	17%	20%	20%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 2	Regular	236	182	151	117	198	194	222	223	153	147
	Handicap	7	2	4	1	1	2	3	2	3	1
	Pick Up	4	0	0	1	2	3	2	1	1	2
	<b>Subtotal</b>	<b>247</b>	<b>184</b>	<b>155</b>	<b>119</b>	<b>201</b>	<b>199</b>	<b>227</b>	<b>226</b>	<b>157</b>	<b>150</b>

Total Occupancy	247	184	155	119	201	199	227	226	157	150
Total Percent		74%	63%	48%	81%	81%	92%	91%	64%	61%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 3	Regular	410	138	202	210	182	168	194	248	244	242
	Handicap	13	6	6	8	9	8	5	7	9	8
	Pick Up	8	0	1	3	0	2	1	5	2	0
	Loading	-	2	1	2	0	2	0	1	4	3
	<b>Subtotal</b>	<b>431</b>	<b>146</b>	<b>210</b>	<b>223</b>	<b>191</b>	<b>180</b>	<b>200</b>	<b>261</b>	<b>259</b>	<b>253</b>

Total Occupancy	431	146	210	223	191	180	200	261	259	253
Total Percent		34%	49%	52%	44%	42%	46%	61%	60%	59%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 4	Regular	454	104	122	135	125	138	158	219	240	227
	Handicap	20	3	3	6	3	2	3	8	5	5
	<b>Subtotal</b>	<b>474</b>	<b>107</b>	<b>125</b>	<b>141</b>	<b>128</b>	<b>140</b>	<b>161</b>	<b>227</b>	<b>245</b>	<b>232</b>

Total Occupancy	474	107	125	141	128	140	161	227	245	232
Total Percent		23%	26%	30%	27%	30%	34%	48%	52%	49%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 5	Regular	90	35	30	26	29	35	33	33	27	24
	Handicap	4	0	0	0	0	0	1	0	0	0
	<b>Subtotal</b>	<b>94</b>	<b>35</b>	<b>30</b>	<b>26</b>	<b>29</b>	<b>35</b>	<b>34</b>	<b>33</b>	<b>27</b>	<b>24</b>

Total Occupancy	94	35	30	26	29	35	34	33	27	24
Total Percent		37%	32%	28%	31%	37%	36%	35%	29%	26%

**Thousand Oaks**

Janss Marketplace Shopping Center  
 NW Corner of W Hillcrest Dr. and N Moorpark Rd.

Saturday, March 25th, 2023

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 1	Regular	319	115	158	164	163	166	154	152	152	133
	Handicap	6	2	2	2	1	2	2	2	1	0
	Reserved	2	1	1	1	1	1	1	1	1	1
	Electric	2	1	1	1	0	1	1	1	1	1
	Extra	22	14	21	22	20	18	22	21	18	15
<b>Subtotal</b>		<b>351</b>	<b>133</b>	<b>183</b>	<b>190</b>	<b>185</b>	<b>188</b>	<b>180</b>	<b>177</b>	<b>173</b>	<b>150</b>

Total Occupancy	351	133	183	190	185	188	180	177	173	150
Total Percent		38%	52%	54%	53%	54%	51%	50%	49%	43%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 2	Regular	345	31	32	31	36	41	50	48	34	26
	Handicap	8	0	1	2	0	0	0	0	0	0
	<b>Subtotal</b>	<b>353</b>	<b>31</b>	<b>33</b>	<b>33</b>	<b>36</b>	<b>41</b>	<b>50</b>	<b>48</b>	<b>34</b>	<b>26</b>

Total Occupancy	353	31	33	33	36	41	50	48	34	26
Total Percent		9%	9%	9%	10%	12%	14%	14%	10%	7%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 3	Regular	337	13	17	17	26	23	24	23	20	16
	Handicap	6	0	0	0	0	1	0	0	0	0
	<b>Subtotal</b>	<b>343</b>	<b>13</b>	<b>17</b>	<b>17</b>	<b>26</b>	<b>24</b>	<b>24</b>	<b>23</b>	<b>20</b>	<b>16</b>

Total Occupancy	343	13	17	17	26	24	24	23	20	16
Total Percent		4%	5%	5%	8%	7%	7%	7%	6%	5%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Floor 4*	Regular	339	0	0	0	0	0	0	0	0	0
	Handicap	6	0	0	0	0	0	0	0	0	0
	<b>Subtotal</b>	<b>345</b>	<b>0</b>								

Total Occupancy	345	0	0	0	0	0	0	0	0	0
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	0%

\* Access to Floor 4 was temporarily closed off.

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 1 Total Structure	Regular	1340	159	207	212	225	230	228	223	206	175
	Handicap	26	2	3	4	1	3	2	2	1	0
	Reserved	2	3	4	5	6	7	8	9	10	11
	Electric	2	1	1	0	0	0	0	0	0	0
	Extra	22	15	13	17	15	18	21	21	22	20
	<b>Subtotal</b>	<b>1392</b>	<b>180</b>	<b>228</b>	<b>238</b>	<b>247</b>	<b>258</b>	<b>259</b>	<b>255</b>	<b>239</b>	<b>206</b>

Total Occupancy	1392	180	228	238	247	258	259	255	239	206
Total Percent		13%	16%	17%	18%	19%	19%	18%	17%	15%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 2	Regular	236	147	220	197	146	148	137	157	166	146
	Handicap	7	4	7	3	4	4	2	4	5	0
	Pick Up	4	2	3	0	2	2	2	3	2	2
	<b>Subtotal</b>	<b>247</b>	<b>153</b>	<b>230</b>	<b>200</b>	<b>152</b>	<b>154</b>	<b>141</b>	<b>164</b>	<b>173</b>	<b>148</b>

Total Occupancy	247	153	230	200	152	154	141	164	173	148
Total Percent		62%	93%	81%	62%	62%	57%	66%	70%	60%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 3	Regular	410	243	334	292	271	299	302	308	290	215
	Handicap	13	8	12	4	4	10	12	11	8	5
	Pick Up	8	3	3	4	3	4	3	4	2	3
	Loading	-	1	2	1	1	3	1	1	2	1
	<b>Subtotal</b>	<b>431</b>	<b>255</b>	<b>351</b>	<b>301</b>	<b>279</b>	<b>316</b>	<b>318</b>	<b>324</b>	<b>302</b>	<b>224</b>

Total Occupancy	431	255	351	301	279	316	318	324	302	224
Total Percent		59%	81%	70%	65%	73%	74%	75%	70%	52%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 4	Regular	454	220	256	276	296	314	327	267	269	258
	Handicap	20	12	8	8	12	12	9	3	5	6
	<b>Subtotal</b>	<b>474</b>	<b>232</b>	<b>264</b>	<b>284</b>	<b>308</b>	<b>326</b>	<b>336</b>	<b>270</b>	<b>274</b>	<b>264</b>

Total Occupancy	474	232	264	284	308	326	336	270	274	264
Total Percent		49%	56%	60%	65%	69%	71%	57%	58%	56%

		Inventory	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
Zone 5	Regular	90	31	33	27	30	22	25	23	19	18
	Handicap	4	1	0	1	1	0	0	0	0	0
	<b>Subtotal</b>	<b>94</b>	<b>32</b>	<b>33</b>	<b>28</b>	<b>31</b>	<b>22</b>	<b>25</b>	<b>23</b>	<b>19</b>	<b>18</b>

Total Occupancy	94	32	33	28	31	22	25	23	19	18
Total Percent		34%	35%	30%	33%	23%	27%	24%	20%	19%

Counts Unlimited, Inc.  
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