

Justine Kendall

From: Dale Menagh <dmenagh@mac.com>
Sent: Sunday, November 10, 2024 4:31 PM
To: Justine Kendall
Cc: Dale David Menagh
Subject: Conejo Community Park 1175 Hendrix Avenue -- Adjoining Neighbor Important Suggestions

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Dear Justine,

As the assigned Planner for this project I wish to bring the following important suggestions to your attention for consideration to improve this project. My property adjoins this park on the south border.

I wish you & the Community Development Department to know I enthusiastically endorse this project, and I look forward to my use of the new-&-improved park facilities!!!

But, I feel the planning of this project has overlooked two very important details that I wish to bring to your intention for inclusion into the modification/betterment of the Conejo Community Park:

1) **ADDITIONAL OFF-STREET PARKING IS NEEDED.** This park currently has a lack of off-street parking spaces when heavily utilized (especially summer concerts). Enhancing this park with an enlarged building & an amphitheater will greatly add to the need for more off-street parking. I envision 150+ additional parking spaces will be needed. Luckily, the vacant dirt area to the west of the baseball field (along the north side of the roadway) is a perfect area to construct new parking spaces as it will not encroach on the envisioned park enhancements, plus minimal earth grading would be needed to create additional parking spaces. While blacktop parking lots would be the best solution, gravel overflow parking area(s) would be acceptable if budget and/or aesthetics are concerns.

2) **WEED ABATEMENT IS NEEDED.** The adjoining wild-lands to this park need annual weed abatement to reduce wildfire risk. The area to the west of the baseball field and the area south of the current children's playground equipment is thick with 6' - 8' high non-native dried out plants (primarily foxtails & mustard). Increased use of this park only means more of a chance of a human caused wildfire. Interesting to know, these wild-lands when privately owned (before purchase by the CRPD) were required by the VC Fire department to be cleared of the invasive weeds on an annual basis. In a previous on-site meeting with a fire captain (arranged by a former CRPD Board of Director member) he told me "the CRPD does not cooperate with the Fire Department, therefore this hazardous condition exists!" Ironically, the CRPD 3-4 years ago received a grant of approximately \$110,000 for a special weed abatement cutter tool that attaches to the power-takeoff of a tractor (the CRPD owns several) to make quick/inexpensive performing of this necessary public safety requirement of weed abatement. Currently these wild-lands have not been cleared of invasive weeds, so this very hazardous condition can be visualized by the necessary decision-makers.

I will appreciate your reply email to acknowledge receipt of this email for the formal consideration by the Community Development Department of my important suggestions.

Thank you,

Dale Menagh, Homeowner
1023 St. Charles Place
Thousand Oaks, CA 91360

From: Dan Kahn <dan@kahnmedia.com>
Sent: Tuesday, November 12, 2024 12:14 PM
To: Justine Kendall
Subject: Feedback regarding proposed building at Conejo Community Park (dover/hendrix)

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Dear Thousand Oaks Planning Commissioners,

This letter is in regard to the proposed building project for Conejo Community Park. My wife has lived in the immediate vicinity of the park her entire life, and we have lived in the area for 11 years and directly across the street from the park for the past five. The park is one of the reasons we purchased our home in 2019.

First and foremost, I want to start by saying that we truly appreciate and enjoy our city's fine parks and the CRPD, and have been participating in CRPD programs and events for many years. It is by all regards a good organization run and staffed by people who clearly want to help improve the lives of our community members.

With that said, we have serious concerns about the proposed building, the construction project it will require, its impact on the surrounding neighborhood, and even the communication and rollout of this plan. We first learned of the proposed plan four years ago during the covid lockdown, and attended the initial community outreach calls on zoom. A group of us that live near the intersection of Dover and Hendrix are very concerned about both siteline issues with the proposed building and the construction it will require. We tried to voice those concerns on the zoom call but to no avail. A smaller group of us did meet with CRPD planners in person after the zoom at our request, but it didn't go anywhere because the plans seemed so far off.

After those conversations, we then had to stare at a huge sign announcing the project with zero actual details (most info was marked TBD) directly in our line of site for FOUR YEARS. The sign announcing the project is fine, but to have it blocking our line of site into the otherwise beautiful park for years and years with literally no info was extremely poor planning and unsightly. Then... a week before this hearing, the sign suddenly changed and has a meeting date and time on it. Hence the need for this letter.

The original building was built by community volunteers to blend in with both the park and the surrounding community, which it does... very well. Some would call it historic. The new multi-story building, complete with altering the parking lot and the proposed concrete concert space would transform the park from one of the few truly green and natural spaces left in the Shadow Oaks area into a developed urban setting of glass and concrete.

The neighborhood around the park does NOT want that. We moved to these homes to be close to a beautiful park featuring rolling green hills and a natural environment, not a large community center. Furthermore, there are frequent traffic incidents and close calls at that intersection as it is with parents rushing to drop kids off at the pre-school and causing both congestion and accidents in the neighborhood at the entrance to the park. Adding significant construction to the park for an extended period of time will worsen that pattern and pollute the noise of our community. You are answering a question that it appears nobody is asking... except maybe the planning staff at CRPD. I have spoken with every neighbor withing a block of the park and ALL are leary of this.

Please, given that the funding doesn't appear to be in place yet for this project, invest a smaller amount of money to improve/renovate the existing historic building that was built by and continues to be loved by the neighborhood surrounding the park. Fix the floors and plumbing, but don't tear down the building and replace it with another glass and concrete multi-story building nobody wants. Let us preserve one of the few places left in Thousand Oaks that remains from when it was a charming open space community.

Sincerely,
Dan Kahn
1230 Dover Ave.
Thousand Oaks CA 93021



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President & CEO

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