

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

**Agenda Related Items - Meeting of March 26, 2024  
Supplemental Packet Date: March 25, 2024**

**3:00 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 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)].

### **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.

**THE FOLLOWING 67  
PAGES ARE RELATED TO  
ITEM 10.A.**

**From:** Eldred, Helen@HCD <[Helen.Eldred@hcd.ca.gov](mailto:Helen.Eldred@hcd.ca.gov)>

**Sent:** Thursday, March 21, 2024 4:07 PM

**To:** Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)>

**Cc:** Heaton, Brian@HCD <[Brian.Heaton@hcd.ca.gov](mailto:Brian.Heaton@hcd.ca.gov)>; Kelvin Parker <[KParker@toaks.org](mailto:KParker@toaks.org)>; Fabiola Zelaya Melicher <[FZelaya@toaks.org](mailto:FZelaya@toaks.org)>; Stephen Kearns <[SKearns@toaks.org](mailto:SKearns@toaks.org)>; Justine Kendall <[JKendall@toaks.org](mailto:JKendall@toaks.org)>; Krystin Rice <[KRice@toaks.org](mailto:KRice@toaks.org)>; Iain Holt <[IHolt@toaks.org](mailto:IHolt@toaks.org)>

**Subject:** Proposed GP Amendment and Rezone-400 E. Rolling Oaks & 355 W. Janss-HAU Close Out

Some people who received this message don't often get email from [helen.eldred@hcd.ca.gov](mailto:helen.eldred@hcd.ca.gov). [Learn why this is important](#)

**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.

Dear Scott,

As you are aware, the HAU received a technical assistance request regarding the proposed General Plan amendment and corresponding zoning change of 400 East Rolling Oaks Drive and 355 West Janss Road in Thousand Oaks. The HAU has completed its initial review of this technical assistance request and is closing the case. The review process involved an independent review of materials, a meeting with the requester, and a meeting with the City of Thousand Oaks. At this time, our team is unable to identify a clear violation of one or more of the State housing laws for which HCD has enforcement authority that would result from the proposed City actions.

HCD understands that the City intends to rezone a site located at 400 East Rolling Oaks Drive (4.74 acres). The current General Plan Land Use Designation for the site is "Very Low Density" with a maximum density of 2 du/acre and the Zoning District is "Rural Exclusive." The proposed rezone would result in the loss of approximately nine units of residential development capacity because the new General Plan Land Use Designation and Zone District do not permit residential units.

To make up for the lost residential capacity, the City intends to upzone a site located at 355 West Janss Road (2.145 acres). The current General Plan land use and zoning for the site is Institutional and is proposed to be rezoned to "Residential Planned Development" with a General Plan Land Use Designation of "Residential Low 1" with a maximum density of 4.5 du/acre. This action would compensate for the nine hypothetical units lost at 400 East Rolling Oaks Drive.

The approval of the proposal as understood by HCD would not trigger the "No Net Loss" statute of the Housing Crisis Act of 2019 (Section 66300, subdivision (h)). Because the proposal includes a loss of nine hypothetical residential units on one site and the gain of nine hypothetical residential units on another site, this rezone meets the requirements of the law--to make up for a loss in planned residential unit capacity. HCD also notes that neither 400 East Rolling Oaks Drive nor 355 West Janss Road are included within the City's Housing Element Site Inventory.

Thank you for your prompt attention to the matter and please don't hesitate to reach out to our team in the future.

Best,  
Helen



***Helen Eldred (she/they)***

Housing Policy Analyst, Accountability and Enforcement Unit  
Housing & Community Development  
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833  
Work Cell: 916.809.5630

**From:** Debbie Adrian <[debbie.adrian@warnerpacific.com](mailto:debbie.adrian@warnerpacific.com)>  
**Sent:** Monday, March 11, 2024 11:48 PM  
**To:** Lori Goor <[LGoor@toaks.org](mailto:LGoor@toaks.org)>  
**Subject:** Los Robles Cancer Center

You don't often get email from [debbie.adrian@warnerpacific.com](mailto:debbie.adrian@warnerpacific.com). [Learn why this is important](#)

**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.

Dear Laurie,

I am writing to express my support of the Los Robles Comprehensive Cancer center. I have been a resident in the community for 34 years, raised my family, and during this time I have worked in the health insurance field at Anthem for 23 years, and now at Warner Pacific Insurance Services as the President. For 12 years.

In my role working in the health insurance field- I encounter the struggles of those with cancer on a regular basis. Los Robles is such a treasured facility that we are fortunate to have right in our community. I witness through my work- those who struggle to find a facility in their insurance network, and are faced with limitations at times because what's in the network isn't necessarily near their home. This causes challenges when attempting to access care that's local, and having this facility here in our community helps ease the burden of a long commute. This cancer facility has nothing but positive things to add to our community- and will bring so much relief to cancer patients and their families and caregivers.

Please carefully consider the community support that is overwhelming- and join in facilitating the approval.

Sincerely,

Debbie Adrian  
President- CA

Warner Pacific Insurance Services

This electronic mail transmission contains information from Warner Pacific Insurance Services that may be confidential or privileged. Such information is solely for the intended recipient, and use by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this message, its contents or any attachments is prohibited. Any wrongful interception of this message is punishable as a Federal Crime. If you have received this message in error, please notify the sender immediately by telephone (800) 801-2300 or by electronic mail at [postmaster@warnerpacific.com](mailto:postmaster@warnerpacific.com).

From: Scott Kolwitz  
Sent: Friday, March 22, 2024 1:56 PM  
To: Karen Martin <[takeodogg@aol.com](mailto:takeodogg@aol.com)>  
Cc: City Clerk Staff <[CityClerkStaff@toaksorg.onmicrosoft.com](mailto:CityClerkStaff@toaksorg.onmicrosoft.com)>  
Subject: RE: Yesterdays emails

Karen,

We believe the email I sent to you today at 10:13 today (below) included all of your emails. As there were many emails, we were seeking your confirmation that we had not missed any.

We will move forward with including your 10:13 AM email and those attached to it in the City Council Supplemental Packet.

Sincerely,  
Scott

Scott Kolwitz | Senior Planner  
Community Development Department  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
Office: (805) 449-2319  
City of Thousand Oaks

-----Original Message-----

From: Karen Martin <[takeodogg@aol.com](mailto:takeodogg@aol.com)>  
Sent: Friday, March 22, 2024 10:13 AM  
To: Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)>  
Subject: Re: Yesterdays emails

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All of them. Any communication that we have had about the hospital and your responses to my queries. Thanks!

Sent from my iPhone

> On Mar 22, 2024, at 10:06 AM, Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)> wrote:

>

> Hello Karen,

> I am in receipt of multiple emails that you sent Wednesday through today. The email you sent this morning at 7:28 AM states " Please include ALL the emails including this one." To make sure we are including all of your intended emails, please confirm the attached emails received yesterday and today are the emails you wish for us to include in the City Council's next Supplemental Packet.

>

> Sincerely,

> Scott  
>  
> Scott Kolwitz | Senior Planner  
> Community Development Department  
> 2100 Thousand Oaks Boulevard  
> Thousand Oaks, CA 91362  
> Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
> Office: (805) 449-2319  
> City of Thousand Oaks  
>  
>  
>  
> -----Original Message-----  
> From: Karen Martin <[takeodogg@aol.com](mailto:takeodogg@aol.com)>  
> Sent: Friday, March 22, 2024 7:28 AM  
> To: Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)>  
> Subject: Re: Yesterdays emails  
>  
> 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.  
>  
>  
> My most recent emails concerning your response. I think it is only fair that I be allowed to “document” my source which is Thousand Oaks planning commission’s EIR 2005 hospital expansion. To not acknowledge that sound study is ludicrous and unacceptable. Please include ALL the emails including this one.  
>  
> Sent from my iPhone  
>  
>> On Mar 21, 2024, at 8:00 PM, Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)> wrote:  
>>  
>> Hello Karen,  
>> Your email was included in the City Council's Supplemental Packet 1 (PDF pages 11-12 of 14) posted online today: <https://toaks.primegov.com/public/portal>  
>>  
>> Sincerely,  
>> Scott  
>>  
>> Scott Kolwitz | Senior Planner  
>> Community Development Department  
>> 2100 Thousand Oaks Boulevard  
>> Thousand Oaks, CA 91362  
>> Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
>> Office: (805) 449-2319  
>> City of Thousand Oaks  
>>  
>> -----Original Message-----  
>> From: Karen Martin <[takeodogg@aol.com](mailto:takeodogg@aol.com)>

>> Sent: Thursday, March 21, 2024 5:11 PM

>> To: Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)>

>> Subject: Yesterdays emails

>>

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>>

>>

>> I want to be clear about the emails we have had. I would like all that formation documented in the package.

>> Thanks in advance.

>> Karen Martin

>

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**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 3:00 PM  
**To:** Scott Kolwitz  
**Subject:** Re: HCA cancer center  
**Attachments:** image005.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Sorry, but how can the same spot be 6 dB less 20 years later. That is my burning question. Thanks in advance.

Sent from my iPhone

On Mar 20, 2024, at 1:43 PM, Scott Kolwitz <SKolwitz@toaks.org> wrote:

Hello Karen Martin,  
The City Clerk's office forwarded your Cancer Center email to us.

We have reviewed your email and questions. Your questions were previously submitted and answered via the Cancer Center's Final Environmental Impact Report Response to Comments. For your convenience, here's a direct link to the referenced FEIR section:  
<https://www.toaks.org/home/showpublisheddocument/51942/638453422456170000> In particular, please see PDF pages 239-243 of 306 (your prior email) and 245-246 of 306 (our prior responses).

We assume you would like your email dated March 18, 2024 4:45 PM to be included in the "Supplemental Packet" for the March 26<sup>th</sup> City Council agenda packet. Please reply to this email if you do not want your letter included in the Supplemental Packet.

Sincerely,  
Scott

**Scott Kolwitz | Senior Planner**  
Community Development Department  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
Office: (805) 449-2319  
[City of Thousand Oaks](#)



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**From:** City Clerk's Office <cityclerk@toaks.org>  
**Sent:** Tuesday, March 19, 2024 10:18 AM  
**To:** Scott Kolwitz <SKolwitz@toaks.org>; Justine Kendall <JKendall@toaks.org>  
**Subject:** FW: HCA cancer center

Hello,

Please see the comment below. We were going to include this in the packet, but it appears the resident has questions for the project managers.

Thank you,

Sandra Delgado, MPPA, CMC, CPMC  
Deputy City Clerk  
City of Thousand Oaks  
(805) 449-2152 

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Monday, March 18, 2024 8:27 PM  
**To:** City Clerk's Office <cityclerk@toaks.org>  
**Subject:** Re: HCA cancer center

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Will I get an answer?

On Mar 18, 2024, at 5:15 PM, City Clerk's Office <cityclerk@toaks.org> wrote:

Hello Ms. Martin,

We have received your message and we will be including this in what we refer to as the "Supplemental Packet" for the March 26<sup>th</sup> City Council agenda packet.

Thank you,

City Clerk Department  
City of Thousand Oaks  
2100 E. Thousand Oaks Blvd  
Thousand Oaks, CA 91362  
(805) 449-2151  
[cityclerk@toaks.org](mailto:cityclerk@toaks.org) 

---

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**Sent:** Monday, March 18, 2024 4:45 PM

To: City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>

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I have lived across the street from Los Robles for 30+ years. In 2005, I levied for mitigation for traffic noise and speed at that time and again with the helipad enlargement that allowed Black Hawk helicopter landings in a residential area. In 2005 when the noise levels were found to be over acceptable limits (73.4 dB)

**TABLE 4**  
**Project Contribution to Roadway Noise Levels**

Receptor Location	Existing (1)	Existing + Cumulative (2)	Existing + Cumulative + Project (3)	Project Increase (3-2)	Cumulative Increase (3-1)
Lynn Rd. between Camino Manzanas & Janss	73.4	74.5	74.7	+0.2	+1.3
Lynn Rd. between Janss & Sidlee	72.7	74.0	74.0	+0.0	+1.3
Lynn Rd. between Sidlee & Flores	72.9	74.1	74.2	+0.1	+1.3
Moorpark Rd. between Arboles & Flores	70.5	71.0	71.0	+0.0	+0.5
Moorpark Rd. between Flores & Janss	71.3	72.0	72.0	+0.0	+0.7
Moorpark Rd. between Janss & Hillcrest	71.5	72.2	72.3	+0.1	+0.8
Janss Rd. between Moorpark	67.0	68.0	68.0	+0.0	+0.4

I was told houses couldn't be built in our area now but the noise we dealt with daily was "grandfathered" and that the hospital was an entitlement project for the good of everyone.

Now you have produced another noise study 20 years later that indicates the noise levels have dropped six decibels! Talk about alternative facts.



Each decibel is a significant, noticeable, and exponential effect on noise levels. I have not noticed a six times decrease in traffic noise. In fact, since the “Fast and Furious” franchise, there is more of a race track feel to the noise. Speeds have increased as well as heavy truck traffic.

How is it you can use the West Janss lot for homes?

How can the planning commissioner suggest at the planning commission meeting prior to voting to pass this project on to city council for approval that The Hospital Corporation of America should build condominiums for their interns??

Is this saying the quiet part out loud?

Is there a plan to change the zoning from low density residential in the future?

The lack of believability of this one factor brings the entire project into question.

Karen Martin, Thousand Oaks

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:37 PM  
**To:** Scott Kolwitz  
**Subject:** Your study

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.

**Field Measurements of Existing Conditions.** Field measurements were conducted using a Larson-Davis Model 720 (ANSI Type 2) integrating sound level meter and statistical data logger. Instantaneous sound levels were measured, integrated, and recorded by the sound level meter in 0.1-second intervals. Four 20-minute field measurements were taken during peak traffic hours. These included two measurements along Lynn Road adjacent to single-family residence and the hospital, one measurement along Jarvis Road adjacent to a single-family residence, and one measurement along Moorpark Road adjacent to St. Paschal's Bayton School. The sound level data collected included date, time, duration of measurement (in seconds), Leq, SEL, statistical sound levels (L<sub>90</sub>, L<sub>50</sub>, L<sub>25</sub> and L<sub>10</sub>), L<sub>max</sub>, L<sub>min</sub>, and peak (A-weighted). Noise pass-by events exceeding 70 dBA and time history (current sound power level every 10 seconds) were also logged by the sound level meter. The set-up consisted of mounting the sound level meter on a tripod with the microphone top at approximately 4.5 feet above the ground surface level on the sidewalk adjacent to the roadways. Calibration of the sound level meter prior to measurements was performed using a Larson-Davis Acoustic Calibrator CAL150 using a sound power level of 94 dBA at a frequency of 1,000 Hz. Calibration level was also checked at the end of the measurement period to ensure accurate results.

Forecast meteorological conditions were checked prior to the field measurement to determine if acceptable conditions would prevail throughout the measurement period, with

Sent from my iPhone

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THE FOLLOWING TABLES SHOW MEASUREMENTS OF NOISE LEVELS.

**Table 3**  
**Measured Noise Levels (Leq)**

Location	Distance to Centerline (feet)	Leq	Lmax	Lmin
Lynn Rd., between Medical Center Dr. and Janes Rd.	30	72.5	88.1	43.4
Lynn Rd., between Medical Center Dr. and Sidlee St.	30	72.4	85.6	46.5
Janes Rd., between Lynn Rd. and Young Ave.	30	68.4	88.8	47.2
Moorpark Rd., between W. Columbia Rd. and E. Janes Rd.	45	70	85.1	50.3

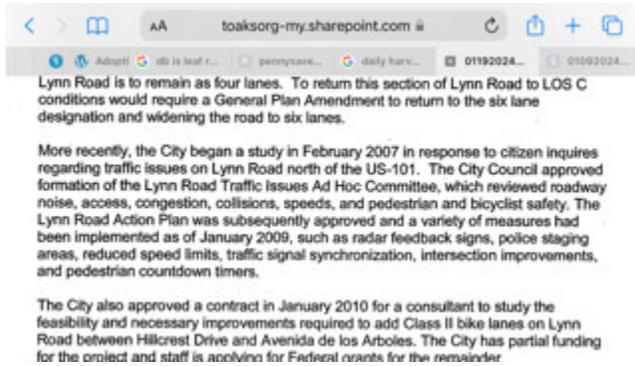
Source: 2009 measurements conducted by Rinson Consultants, Inc. Each measurement was 20 minutes in length. Measurements were conducted between 7am-9am and 4pm-6pm to capture noise levels during "Peak Hours".

Sent from my iPhone

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**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:39 PM  
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Sent from my iPhone

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**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:35 PM  
**To:** Scott Kolwitz  
**Subject:** Re: HCA cancer center  
**Attachments:** image005.jpg

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Really? So I just read your response that you can't document the sound study in 2005!! It's in your archive. It's your sound study! If I can't reference your own sound study, you are dealing in alternative facts. Please place my response and dissatisfaction with your explanation.

Would the city accept a private sound study?  
What parameters would city council require?

Sent from my iPhone

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Sorry, but how can the same spot be 6 dB less 20 years later. That is my burning question. Thanks in advance.

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Community Development Department  
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Thousand Oaks, CA 91362  
Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
Office: (805) 449-2319  
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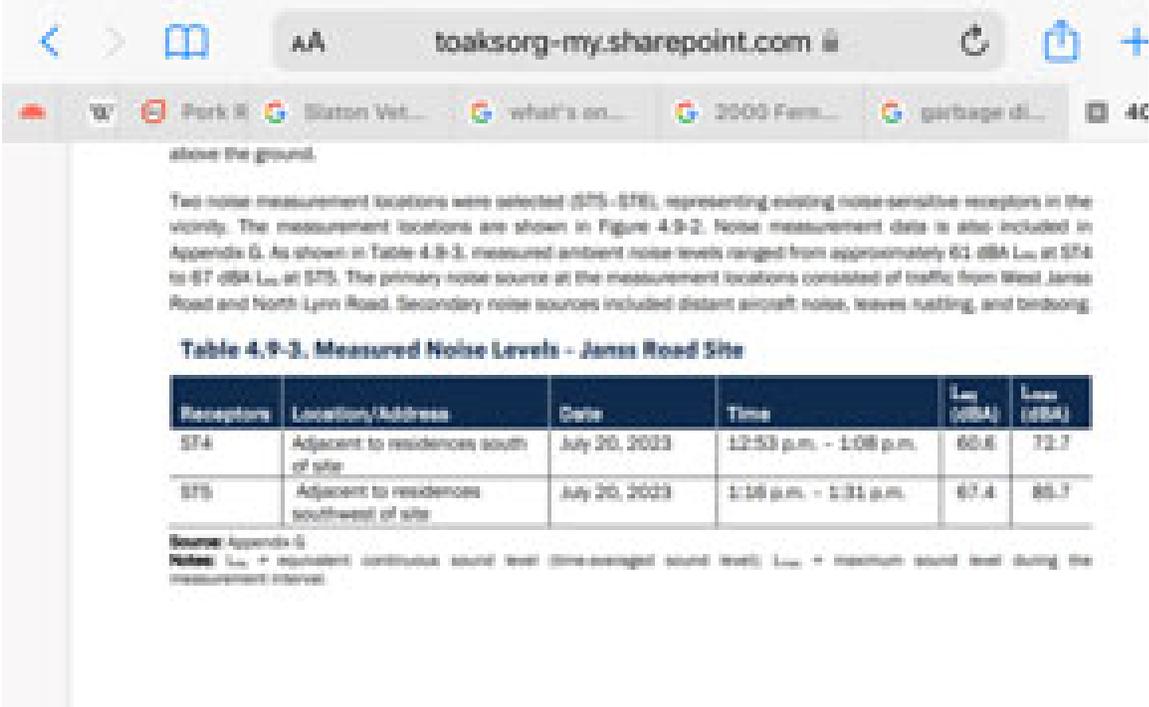
**TABLE 4  
Project Contribution to Roadway Noise Levels**

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Karen Martin, Thousand Oaks

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**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:42 PM  
**To:** Scott Kolwitz  
**Subject:** Your study

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Noise Model Version 2.5.

**Project Noise Impacts:** As is shown in the Table 5.8-4 below, traffic generated by project development would incrementally increase overall noise levels along study area roadways. Project-generated traffic would increase noise levels adjacent to Lynn Road by a range of 0.0 to 0.2 dB. Moorpark Road would experience no noise increase. Janss road would experience an increase in noise ranging from 0.3 to 0.7 dB. Projected noise level increases are therefore less than the 1.5 dB threshold that applies in areas where the noise level is in the 60 – 70 dBA CNEL range (Janss Road) and less than the 1.0 dB threshold where noise exceeds 70 dBA CNEL (Lynn Road and Moorpark Road). Therefore, project noise increases along these roadways would not exceed City thresholds as shown in Table 5.8-2.

**Table 5.8-4: Project Contribution to Roadway Noise Levels**

Receptor Location	Column				
	1	2	3	4	5
	Existing	Existing +	Existing +	Project	Cumulative

Sent from my iPhone

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:40 PM  
**To:** Scott Kolwitz  
**Subject:** Your study

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 data presented in Tables 5.9-5 and 5.9-6 indicate that most of the study-area intersections are forecast to operate at LOS C or better under Cumulative + Project traffic volumes.

The project will, however, contribute a significant amount of traffic to the Lynn Road/Janss Road intersection, which is forecast to operate at LOS C in the P.M. peak hour with or without the project under cumulative conditions. The deficiency plan developed for this location involves restriping the northbound approach (using the hatched area north and south of the intersection and modifying the median) to provide a left-turn lane, two through lanes, and a right-turn lane. The intersection would operate at LOS B with the addition of a northbound right-turn lane. The identified improvement would therefore offset the project's impact at this location. The project applicant will be required to restripe the intersection to mitigate the project's impact. The restriping will be completed prior to occupancy of Phase 3 of the project.

82

Sent from my iPhone

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Thursday, March 21, 2024 5:11 PM  
**To:** Scott Kolwitz  
**Subject:** Yesterdays emails

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.

I want to be clear about the emails we have had. I would like all that formation documented in the package.  
Thanks in advance.  
Karen Martin

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:38 PM  
**To:** Scott Kolwitz  
**Subject:** Your study

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.

Land Use Category	LEVEL OF SOUND LEVELS OF ACCEPTANCE				
	Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential	55	55-60	60-65	65-75	75+
Commercial	60	60-65	65-70	70-80	80+
Schools, Libraries, Churches, Hospitals, Nursing Homes	50	50-60	60-70	70-80	80+
Amphitheaters, Concert Halls, Meeting Halls			50-65	65-70	70+
Sports Arenas, Sports Recreation Facilities			50-70	70-75	75+
Neighborhood Parks	55	55-65	65-75		75+
Golf Courses, Riding Stables, Water Recreation, Cemeteries	55	55-75	75-80		80+
Professional Office	60	60-65	65-75	75+	
Industrial, Manufacturing	65	65-70	70-80	80+	

Source: Thousand Oaks General Plan- Noise Element

Sent from my iPhone

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Friday, March 22, 2024 7:28 AM  
**To:** Scott Kolwitz  
**Subject:** Re: Yesterdays emails

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.

My most recent emails concerning your response. I think it is only fair that I be allowed to “document” my source which is Thousand Oaks planning commission’s EIR 2005 hospital expansion. To not acknowledge that sound study is ludicrous and unacceptable. Please include ALL the emails including this one.

Sent from my iPhone

> On Mar 21, 2024, at 8:00 PM, Scott Kolwitz <SKolwitz@toaks.org> wrote:

>

> Hello Karen,

> Your email was included in the City Council's Supplemental Packet 1 (PDF pages 11-12 of 14) posted online today:  
<https://toaks.primegov.com/public/portal>

>

> Sincerely,

> Scott

>

> Scott Kolwitz | Senior Planner

> Community Development Department

> 2100 Thousand Oaks Boulevard

> Thousand Oaks, CA 91362

> Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)

> Office: (805) 449-2319

> City of Thousand Oaks

>

> -----Original Message-----

> From: Karen Martin <takeodogg@aol.com>

> Sent: Thursday, March 21, 2024 5:11 PM

> To: Scott Kolwitz <SKolwitz@toaks.org>

> Subject: Yesterdays emails

>

> 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.

>

>

> I want to be clear about the emails we have had. I would like all that formation documented in the package.

> Thanks in advance.

> Karen Martin

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:41 PM  
**To:** Scott Kolwitz  
**Subject:** Your study

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 data presented in Tables 5.9-5 and 5.9-6 indicate that most of the study-area intersections are forecast to operate at LOS C or better under Cumulative + Project traffic volumes.

The project will, however, contribute a significant amount of traffic to the Lynn Road/Janss Road intersection, which is forecast to operate at LOS C in the P.M. peak hour with or without the project under cumulative conditions. The deficiency plan developed for this location involves restriping the northbound approach (using the hatched area north and south of the intersection and modifying the median) to provide a left-turn lane, two through lanes, and a right-turn lane. The intersection would operate at LOS B with the addition of a northbound right-turn lane. The identified improvement would therefore offset the project's impact at this location. The project applicant will be required to restripe the intersection to mitigate the project's impact. The restriping will be completed prior to occupancy of Phase 3 of the project.

82

Sent from my iPhone

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Friday, March 22, 2024 7:36 AM  
**To:** Scott Kolwitz  
**Subject:** Re: HCA cancer center  
**Attachments:** Your study; Re: HCA cancer center; Your study; Your study ; Your study; Your study; Your study; Your study; Your study; Your study

**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.

So a change of 6 decibels is definitely audibly louder.

Sent from my iPhone

On Mar 21, 2024, at 7:58 PM, Scott Kolwitz <SKolwitz@toaks.org> wrote:

Hello Karen,

In response to your emails sent yesterday afternoon (below and attached), please see the response prepared by our acoustical consultant:

The commenter refers to a table (Table 4, Project Contribution to Roadway Noise Levels) presented as part of a noise study conducted in 2005 for a different project and attempts to make a direct comparison with measured noise levels conducted in 2023 for the subject project (Table 4.9-3, Measured Noise Levels – Janss Road Site). This is inappropriate for several reasons; the primary reason being that the modeled results in Table 4 are presented in terms of the Community Noise Equivalent Level (CNEL) noise metric, as is fitting when assessing community noise/land use compatibility. As discussed in Section 4.9.1 of the subject project’s noise section 4.9, the CNEL noise metric is a way of expressing noise levels using a 24-hour weighted average in which noise occurring during evening (7 P.M. to 10 P.M.) and nighttime (10 P.M. 7 A.M.) hours carries a 5 dB and 10 dB penalty. In contrast, the short-term measured noise levels in Table 4.9-3 are expressed as  $L_{eq}$  (i.e., unweighted energy-averaged) levels. Thus, the commenter is comparing noise levels that are using different noise metrics; literally “apples and oranges”.

Secondarily, the details as to the specific locations and distances from the roadways modeled in 2005 by others and summarized in the referenced tables are not known to us and most likely do not correspond to the measured locations that were conducted in 2023; another reason that the comparison is flawed.

Finally, in response to the statement presented as fact that: “Each decibel is a significant, noticeable, and exponential effect on noise levels. I have not noticed a six times decrease in traffic noise.” This statement is not an accurate representation of sound and noise. In fact, in the community environment (i.e., outside of controlled conditions such as an acoustics laboratory), a change in noise level of 1 decibel (dB) is inaudible to the typical human listener. A change in noise level of 3 dB is typically considered to be barely noticeable, and a 5-dB change is clearly audible. An increase in noise level of 10 dB is typically required before the average

listener indicates that the perceived noise level has doubled (Caltrans 2013). **Reference:** California Department of Transportation (Caltrans). September, 2013. Transportation and Construction Vibration Guidance Manual. Division of Environmental Analysis, Environmental Engineering, Hazardous Waste, Air, Noise, Paleontology Office. September, 2013.

Sincerely,  
Scott

**Scott Kolwitz | Senior Planner**  
Community Development Department  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
Office: (805) 449-2319  
[City of Thousand Oaks](http://www.cityofthousandoaks.org)



---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 3:00 PM  
**To:** Scott Kolwitz <SKolwitz@toaks.org>  
**Subject:** Re: HCA cancer center

**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.

Sorry, but how can the same spot be 6 dB less 20 years later. That is my burning question. Thanks in advance.

Sent from my iPhone

On Mar 20, 2024, at 1:43 PM, Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)> wrote:

Hello Karen Martin,  
The City Clerk's office forwarded your Cancer Center email to us.

We have reviewed your email and questions. Your questions were previously submitted and answered via the Cancer Center's Final Environmental Impact Report Response to Comments. For your convenience, here's a direct link to the referenced FEIR section: <https://www.toaks.org/home/showpublisheddocument/51942/638453422456170000> |

n particular, please see PDF pages PDF pages 239-243 of 306 (your prior email) and 245-246 of 306 (our prior responses).

We assume you would like your email dated March 18, 2024 4:45 PM to be included in the "Supplemental Packet" for the March 26<sup>th</sup> City Council agenda packet. Please reply to this email if you do not want your letter included in the Supplemental Packet.

Sincerely,  
Scott

**Scott Kolwitz | Senior Planner**  
Community Development Department  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362  
Email: [skolwitz@toaks.org](mailto:skolwitz@toaks.org)  
Office: (805) 449-2319  
[City of Thousand Oaks](http://City of Thousand Oaks)



---

**From:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>  
**Sent:** Tuesday, March 19, 2024 10:18 AM  
**To:** Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)>; Justine Kendall <[JKendall@toaks.org](mailto:JKendall@toaks.org)>  
**Subject:** FW: HCA cancer center

Hello,

Please see the comment below. We were going to include this in the packet, but it appears the resident has questions for the project managers.

Thank you,

[Sandra Delgado](#), MPPA, CMC, CPMC  
Deputy City Clerk  
City of Thousand Oaks  
(805) 449-2152



---

**From:** Karen Martin <[takeodogg@aol.com](mailto:takeodogg@aol.com)>  
**Sent:** Monday, March 18, 2024 8:27 PM  
**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>  
**Subject:** Re: HCA cancer center

**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.

Will I get an answer?

On Mar 18, 2024, at 5:15 PM, City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)> wrote:

Hello Ms. Martin,

We have received your message and we will be including this in what we refer to as the "Supplemental Packet" for the March 26<sup>th</sup> City Council agenda packet.

Thank you,

City Clerk Department  
City of Thousand Oaks  
2100 E. Thousand Oaks Blvd  
Thousand Oaks, CA 91362  
(805) 449-2151  
[cityclerk@toaks.org](mailto:cityclerk@toaks.org)



**From:** Karen Martin <[takeodogg@aol.com](mailto:takeodogg@aol.com)>  
**Sent:** Monday, March 18, 2024 4:45 PM  
**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>  
**Subject:** HCA cancer center

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.

I have lived across the street from Los Robles for 30+ years. In 2005, I levied for mitigation for traffic noise and speed at that time and again with the helipad enlargement that allowed Black Hawk helicopter landings in a residential area.  
 In 2005 when the noise levels were found to be over acceptable limits (73.4 dB)

**TABLE 4  
 Project Contribution to Roadway Noise Levels**

Receptor Location	Existing (1)	Existing + Cumulative (2)	Existing + Cumulative + Project (3)	Project Increase (3-2)	Cumulative Increase (3-1)
Lynn Rd. between Camino Manzanas & Janss	73.4	74.5	74.7	+0.2	+1.3
Lynn Rd. between Janss & Sidlee	72.7	74.0	74.0	+0.0	+1.3
Lynn Rd. between Sidlee & Flores	72.9	74.1	74.2	+0.1	+1.3
Moorpark Rd. between Arboles & Flores	70.5	71.0	71.0	+0.0	+0.5
Moorpark Rd. between Flores & Janss	71.3	72.0	72.0	+0.0	+0.7
Moorpark Rd. between Janss & Hillcrest	71.5	72.2	72.3	+0.1	+0.8
Janss Rd. between Moorpark	67.0	68.0	68.0	+0.0	+0.4

I was told houses couldn't be built in our area now but the noise we dealt with daily was "grandfathered" and that the hospital was an entitlement project for the good of everyone.

Now you have produced another noise study 20 years later that indicates the noise levels have dropped six decibels! Talk about alternative facts.



Each decibel is a significant, noticeable, and exponential effect on noise levels. I have not noticed a six times decrease in traffic noise. In fact, since the “Fast and Furious” franchise, there is more of a race track feel to the noise. Speeds have increased as well as heavy truck traffic. How is it you can use the West Janss lot for homes? How can the planning commissioner suggest at the planning commission meeting prior to voting to pass this project on to city council for approval that The Hospital Corporation of America should build condominiums for their interns?? Is this saying the quiet part out loud? Is there a plan to change the zoning from low density residential in the future? The lack of believability of this one factor brings the entire project into question.

Karen Martin, Thousand Oaks

---

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Wednesday, March 20, 2024 4:42 PM  
**To:** Scott Kolwitz  
**Subject:** Your study

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Janss Road- Janss Road would experience an increase in noise levels from 0.4 – 0.7 dB. The cumulative threshold for this area, which is currently in the 60-70 dBA CNEL range, is 1.5 dB. Cumulative impacts would therefore not be significant.

Lynn Road- Cumulative noise levels adjacent to Lynn Road would increase by 1.3 dB. The cumulative threshold for this area, which currently exceeds 70 dBA CNEL, is 1.0 dB. Projected long term noise levels along Lynn Road are therefore expected to exceed City thresholds. These cumulative noise increases, however, would exceed the City threshold with or without the project, and the project does not contribute a significant amount of noise to the cumulative level. As noted in Table 5.8-4, the project would contribute 0.0 to 0.2 dB to the cumulative increase, which is less than the City's 0.5 dB threshold for a significant project contribution to long-term cumulative noise.

#### 5.9 Traffic and Circulation

Environmental Setting

Sent from my iPhone

**From:** Karen Martin <takeodogg@aol.com>  
**Sent:** Friday, March 22, 2024 9:30 AM  
**To:** Scott Kolwitz  
**Subject:** Distance Attenuation: How Sound Reduces with Distance

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<https://www.acoustical.co.uk/distance-attenuation/how-sound-reduces-with-distance-from-a-point-source/>

AT&T LTE 9:17 AM 14%

Distance Attenuation | February 23, 2015 |  
 Richard Collman

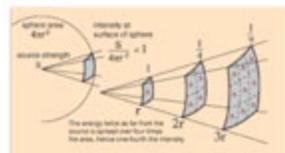
# How Sound Reduces With Distance From a Point Source



The area of a surface around a point sound source increases with the square of the distance from the source. This means that the same sound energy from the source is distributed over a larger area and the energy density reduces with the square of the distance from the source (Inverse Square Law).

For every doubling of distance, the sound level reduces by 6 **decibels** (dB), (e.g. moving from 10 to 20 metres away from a sound source). But the next 6dB reduction means moving from 20 to 40 metres, then from 40 to 80 metres for a further 6dB reduction.

Distance		Level c/w
From source	c/w 10 m	10 metres
5	1/4	+6
10	1	0
20	2	-6
30	3	-10
40	4	-12
50	5	-14
60	6	-16
70	7	-18
80	8	-18
90	9	-18
100	10	-20



acoustical.co.uk

So the 2005 study had the measurement taken ON THE SIDWALK, not in the planter ( farther from the source of noise)

and 4.5 ft elevation in 2005 vs. 6 ft elevation in the current study. Higher and increase distance equals lower decibels reading.

Land Use Category	CNEL or Ldn Decibel Level of Acceptance				
	Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptat
Residential	55	55-60	60-65	65-75	75+
Commercial	60	60-65	65-70	70-80	80+
Schools, Libraries, Churches, Hospitals, Nursing Homes	50	50-60	60-70	70-80	80+
Amphitheaters, Concert Halls, Meeting Halls			50-65	65-70	70+
Sports Arenas, Sports Recreation Facilities			50-70	70-75	75+
Neighborhood Parks	55	55-65	65-75		75+
Golf Courses, Riding Stables, Water Recreation, Cemeteries	55	55-75	75-80		80+
Professional Office	60	60-65	65-75	75+	
Industrial, Manufacturing	65	65-70	70-80	80+	

Source: Thousand Oaks General Plan- Noise Element

The Cancer Center study also took only two 10 minute readings after lunch rush, on a Thursday, and no school in session while the 2005 study took four 20 minute readings at morning and evening rush hour. Too bad you couldn't figure out how the noise levels were less. You aren't comparing apples to apples. Neither study because nags into account the increase in helipad traffic as the Hospital Corporation of America is now a Trauma Center.

**From:** Mark Ortgies <[mortgies@scoi.com](mailto:mortgies@scoi.com)>  
**Sent:** Monday, March 25, 2024 10:53 AM  
**To:** City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>  
**Subject:** Support - Item 10A

You don't often get email from [mortgies@scoi.com](mailto:mortgies@scoi.com). [Learn why this is important](#)

**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.

I am writing to express our support for the proposed Comprehensive Community Cancer Center. A dedicated center would combine vital resources and state-of-the-art medical equipment for patients and their families in one place - conveniently adjacent to numerous doctors' offices and facilities. Thousand Oaks Surgical Hospital, which SCOI Physicians have been on staff for over 20 years, makes it an ideal neighbor for the proposed center.

The Physicians of Southern California Orthopedic Institute, in alliance with UCLA Health, urge you to support the proposed Comprehensive Community Cancer Center.

Thank you for your consideration.

Sincerely,

Mark Ortgies

*Mark Ortgies*

Director Provider Relations  
**Southern California Orthopedic Institute**  
**in alliance with UCLA Health**  
30870 Russell Ranch Road #330  
(818) 901-6600 Ext. 4301  
(818) 207-8646 cell



On Mar 23, 2024, at 6:01 PM, Eric & Theresa Quandt <[egtq@earthlink.net](mailto:egtq@earthlink.net)> wrote:

Some people who received this message don't often get email from [egtq@earthlink.net](mailto:egtq@earthlink.net). [Learn why this is important](#)

**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.

Dear Council member,

After living in Thousand Oaks for more than 30 years, we are appalled to see the apparent blatant disregard for our city's general plan that was adopted to preserve our rural, uncongested neighborhoods.

After seeing the monstrosity that went up at 299 E. Thousand Oaks Blvd- Santel Apartments- we are severely concerned that developers and their money will turn the beautiful Conejo Valley into another San Fernando Valley in the name of progress and bringing business to the area.

Please REJECT the proposal to rezone residential land at Rolling Oaks Drive on Tuesday, March 26. Please look to the multitude of vacant buildings already in commercial zones for the new cancer center.

Please honor the general plan, and honor your promise to serve the citizens.

Respectfully,

Eric and Theresa Quandt  
Thousand Oaks residents since 1991

From: Judy <[nanajudyd@gmail.com](mailto:nanajudyd@gmail.com)>  
Sent: Monday, March 25, 2024 11:57 AM  
To: Al Adam <[AAdam@toaks.org](mailto:AAdam@toaks.org)>; David Newman <[DNewman@toaks.org](mailto:DNewman@toaks.org)>; Bob Engler <[BEngler@toaks.org](mailto:BEngler@toaks.org)>; Kevin McNamee <[KMcNamee@toaks.org](mailto:KMcNamee@toaks.org)>; Mikey Taylor <[MTaylor@toaks.org](mailto:MTaylor@toaks.org)>  
Cc: Scott Kolwitz <[SKolwitz@toaks.org](mailto:SKolwitz@toaks.org)>; City Clerk's Office <[cityclerk@toaks.org](mailto:cityclerk@toaks.org)>  
Subject: Item 10 - 2022-70733-Z Zone Change Request for Comprehensive Cancer Center

[Some people who received this message don't often get email from [nanajudyd@gmail.com](mailto:nanajudyd@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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.

Dear City Council Members

I am writing in opposition to the application for zone changes by HCA Health Care-Los Robles Hospital, which will be discussed Tuesday March 26, at the Thousand Oaks City Counsel meeting.

I would like to start by saying I think the idea of a Comprehensive Cancer Center in our city is a wonderful idea but not on the property at 400 Rolling Oaks Drive. Our city needs every available property that is currently zoned for housing to be kept for housing. I don't feel it's appropriate that our city would choose to allow a parking lot on the Los Robles Complex (355 West Janss Road) to be changed to Residential in exchange for the loss of true residential property (400 Rolling Oaks Drive). The property (355 W. Janss Rd.) would never be used for residential, isn't appropriate for housing and is not an even exchange. I believe this zone change would go against SB330, which was written to prevent this type of exchange and net loss of housing. Our city is constantly talking about the need for housing and this change would not help.

I am a recent breast cancer survivor and I went to Rolling Oaks Radiology, which is located at 415 Rolling Oaks Drive, which is attached to the Thousand Oaks Surgical Center (401 Rolling Oaks Drive) for my mammogram, ultrasound and biopsy and down stairs for my MRI. I have gone there for my mammograms for 30 years. All this in the same building. I didn't have to drive all over town, as some people have stated, to get these services. Why would you need another place right behind this address that would provide the same service? There also is the City of Hope located across the street from the Surgical Center at 425 Haaland Drive, that provides Oncology and Chemotherapy.

In the medical complex that houses Los Robles Medical Center, there is also Thousand Oaks Radiology Breast Center (227 W. Janss Road) that already does mammograms, ultrasounds, biopsies and also another building (2180 Lynn Rd) that houses MRI's, CT's and other testing. There also is Coastal Radiation Oncology (2230 Lynn Road). It seems that everything that you would have at a cancer center is already at their medical complex. It would make more sense to build on the property (355 W. Janss Rd.) that is already part of this complex. There is open space across the street (west) Lynn Rd. from this property and to the south, a few homes that would be impacted by the noise of construction. This is far better than the 250 plus apartments and homes that would be impacted by the noise from construction that are next to the property located at 400 Rolling Oaks Drive.

If HCA-Los Robles Hospital's primary concern is to make this convenient for cancer patients, why not build the cancer center on the property (355 West Janss Road) that is currently used as a parking lot for the exclusive use of Medical Center employees, volunteers and vendors. This is the property that they are requesting be changed to residential planned development. This property is part of all the other medical buildings and the hospital in this big medical complex and seems a more appropriate place for a Comprehensive Cancer Center.

Please consider a no vote and keep the property at 400 E. Rolling Oaks Drive as rural exclusive and save this for homes. HCA Health Care-Los Robles Hospital already has the property in their centralized complex to build the Comprehensive Cancer Center.

Sincerely  
Judy Dahlstrom  
Resident of Thousand Oaks

## Lori Goor

---

**From:** sherrie nickeas <snickeas@gmail.com>  
**Sent:** Saturday, March 23, 2024 6:31 AM  
**To:** Lori Goor  
**Cc:** Commans Amy  
**Subject:** To the Mayor and City council LRHS Comp. Cancer Center

You don't often get email from snickeas@gmail.com. [Learn why this is important](#)

**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.

Mayor Al Adam, City Council; Kevin McNamee, Bob Engle, David Newman and Mikey Taylor,

In regards to the meeting scheduled for Tuesday March 26th. I will not be able to make the meeting unfortunately I will be at City of Hope in Duarte and I would have like to share my story. I am a 10 year cancer patient (Blood-Multiple Myeloma) and although I have been able to find good Oncologists in the area, there are no Cancer research hospitals that I can get cutting edge treatment locally. I have been getting treatments at City of Hope, such as CAR-T which is a process where they take the t-cell out in a process called Leukopherisis (I am having this procedure on Tuesday) and send the frozen cells to a pharmaceutical lab to be re-engineered to recognize and attack the specific cancer in my body. This is a very innovative, useful and cutting edge treatment for many different cancers. I have also had different treatments that again, can only be done at major cancer hospitals which we are at least an hour away from most cancer specialty hospitals. This is exactly what we need to be doing in our own community where patients can get these specialized treatments and cutting edge technology. It would make such a difference to the thousands of residents that call the Conejo Valley home.

I know from personal experience how the has affected out lives. Typically we have had to stay at a hotel or if I need to hospitalized My husband Mark has had to drive 60 miles each way to visit (he comes daily usually) I can only imagine how having the same treatment locally would make to our lives. In the end it is about supporting the local community with the best medical technology has to offer.

Thank you for taking the time to read this. Keep up the good work for the community!

Thank you,  
Sherrie Nickeas  
818-458-5634

## Lori Goor

---

**From:** Mark Nickeas <nickeasm@gmail.com>  
**Sent:** Saturday, March 23, 2024 10:17 AM  
**To:** Lori Goor  
**Cc:** Amy Commans  
**Subject:** Los Robles Cancer Center

You don't often get email from nickeasm@gmail.com. [Learn why this is important](#)

**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.

Mayor Al and City of TO council members,

My wife and I have been residents of Westlake Village and Thousand Oaks for 40+ years. We have two children who grew up in the area, went to school in the area, and now as adults live in the area and are raising their children here too. We have watched Thousand Oaks grow into one of the finest and most desirable residential communities in the entire United States. I am writing today to express my sincere support for the proposed Los Robles Cancer Center. My wife Sherrie was diagnosed with a blood cancer 10 years ago, and for the past 10 years we have been traveling to Los Angeles and to Duarte California to City Of Hope. Commute times always seem to take between an hour and an hour and a half no matter when your treatment time is. If there had been a treatment center locally the amount of stress put on the patient, caregiver and family would've been reduced immensely. It's time that a city like Thousand Oaks has a state of the Art treatment center for this horrible disease.

Sincerely,

**Mark Nickeas**  
818-458-5633

## Lori Goor

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**From:** Joni Tada <jtada@joniandfriends.org>  
**Sent:** Saturday, March 23, 2024 2:30 PM  
**To:** Lori Goor  
**Cc:** Lisa Miehl  
**Subject:** Proposed Comprehensive Cancer Center  
**Attachments:** Proposed Cancer Center Letter.pdf  
  
**Importance:** High

You don't often get email from jtada@joniandfriends.org. [Learn why this is important](#)

**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.

Dear Mayor Adam and City Council Members...

As a stage 3 cancer survivor, I am extremely interested in the proposed LRHS Comprehensive Cancer Center and am submitting my attached letter for consideration at Tuesday evening's City Council Hearing.

Thank you for reviewing my appeal as part of the City Council's review of the plan for the Center.



**Joni Eareckson Tada**  
Founder/CEO



818.575.1712

[www.joniandfriends.org](http://www.joniandfriends.org)





***Joni and Friends***

PO Box 3333

Agoura Hills, California 91376

March 23, 2024

Dear Mayor Adam and City Council Members...

As a quadriplegic who has survived stage 3 cancer twice, I am an enthusiastic supporter of the proposed Comprehensive Cancer Center adjacent to the Los Robles Thousand Oaks Surgical Center.

My two separate battles against cancer involved extensive chemotherapy and radiation. My treatment was made more challenging as a wheelchair-user, considering that the surgical hospital, chemo clinic, medical laboratory, and radiation center are dispersed in separate locations. I believe that my overall treatment could have been more accessible and less fragmented had I enjoyed all-inclusive cancer treatment 'under one roof.' And I feel I am speaking for all persons with disabling conditions in our community who must face cancer.

I'm convinced the proposed Comprehensive Cancer Center would benefit our community greatly, especially for residents who struggle not only with cancer, but with physical impairments. It would be a great asset to the Conejo Valley to have a single location housing the finest resources and state-of-the-art medical care for families who must struggle with this disease. Thank you for hearing my appeal, and I trust that you, Mr. Mayor, and the City Council, will favorably view the proposed the Comprehensive Cancer Center.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Joni", with a long horizontal stroke extending to the right.

Joni Eareckson Tada  
CEO/Joni and Friends

## Lori Goor

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**From:** Young, Joan <Joan.Young@Sothebys.Realty>  
**Sent:** Saturday, March 23, 2024 3:02 PM  
**To:** Lori Goor  
**Subject:** Letter to Mayor and Councilmembers re. Comprehensive Cancer Center  
**Attachments:** Letter to City of TO re\_ Comprehensive Cancer Ctr.pdf

You don't often get email from joan.young@sothebys.realty. [Learn why this is important](#)

**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.

Dear Ms. Goor:

Attached is my letter supporting the CCC here in Thousand Oaks. Thank you for including my letter in the council packages for their meeting on March 26, 2024

Sincerely,

Joan R. Young  
Westlake Village  
City of Thousand Oaks

*Joanie*

Joan R. Young, GRI, CRB, CRS  
Realtor Emeritus  
DRE #00402231  
Sotheby's International Realty  
3075 Townsgate Rd. #100  
Westlake Village, Ca  
805 469 2278  
[joan.young@sothebys.realty](mailto:joan.young@sothebys.realty)

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

**JOAN R. YOUNG**

Honorable Mayor Al Adams & Councilmembers: Bob Engler, Kevin McNamee,  
David Newman and Mikey Taylor

c/o Lori Goor, Senior Recording Secretary Community Development  
Department, City of Thousand Oaks [LGoor@toaks.org](mailto:LGoor@toaks.org)

March 23, 2024

I am writing to ask for your approval of the proposed LRHS Comprehensive Cancer Center to be located across the street from Thousand Oaks Surgery Center. The property proposed for this center is 400 E. Rolling Oaks Drive.

I personally have many reasons for supporting this project:

In 2010 we lost our daughter Lisa A. Young to incurable brain tumors, three days before her 46<sup>th</sup> birthday. Her first surgery was at Los Robles Hospital for what was thought to be Hydrocephalus caused by water on the brain but turned out to be caused by a brain tumor. The then hospitalist referred her to UCLA's top neurosurgeon for further surgery, four in all. We travelled extensively to Westwood Village for surgeries, on-going oncology treatments, medications, infusions, MRI's, etc. We also had two months of radiation here in Westlake Village. Following the first surgery Lisa was referred to Northridge Hospital for rehab as nothing was available here at home. After her last surgery. rehab was available at Los Robles East Campus. However,

We traveled over 130 visits to UCLA to the neuroscience Oncology department. As Lisa's cancer advanced so did her confusion and frailty and ability to travel. As parents, case managers having to review her history with every new entity as well as provide 24/7 family watch, it was no easy task, however we all hung onto hope that a new treatment might be successful. And that is what a comprehensive cancer center may one day bring!

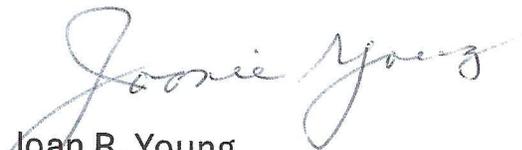
Today, our community is rich with brilliant medical professionals and the prospect of a Comprehensive Cancer Center to support the many specialists treating cancer patients is a Godsend to our community. A place where a patient can have the dignity of familiarity, a consistent staff, and spend more time being treated than travelling hours on the freeways and coming home totally exhausted in addition to being ill. A little peace of mind during the most terrifying fight for their life. And think of the benefits of doctors networking face to face and the ultimate benefits to caregivers.

Utilizing the privacy of the T.O. Surgery Center in conjunction with the Cancer Center along with the collaboration of the City of Hope and UCLA will provide the ultimate optimization of medical services in our community to serve and cure many of our cancer patients. I have firsthand knowledge of the enthusiasm of our medical professionals in the treatment of cancer because of them, I am a breast cancer survivor.

I am familiar with the subject property having sold it to the original owners of the Young Set Club in the early 70's. The topography lends itself well to a great design and may even mitigate some objections since it is below street level.

Lastly, I began my career with the Janss Family in 1963 and have been a resident of the Thousand Oaks community for more than 58 years. During this time I have watched the city fathers make numerous impactful decisions and I sincerely hope you will make it possible to take our medical services to the next level and approve this project! Its the right time and certainly the right thing to do! Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Joan R. Young". The signature is written in dark ink and is positioned above the typed name and address.

Joan R. Young  
1409 EASTWIND CIR.  
Westlake Village

## Lori Goor

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**From:** mai brooks md <maibrooksm@gmail.com>  
**Sent:** Sunday, March 24, 2024 7:26 PM  
**To:** Lori Goor  
**Subject:** Los Robles Cancer Center

You don't often get email from maibrooksm@gmail.com. [Learn why this is important](#)

**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.

To: Mayor Al Adam and City Council Members Kevin McNamee, Bob Engler, David Newman and Mikey Taylor  
I am writing to express my strong support for the LR Cancer Center in our community. This would tremendously help our cancer patients and their families. LRCC would also have a positive impact on our great TO city.

Thank you so much for your consideration

Dr. Mai Brooks

Surgical Oncologist and TO Resident

Name	City	Item #	In favor/ Opposed	Comment
N/A	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Present and future home buyers are entitled to fully rely upon residential zoning laws in face of all efforts; whether local, state or federal to alter such laws. If allowed then current and future homeowners cannot rely upon any zoning law. This is completely against homeowners interests; that is your number one job!!
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	The wall is too big
Tracy Adams	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This land swap that is being proposed is not above board. No one is going to build nine houses in the parking lot of the hospital medical buildings. Build the cancer center over by the hospital. Do not rezone the residential area by the surgical center. Thank you.
Chris J	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	opposed to this due to excessive traffic and crime and decrease in property values. Also, opposed to removing any Oak Trees. As a homeowner we are not able to remove or top off the Oaks due to the county/city ordinance.
Rob Gregg	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Opposed to the new cancer center. We just bought our home due to the quiet nature of this neighborhood.
Alison Gordon	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Keep the neighborhood quiet until
Paulette krishnan	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This is not the place for this center. This neighborhood cannot have this facility due to traffic, parking issues, environmental impact and scenery change.

Name	City	Item #	In favor/ Opposed	Comment
Narayan Krishnan	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>Why do you feel the need to build another commercial property in a residential neighborhood?</p> <p>I am not in favor of the environmental impact.</p> <p>I am not in favor of the. Traffic impact</p> <p>Why can't this cancer center be located by the Los Robles hospital??</p> <p>Stay out of our neighborhood please!!!</p>
NP resident.	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	No more rezoning residential areas into commercial zones. No more corporations invading our quiet city.
Kirk DeWitt	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	I have noticed how many people I know choose to go to hospitals and treatment centers in Los Angeles for their cancer treatment. It is hard on them to be so far from loved ones, their religious communities, and their home town. This would be a great step forward to provide a higher level of care right here in Thousand Oaks.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We don't need more corporate zoning or buildings!

Name	City	Item #	In favor/ Opposed	Comment
Nicole	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This would put my children's safety at risk when going to school. I am 100% against this. I have been a home owner for decades.
Ryan	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Am not in favor of this. Would decrease my lifestyle.
Proyag Datta	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	There is no justification for converting a residential area into commercial when the preapproved commercial site exists less than 10 mins away. This sets a dangerous precedent of encroachment of commercial buildings into residential areas.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We purchased our home in the Los Robles neighborhood years ago due to its proximity to open space and limited number of homes. Since we have lived here, TOSH and several medical offices have been built and Haaland Dr. completed thru to Rancho. This has resulted in increased traffic; however, it has been manageable and we have even utilized TOSH. We believe, however, that adding an additional medical center of the proposed scale would increase traffic, noise etc. even more and negatively impact the neighborhood. We believe that putting the cancer center on the existing Los Robles campus is more appropriate, still providing the center to the community but with less impact to a residential area.

Name	City	Item #	In favor/ Opposed	Comment
Roland Madrid	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Currently, there are too many vacant commercial buildings in and around this city. New large, unsightly buildings are not what we need.
Kelly Sullivan	Thousand Oaks	12B - Janss Marketplace Specific Plan Initiation	I am opposed to this item	Kelly Sullivan
Amanda W.	Agoura	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	NO UPZONING
Pam Davis	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We need housing and safe space for our community.
Ellie Reed	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This is a residential neighborhood, and there is no reason to put commercial buildings here. It will ruin the neighborhood. I strongly object.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Please do not allow this
N/A	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Terrible idea for our community. Makes absolutely no sense. Keep residential housing for residents not corporate development!! Thank you
Chris	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Build the building on the parking lot they want to rezone and save are beautiful landscape
Susan Manners	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	There is no reason to approve this project in a residentially zoned neighborhood. We need neighborhoods to stay in tact and stay safe! There should be no commercial traffic or project of any kind. There is so much commercial space available at this time. Please do not approve this project.

Name	City	Item #	In favor/ Opposed	Comment
Liz Stretton	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	They should look to reuse commercial space that is not being used. There are plenty of no or low use commercial spaces in Thousand Oaks. Think creatively people!!! Or use their parking lot! If they can't afford to do it this way, then they can't afford it !
N/A	N/A	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Keep our residential areas safe from corporate take over. You can't let them take down a beautiful Mountain. You Wouldn't let a residential take a mountain Down to build a house why should you let a corporations take a mountain down or Hills down to build a building? Keep our areas residential that are zoned residential. There are so many more commercial areas available to build what they want.
N/A	N/A	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We don't need more commercial buildings
Joanne Wade	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Instead of re-zoning land that is zoned for low-density residential use, make use of the many commercial buildings that are now barely used due to many people working from home. Repurpose these buildings!
Peter	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	Perfect place to expand TOs medical centers
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Please preserve our neighborhood and wildlife in Thousand Oaks.

Name	City	Item #	In favor/ Opposed	Comment
John Burdick	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	City Council must honor the General Plan in preserving neighborhoods. Rezoning will set a bad precedent in Thousand Oaks.
Ingrid Laguna	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	we need more housing, not commercial properties taking over our beautiful neighborhoods
Stacy Keeler	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We should not be changing zoning that causes Thousand Oaks to turn into an Encino-type city! We moved here because it was not the Valley! Do not overstep and change this beautiful city!
Steve	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We need home and families not more commercial property

Name	City	Item #	In favor/ Opposed	Comment
Wendy Zimmerman	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>I am opposed to allowing the proposed cancer center to be built in the midst of homes in the Los Robles neighborhood. It is obvious to me that the cancer center is better situated in the Los Robles Hospital medical complex. Using land from the parking lot by Janss is a much more appropriate location and compatible use for the land. A potentially busy cancer center does not belong in the middle of a neighborhood of single family homes.</p> <p>Further, the Los Robles hospital complex is not an appropriate location for new housing, especially not single family homes as an even land swap would require. They won't be built and don't belong there. Please VOTE NO on this land swap that creates incompatible neighbors.</p> <p>I am not opposed to a cancer center and improvements to our local medical system. I just want the cancer facility to be built in the medical center by the hospital, or perhaps another, more compatible location, can be found elsewhere that does not disrupt a residential neighborhood. For example, there is an apparently unused building on the 101 side of Newbury Road across the street from the Regency Medical Plaza near the intersection of Haigh Street that may serve as a viable alternative. It already has commercial zoning. No land swap required.</p>

Name	City	Item #	In favor/ Opposed	Comment
Chuck Lech	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	The master plan and current zoning is not final approval to build. The review process takes many steps. Having a first class local center will allow cancer treatments to occur locally, not requiring usually hours of travel per day. Having a few non-city residents complain about their views is not a good enough reason to provide an opportunity for our entire community to have a better experience for needed treatment facilities. Please allow this to take place.
Jena Conove	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Please maintain the charm and community feel of our wonderful town. No more commercial building!
N/A	N/A	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	I do not want more commercial buildings to be built!
Margarita and David Assael	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	No to upzoning.
Ross	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We should be protecting residential areas of our wonderful neighborhood. Stick to the promises made of preserving our neighborhoods.
Judy Burris	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	If the builder is willing to give back part of their parking lot, just build the cancer center on the parking lot.

Name	City	Item #	In favor/ Opposed	Comment
Maria Shaw	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>Thousand Oaks City Council needs to stop rezoning property that has been approved for single family homes to commercial or residential/commercial zoning. There are plenty of open spaces in Thousand Oaks where these buildings can be built and not within a community where single family homes should not have to contend with overstated buildings and commercial businesses in their neighborhoods. We need to preserve areas where single family residents can have peace without the noise of commercial businesses next door or overbearing 5 story buildings peering down into their private backyards. Our city council needs to put themselves into the properties where these zone changes do not make sense and will stand out as sore-thumbs within a single family home zoning. Think what you would want if one of these buildings were to be erected in the property next to your home...hummm wouldn't like it right? Neither do we!!!</p>

Name	City	Item #	In favor/ Opposed	Comment
Dennis Barnikel	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We have lived in the Westlake Village portion of Thousand Oaks for over 50 years and are astonished by this ridiculous attempt by Los Robles Hospital Corporation to build a structure of any size in a residential neighborhood. There are numerous empty buildings throughout our community that would be able to be used without destroying our way of life. Leave our hillside and housing properties as is and don't let corporate entities bully us with their donations.
Julie Dimas	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	So many empty buildings in Newbury! Chose one of these! Build houses not cooperate! Please and thank you
Deborah Bradbury	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	No more commercial buildings!
N/A	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	I agree we have a great need in the community for stellar care for cancer patients. Also need to assist our senior community better.
N/A	N/A	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	I am opposed to the Proposed Comprehensive Cancer Center being built
Sharon Wagener	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We need residential areas, not more commercial buildings
Arielle	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Absolutely no to a 60,000 sq ft commercial building!

Name	City	Item #	In favor/ Opposed	Comment
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This facility will cause major traffic flow issues in a residential area. If this project is allowed to proceed what is to stop other major corporations from attempting the same thing.
Erik McGrath	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Absolutely not necessary. The guise of "cancer" is startling.
N/A	N/A	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Thousand Oaks must not become the Valley. Preserve its suburban glory

Name	City	Item #	In favor/ Opposed	Comment
N/A	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>Corporate america purchased the 4 acres in a zoned rural low density residential and is pushing to rezone it to commercial! Even worse, they are proposing to demolish and deeply grade a gorgeous mountain side to use every square inch, to build a 60,000 sq ft monstrosity that will divide and loom in our neighborhoods !! This corporation is using the word “cancer” to manipulate and deceive our community leaders and attempting to convince them that we “need” a cancer center- and it must be here !! It’s not about cancer!! They have some of the lowest ratings in healthcare and have proven to be unfaithful with their current provisions.</p> <p>They are attempting to zone swap a portion of their hospital parking lot to residential zoning to appease SB330s requirement for no net loss in housing ! If they “need” this building they should build it in their parking lot where they are attempting to rezone residential. If they build on their own campus, it will have the least environmental impact and makes the most sense!!</p> <p>We are in a housing crisis!! We don’t need more commercial buildings- we have enough empty commercial buildings !! The city of Ventura is rezoning commercial to residential because we NEED more housing!!</p>

Name	City	Item #	In favor/ Opposed	Comment
Patricia Sica	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Having had 5 cancers myself (not counting skin cancers), I feel that we are able to get great treatment with individual oncologists in the community. For me, this started 40 years ago, and if anything, we have more options now than we did then. Do not rezone residential for this purpose!
Dana Miller	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	PLEASE!!! DO NOT ALLOW THIS AREA TO BE REZONED! IT is a RESIDENTIAL NEIGHBORHOOD AND NEEDS TO REMAIN THAT WAY! BUILD THE CANCER CENTER WHERE IT BELONGS--- as part of the Los Robles Campus. Please put yourself in our shoes....if you had lived in your house for 32 years, and suddenly someone has the idea to REZONE your neighborhood to build a commercial building, thereby increasing traffic, and reducing your property value---HOW WOULD YOU FEEL? Would you vote for this if it were YOUR neighborhood being affected? PLEASE OPPOSE!
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	There is a better place for this facility that is co-located with a broader set of medical capabilities which would result in more comprehensive care for patients while also not disrupting residentially zoned neighborhoods.

Name	City	Item #	In favor/ Opposed	Comment
Robert E. Lazenby	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	I know that land development means more revenue to the city but enough is enough. Lets keep the residential zoning intact and stop bending over to the commercial development companies who only see our area in \$\$\$ signs.
N/A	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	I am not convinced this is the intended use/zoning of the land.

Name	City	Item #	In favor/ Opposed	Comment
Shana Berger	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>With so many available, empty commercial sites, why are we even considering rezoning a residential to commercial plot? With so much push for more housing, why would you take away the possibility for more homes in an already lovely residential area.</p> <p>Los Robles and TOSH are not close together, seems to me that a cancer center could also be elsewhere in Thousand Oaks and not across the street from TOSH.</p> <p>Have you even considered the light pollution that would undoubtedly come from this business and currently comes from TOSH into the residential neighborhood on Rancho/Rimrock? TOSH was supposed to mitigate this when it was built and never did.</p> <p>I've lived in the Conejo since 1979 and I'm concerned with many of the decisions the city is making and how those decisions affect our area, its development, and its current residents. Where I live, where for many many years I had a view of a mountain which would be dark at night. Now, I get to look at the lights of Sage Mountain.. ALL NIGHT LONG. I'd prefer the dark. I wonder if the city ever considered how and where the lights from this facility would effect the surrounding area, not just the immediate.</p> <p>I once inquired about moving my business into a house on a very busy street with only 4 houses. Across the street all commercial and adjacent is all commercial. I was denied and as a small business couldn't afford to go to the city to try for rezoning. IMHO this stretch of Rancho should be mixed use but apparently you need to have deep pockets to convince the city to make that happen.</p>

Name	City	Item #	In favor/ Opposed	Comment
N/A	N/A	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Do not build this!
susan stewart	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	We do not need more commercial office space - especially one that requires rezoning and destruction of open space in an area where people bought homes based on the low density and promised residential zoning.  We are depending on our city to protect us with good planning and to honor zoning laws. We hope you will up to this unjust, corporate takeover.
J	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This is wrong is so many ways. This city is overpopulated and the freeways are overcrowded. We cannot accommodate a huge center like this in our small community. It's not fair to long term residents and commuters alike. Nearby homeowners are now being punished with the threat of more congestion, noise and years of construction.
Michael Maxcy	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	At some point we must finally decide to choose our natural surrounding beauty over tax dollars. Let's start now.
Sharon Cook	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Save our community from Big Pharma
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	no to up zoning residential area
Linda	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Please protect our residential communities. Build it elsewhere!

Name	City	Item #	In favor/ Opposed	Comment
Johnathan Theodore	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Please keep our community small and do not develop any of our natural open spaces
Kathy	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	I am strongly opposed to the plan to demolish the mountainside in this region and the plan to build commercial buildings. We have many vacant commercial buildings that should be used first.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	From comments provided by others, there seems to be plenty of available business property that could be used for a cancer center. The cancer center doesn't have to be in the proposed area. This is zoned for residential property and it does not need to be converted into commercial property.
Jacqueline Berger	Westlake Village	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	It is totally unreasonable to think anyone would build or for that matter consider living in a residential unit, in the parking lot of a busy hospital. Leave residential areas for housing, neighborhoods, & a safe place for children to play in front of their homes.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Residents need to be able to rely on zoning laws to make sound housing choices that meet the needs of their families, and don't threaten the future value of their property. We do not need another health care facility in this community, especially one that is run by a non-local corporation that does not have a sound reputation to commend it.

Name	City	Item #	In favor/ Opposed	Comment
Nan L. Jones	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	<p>We Support This Project As Medical Facilities Shall ALWAYS Be Needed ... To Ensure Quality Life For All Residents Residing Within Thousand Oaks. .... To Those Near And Far -</p> <p>Medical Facility's Have Always Earned To Priority!</p> <p>We, Thousand Oaks, Its' Surrounding Cities Need NOT Additional Residential Structures.</p>
TIm Speed	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>No valid reason for this to happen. There are plenty of unused properly zoned parcels that could accomidate the cancer center. This is a great example of corporate greed placing profit over people. I live on Los Padres Dr. adjacent to the Conejo Valley Open Space. This is a very popular street for hikers, mountain bikers, and dog walkers. Adding the cancer center here would have an undesirable affect on traffic, pollution, noise, and quality of life the for all of the residents here and for the outdoor enthusiasts that visit here often. Please, please, please vote no.</p>

Name	City	Item #	In favor/ Opposed	Comment
Lindsey Burdick	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	This rezoning proposal is against what the General Plan indicates. And, the history on this property for the previous zoning proposal. It was denied in 2016. Preserve our neighborhoods. Build the cancer center on the Janss medical campus.

Name	City	Item #	In favor/ Opposed	Comment
Diego Martinez	Santa Rosa Valley	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>I'm Diego Martinez and I work in Thousand Oaks. I am not opposed to a cancer center... the more care that we can get for people dealing with a horrible disease, the better. I also think we need more housing. Ventura County is now the most unaffordable county in the entire US due to our lack of new housing supply. The proposed building footprint is about one-quarter of the lot area. 75% of the lot area is going to parking. That is ridiculous. We need to loosen or remove the parking restrictions to reduce Vehicle Miles Traveled and increase affordability in the area.</p> <p>We can also be more creative with the building's use. Why not make it a cancer center AND apartment building? You can even put in some commercial space so residents have essential goods closer to them. We need more creative thinking if we want to make progress on the housing crisis, the homelessness epidemic, and the climate crisis.</p> <p>I urge the council to oppose this unsustainable and uncreative proposal, reduce or remove the parking requirements, and urge the developer to build mixed-use (medical, residential, and commercial).</p>

Diego Martinez (CONT'D)	Santa Rosa Valley (CONT'D)	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive) - (CONT'D)	I am opposed to this item - (CONT'D)	(CONT'D) PS - Removing parking requirements does not mean there will be zero parking, it simply puts the amount in the developer's hands. A developer is not going to build a building with zero parking. Rather than an arbitrarily enormous number that the city forces them to build, they will build the amount they determine they will actually need.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	I AM OPPOSED TO REZONING OF THIS PROPERTY, NOT THE CANCER CENTER ITSELF.
Lauren L	Simi Valley- Business in Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	I am in favor of 10A. Being in an industry of health and wellness. We come in contact with too many people undergoing this awful disease (cancer). We hear there isn't enough local care, especially for many treatments or support systems under one roof. I feel this would be a great addition to our local community. A beautifully constructed facility, but more important- a place that patients can go that is local. It will take so much stress of people having to commute or go to multiple practices for appointments. I fully support 10A.
N/A	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	Unfair to the homeowners. And Los Robles is a money hungry monster that cares more about the dollar sign than the patients or the community it "serve". No thank you.

Name	City	Item #	In favor/ Opposed	Comment
Judy Dahlstrom	Thousand Oaks	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am opposed to this item	<p>I am writing in opposition to the application for zone changes by HCA Health Care-Los Robles Hospital, which will be discussed Tuesday March 26, at the Thousand Oaks City Counsel meeting.</p> <p>I would like to start by saying I think the idea of a Comprehensive Cancer Center in our city is a wonderful idea but not on the property at 400 Rolling Oaks Drive. Our city needs every available property that is currently zoned for housing to be kept for housing. I don't feel it's appropriate that our city would choose to allow a parking lot on the Los Robles Complex (355 West Janss Road) to be changed to Residential in exchange for the loss of true residential property (400 Rolling Oaks Drive). The property (355 W. Janss Rd.) would never be used for residential, isn't appropriate for housing and is not an even exchange. I believe this zone change would go against SB330, which was written to prevent this type of exchange and net loss of housing. Our city is constantly talking about the need for housing and this change would not help.</p> <p>I am a recent breast cancer survivor and I went to Rolling Oaks Radiology, which is located at 415 Rolling Oaks Drive, which is attached to the Thousand Oaks Surgical Center (401 Rolling Oaks Drive) for my mammogram, ultrasound and biopsy and down stairs for my MRI. I have gone there for my mammograms for 30 years.</p>

Judy Dahlstrom (CONT'D)	Thousand Oaks (CONT'D)	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive) - (CONT'D)	I am opposed to this item (CONT'D)	<p>(CONT'D)</p> <p>All this in the same building. I didn't have to drive all over town, as some people have stated, to get these services. Why would you need another place right behind this address that would provide the same service? There also is the City of Hope located across the street from the Surgical Center at 425 Haaland Drive, that provides Oncology and Chemotherapy.</p> <p>In the medical complex that houses Los Robles Medical Center, there is also Thousand Oaks Radiology Breast Center (227 W. Janss Road) that already does mammograms, ultrasounds, biopsies and also another building (2180 Lynn Rd) that houses MRI's, CT's and other testing. There also is Coastal Radiation Oncology (2230 Lynn Road). It seems that everything that you would have at a cancer center is already at their medical complex. It would make more sense to build on the property (355 W. Janss Rd.) that is already part of this complex. There is open space across the street (west) Lynn Rd. from this property and to the south, a few homes that would be impacted by the noise of construction.</p> <p>This is far better than the 250 plus apartments and homes that would be impacted by the noise from construction that are next to the property located at 400 Rolling Oaks Drive</p>
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Judy Dahlstrom (CONT'D)	Thousand Oaks (CONT'D)	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive) - (CONT'D)	I am opposed to this item (CONT'D)	<p>(CONT'D)</p> <p>If HCA-Los Robles Hospital's primary concern is to make this convenient for cancer patients, why not build the cancer center on the property (355 West Janss Road) that is currently used as a parking lot for the exclusive use of Medical Center employees, volunteers and vendors. This is the property that they are requesting be changed to residential planned development. This property is part of all the other medical buildings and the hospital in this big medical complex and seems a more appropriate place for a Comprehensive Cancer Center.</p> <p>Please consider a no vote and keep the property at 400 E. Rolling Oaks Drive as rural exclusive and save this for homes. HCA Health Care-Los Robles Hospital already has the property in their centralized complex to build the Comprehensive Cancer Center.</p>
Michelle Koetke	Newbury Park	10A - Proposed Comprehensive Cancer Center (400 East Rolling Oaks Drive)	I am in favor of this item	This proposal would not provide any additional benefit and flies in the face of the logic of zoning. Abuse of power, a shiny new thing that will hamper the quality of life for not one but two eventual neighborhoods. Outrageous. What is the purpose of zoning, planning? Vote no.



Community Development Department  
**MEMORANDUM**

2100 Thousand Oaks Boulevard • Thousand Oaks, CA 91362  
Phone 805/449.2500 • Fax 805/449.2575 • www.toaks.org

**TO:** Andrew P. Powers, City Manager

**FROM:** Kelvin Parker, Deputy Community Development Director

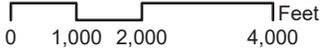
**DATE:** March 26, 2024

**SUBJECT:** **Item No. 12B - Janss Marketplace Specific Plan Initiation (SP-2024-70001)**

This memorandum is to update the case number and applicant identified within Attachments 1-3 to “SP-2024-70001 - Newmark Merrill Companies” only.

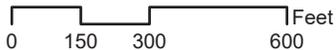
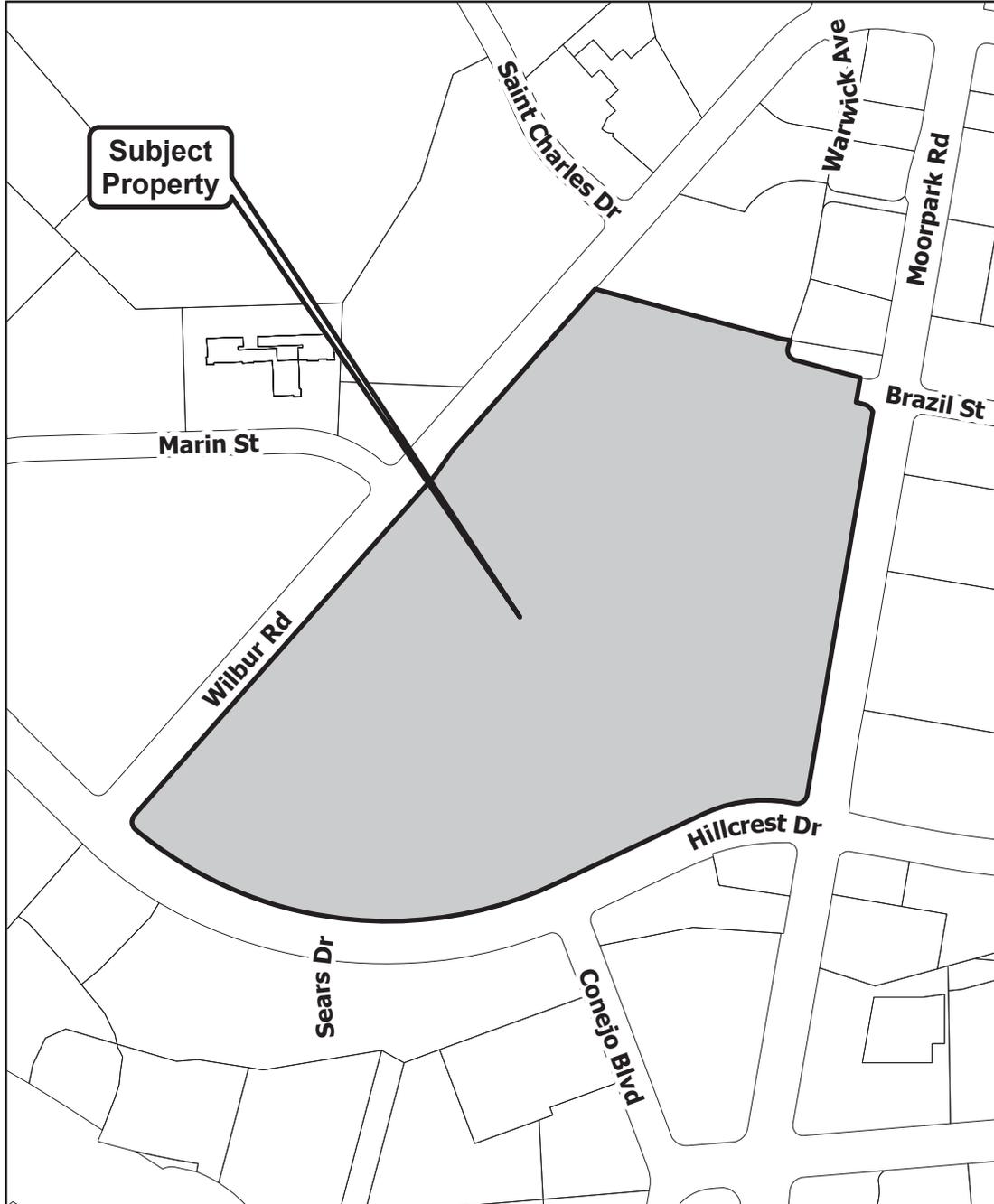
cdd:440-35\sk\H:\COMMON\City Council\CC Agenda Items\2024\03262024\Janss SP Initiation\Supplemental 12B\12B Memorandum – Community Development Department.doc\pzs (FILE ID: SP-2024-70001)

# SP-2024-70001 Newmark Merrill Companies Vicinity Map



City of Thousand Oaks  
Community Development Department

# SP-2024-70001 Newmark Merrill Companies Location Map



City of Thousand Oaks  
Community Development Department

# SP-2024-70001 Newmark Merrill Companies Aerial Map



0 75 150 300 450 Feet

City of Thousand Oaks  
Community Development Department