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THOUSAND OAKS Acorn

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INSIDE:

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Beyond the Acorn
magazine
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RICHARD GILLARD/Acorn Newspapers

JUBILATION—Thousand Oaks High School students rush the field after the Lancers' 39-20 homecoming victory over Birmingham on Friday. The win was the team's first of the year, and T.O.'s famed cheering section—The Green Hole—took full advantage. See more local high school sports coverage on pages 35 to 37.

CVUSD

Kelley Road lease extended

■ Rent remains \$25,000 a month

By Andy Nguyen
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Lacking a new place for the students and staff of Conejo Valley High School, the school board voted last week to continue paying rent at its former Kelley Road property for at least another year.

By a 4-0 vote, the Conejo Valley Unified board of education agreed Sept. 20 to extend its lease with Daylight Investors through Aug. 28, 2017. Trustee Betsy Connolly was absent.

Under the agreement, the district will continue to pay the private investment firm \$25,143 a month to keep the continuation high school at the site, which CVUSD sold to Daylight in 2015 for \$8.9 million.

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Rendering by KTG Group

VISION—A rendering depicts a three-story mixed-use development planned for the 1700 block of E. Thousand Oaks Boulevard, former home to Lupe's Mexican Restaurant, which closed in August after 69 years in business.

Mixed use proposed at former Lupe's site

By Becca Whitnall
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A site that had come to represent Thousand Oaks' past may serve as a window into its future.

T.O.-based Daly Group Inc. filed an application with the city this month to build a mixed-use hous-

ing development consisting of 36 apartments and three retail spaces in the 1700 block of E. Thousand Oaks Blvd., former home of Lupe's Mexican Restaurant, which closed in August after 69 years in business.

If approved, the Daly project would be the first of its kind in the city, and the first since the City

Council passed the Thousand Oaks Boulevard Specific Plan in 2011 calling for such development.

"As soon as I saw it, I thought, 'That's what we're talking about,'" Mayor Joel Price told the *Acorn* this week. "This is a place where even the developers themselves would

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Donations pour in for family of fallen engineer

By Caitlin Trude
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The Ventura County Fire Department is rallying around the family of the fire engineer who was killed in a truck rollover last Wednesday.

The Ventura County Professional Firefighters Association has established a memorial fund for those who wish to donate to fallen fire engineer Ryan Osler's wife and two children.

Osler, 38, was killed during the early morning hours of Sept. 21 when the water tender truck he was riding on overturned along state Highway 246. The 18-year VCFD veteran had been assisting at the 12,000-acre Canyon fire near Vandenberg Air Force Base outside Lompoc.

Osler, who worked out of Station 42 in Moorpark, was

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RICHARD GILLARD/Acorn Newspapers

PAYING RESPECTS—The procession for Ventura County firefighter Ryan Osler travels along Pleasant Valley Road in Camarillo on its way to Conejo Mountain Funeral Home Sept. 21.

Lupe's

From Page 1 —

want to do business, sit outside in the morning and have coffee or maybe a drink at night.”

The European-style design includes two three-story buildings, one housing apartments and the other incorporating apartments over retail.

A meandering path leads from the boulevard to the center of the development.

A fountain near the entrance would pay tribute to the Zuniga family, which owned the land and operated Lupe's from 1947 through August of this year.

The city's 25th anniversary oak, planted in 1989 when T.O. turned 25, would remain.

The Daly Group's intention is to attract a cafe and bistro to the property that would serve both tenants and the general public, according to plans.

Because Daly is requesting 36 housing units—the number of units that remain of those allocated for that portion of the boulevard under the specific plan—the developer does not need to go before the City Council.

Daly will, however, have to get planning commission approval to address the housing and retail element as well as any trees protected under the city's recently revised tree ordinance, which says any commercial property owner wishing to remove any oak or landmark tree greater than 24 inches in diameter must go to the commission for approval.

The city is awaiting the developer's tree report, but Daly has already indicated it would have to remove three sycamore trees adjacent to Thousand Oaks Boulevard, Senior Planner Steve Kearns said in an interview.

“One of those trees is just at 24 inches, so that alone would trigger having to go to the planning commission,” he said.

Before its date with the commission, Daly Group must first address questions from city staff, Kearns said.

“We still have a few concerns we've communicated to the developer,” he said, adding that Daly has been quick to respond to questions and any requested changes.

“They've made changes and added features that show they really want to play by our rules,”

Kearns said.

One of those features is a sitting area around the 25th anniversary tree, a large oak that stands on the east side of the former Lupe's parking lot.

Also in design plans: a ground-level parking structure for tenants and a parking lot for business patrons, with traffic entering and exiting on Zuniga Ridge Place, which runs between AutoZone and Leslie's Pools. Those two businesses will remain in place. There will also be an entrance to a drop-off area near the current Lupe's parking lot entrance.

Apartment tenants would have access to a gym, a clubhouse and what Daly is calling a “spool,” a water feature that will be larger than a spa but a smaller than a traditional pool, Kearns said.

In another tribute to Lupe's, the developers purchased some of the fixtures from the restaurant to use in the space, Kearns said.

While there will always be residents who would like to see the city remain how it is, if not revert to the pastoral setting of 50 years ago, Price said, it's vital to attract millennials and other younger residents who might go for the all-in-one type housing.



ACORN FILE PHOTO

CHANGES COMING—Lupe's Mexican Restaurant closed last month. Developers have submitted plans for a mixed-use project at the site. Thirty-six housing units have been requested for the development.

“It would kill us if we didn't find ways to bring young people back,” he said. “We need them in the job market; we need their tax money, and our schools need their children.”

One more need, he said, is to get a shovel in the ground.

“I'm excited we're at that point now,” Price said. “I think when people see it, they'll say, ‘Oh, that's what you're talking

about—it's beautiful.”

The project has thus far passed muster with the Thousand Oaks Boulevard Association, president Shawn Moradian said.

“The beautiful thing about it is Lupe's was really a pioneer at the time it started . . . and in the same location, now a mixed-use project will take its place and will be the beginning of change for the boulevard,” he said.

PAID POLITICAL ADVERTISEMENT

HIRE Billy Martin for City Council

RESUME

- 2016 - Conceived and Produced Jungland TOUR Exhibit. On display in Civic Arts Plaza till January 2017
- 2016 - Fifth and Final Conejo Valley CLASSIC Film Festival Opens at Thousand Oaks Library for 4 consecutive nights in four venues including Regency Theatre, CLU and Hillcrest Center for the Arts
- 2015 - First runner-up in controversial COSCA appointment
- 2014 - Conceived and executed planting of 50th Anniversary Golden Valley Oak on CAP Grounds
- 2014 - Designed and Produced 50th Anniversary Historical Calendar
- 2013 - Served 2yr term on Thousand Oaks Business Roundtable
- 2013 - Participated in City's Environmental and Tourism Forums
- 2012 - Originated Conejo Valley Film Festival featuring movies shot in the Conejo Valley
- 2010 - First run for City Council in largest field in Thousand Oaks history
- 2004 - Directed and Produced HoMeLiFe TV - Reagan Funeral segment archived in Museum
- 2004 - Ended 25yr career in Marketing and Advertising. Clients included Packard Bell Computers, Warner Brothers Consumer Products, Shimano Bicycle Components, Mattel and United Way of Ventura County
- 2000 - Conceived and Developed Copper Topper Curtain Overlay in response to RFP by City featuring 1000 Oak Trees in shape of large Oak as a fundraising memorial to raise \$500,000 in revenue to be used to Support Oak Tree Restoration and the Arts
- 1996 - Conceived of Thousand Oaks Adopt-an-Oak Program
- 1996 - Editor and Publisher of Conejo Business Times for Thousand Oaks Chamber of Commerce
- 1988 - Re-branded and oversaw reengineering of North Ranch Mall as Marketing Director
- 1986 - Conceived and managed development of first Conejo Valley Business Expo
- 1984 - Editor of award-winning Business Update as VP of Westlake Village Chamber of Commerce
- 1983 - Co-Founded Oakleaf Music Festival
- 1981 - Headed Launch Team for City of Westlake Village. Co-designed City Seal to be used as seal, logo and signage
- 1979 - Edited and founded Westlake Magazine
- 1978 - Co-founded largest ad agency in Ventura County receiving multiple awards
- 1977 - Got first job in advertising at Thousand Oaks News Chronicle

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Billy Martin



Make a great city greater

Paid for by Billy Martin for City Council 2016

39T16R

Votes due by tomorrow in photo contest

Online voting has commenced in the 2016 Take Your Thousand Oaks Acorn on Vacation photo contest, a tradition that dates back nearly two decades.

Pick your three favorites from our 10 finalists at www.toacorn.com/2016photocontest.

Just one round of voting is allowed per URL. The online judging will determine the winners.

First-, second- and third-place finishers will be announced in the newspaper and online Thurs.,

Oct. 6.

Prizes are \$100 for first place, \$50 for second and \$25 for third. The first-place photo will be published on the front page of the *Acorn*.

Don't forget to choose your favorite photos soon. The deadline to vote is 5 p.m. tomorrow, Fri., Sept. 30. To enter next year's contest, send your best vacation photo (newspaper in hand) to vacation@theacorn.com.

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<p style="text-align: center; font-weight: bold; font-size: 24px; margin: 0;">TUESDAYS</p> <p style="text-align: center; font-weight: bold; margin: 0;">FREE CEVICHE & CHIPS</p> <p style="text-align: center; color: red; font-weight: bold; margin: 0;">\$4.90 DRAFT BEER</p>	
<p style="text-align: center; font-weight: bold; font-size: 24px; margin: 0;">WEDNESDAYS</p> <p style="text-align: center; font-weight: bold; margin: 0;">FREE SUSHI TRAY</p> <p style="text-align: center; color: red; font-weight: bold; margin: 0;">\$4.90 COSMO MARTINI</p>	
<p style="text-align: center; font-weight: bold; font-size: 24px; margin: 0;">THURSDAYS</p> <p style="text-align: center; font-weight: bold; margin: 0;">FREE BRUSCHETTA</p> <p style="text-align: center; color: red; font-weight: bold; margin: 0;">\$4.90 CAIPIRINHAS</p>	

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