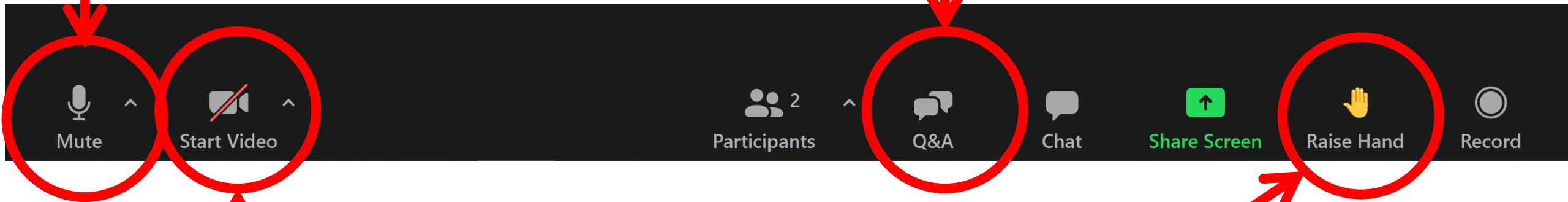


# ZOOM FEATURES FOR PARTICIPANTS (GPAC MEMBERS)

*Join Audio  
+ Mute*

*Use Q&A to type a  
question*



*Start Video +  
Disable Video*

*Raise hand to ask  
a question*

**This meeting will begin shortly**

# **Introduction to Land Use Alternatives**

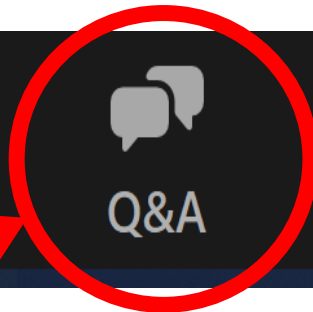


*February 2, 2021*

# QUESTIONS FROM THE PUBLIC

---

- Submit questions through the “Q&A”
  - Click on “Q&A”
  - Write your question
- We will answer as many questions as possible during the meeting
- Thank you for joining us!



*Use Q&A to type a question*

*Leave meeting*

**This meeting will begin shortly**

# **Introduction to Land Use Alternatives**

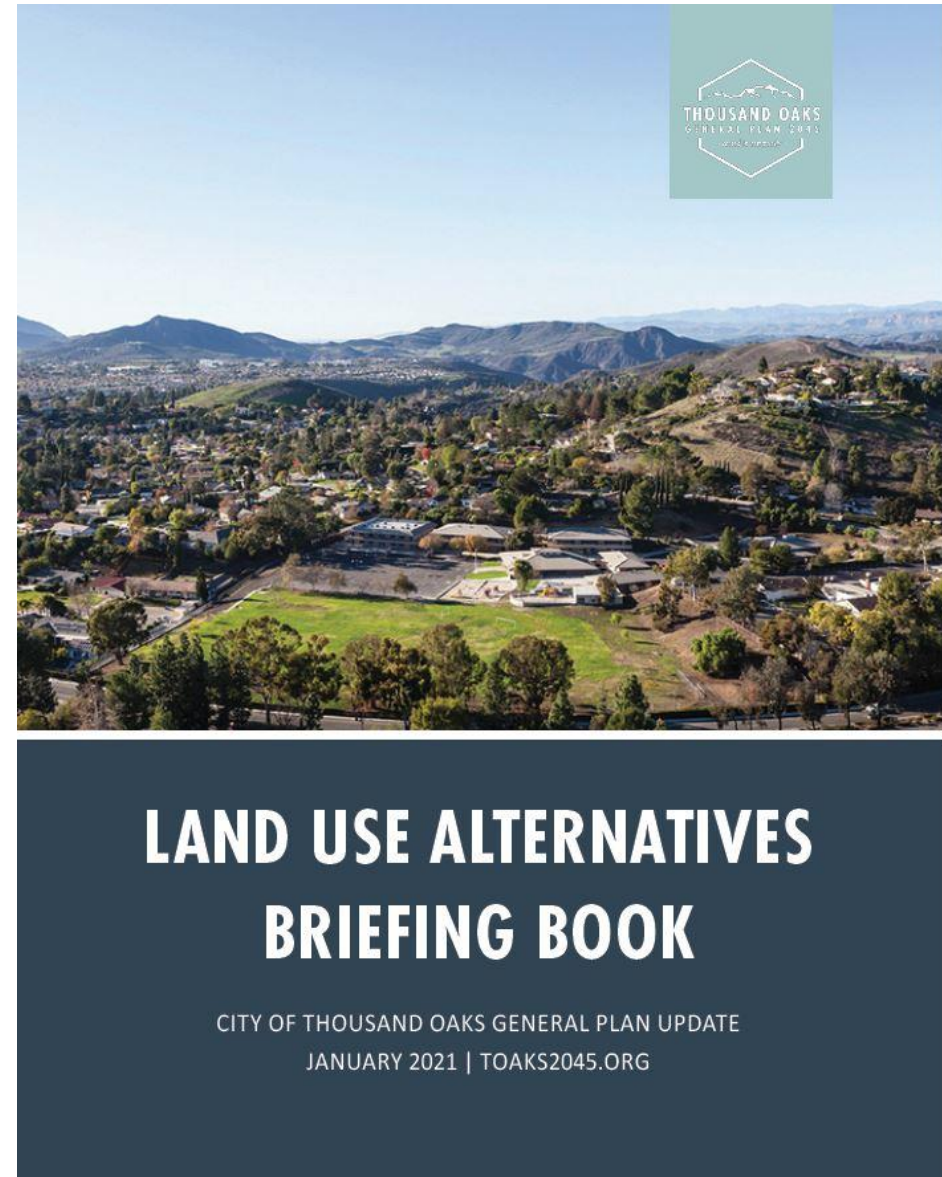


*February 2, 2021*

# AGENDA

---

- Introduction and Welcome
- Background on Land Use Alternatives
  - Presentation
  - Question and Answer
- Summary of Land Use Alternatives
  - Presentation
  - Question and Answer
- Closing and Next Steps



# OBJECTIVES

---



Describe how previous engagement tasks informed the land use alternatives.



Provide detailed explanation of the various land use alternatives.



Answer questions from the General Plan Advisory Committee (GPAC) and public about the alternatives.



Instruct the community on how and when to provide feedback.

*NOTE: The purpose of this workshop is to provide an overview of the alternatives. Public feedback on the alternatives will be collected through online and paper surveys.*

# PROVIDING FEEDBACK

---

Tonight: Listen;  
ask Questions;  
respond to poll  
questions

Review briefing  
book

Attend a virtual  
“Office Hours”  
to dive deeper  
into the  
Alternatives

Complete  
online survey

# LIVE POLL #1

---





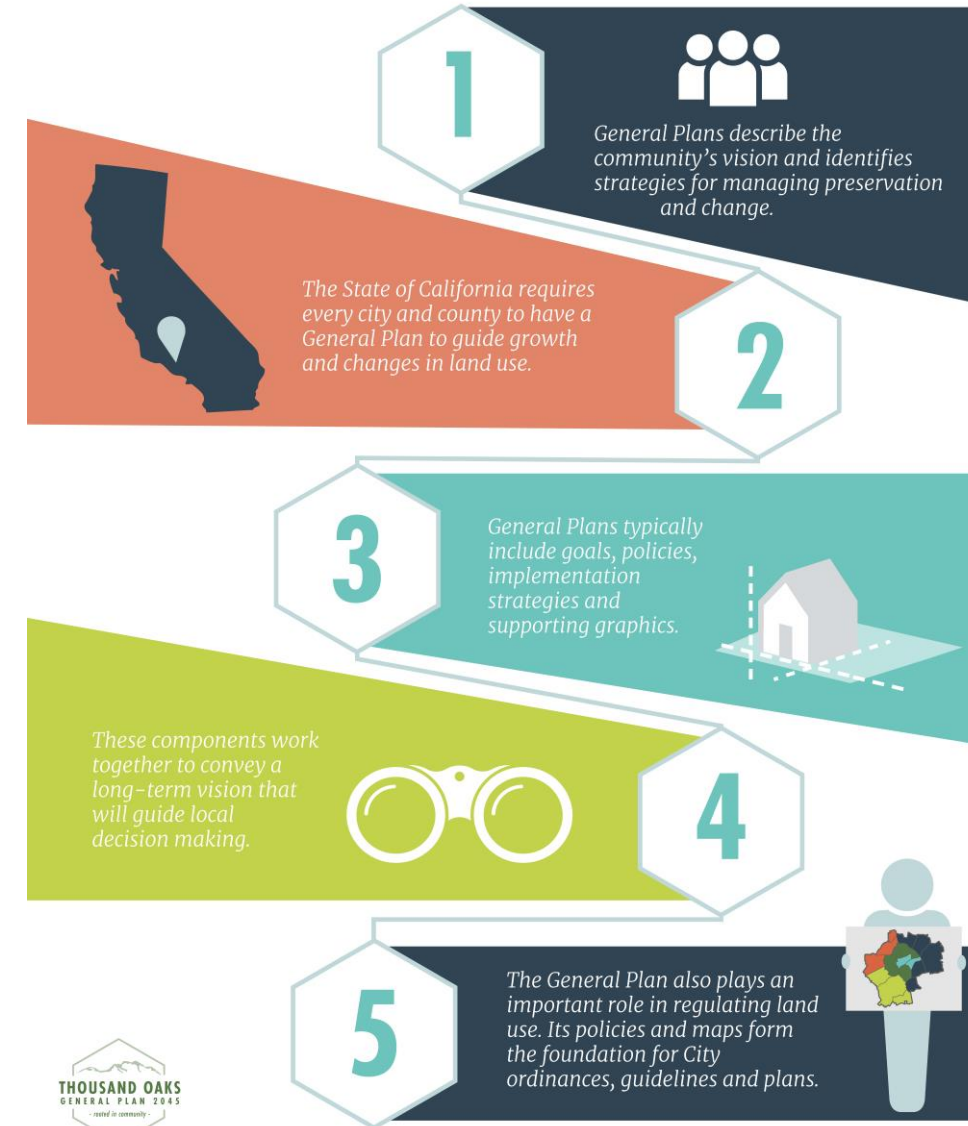
# **General Plan Update Process**

# WHAT IS A GENERAL PLAN?

- Long-term policy document to **guide the future actions** (policy choices + development applications) in Thousand Oaks
- Establishes the **City's vision** for the next 25-50 years
- Preserves and enhances **community strengths**
- Addresses a number of **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**

## WHAT IS A GENERAL PLAN?

*A General Plan is like a road map for the future of Thousand Oaks.*



# UPDATE PROCESS



COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS



# COMMUNITY ENGAGEMENT ACTIVITIES

---

- 12 GPAC meetings (25–50 people at each meeting)
- Public Workshop (125 people)
- Pop-up workshops (11 workshops with 1000+ respondents)
- Focus groups
- 2 Community Forums
- Stakeholder interviews
- 2 online surveys (1000+ respondents)
- Citywide statistically valid survey



# LIVE POLL #2

---



**What are the Benefits of  
an Updated General Plan?**

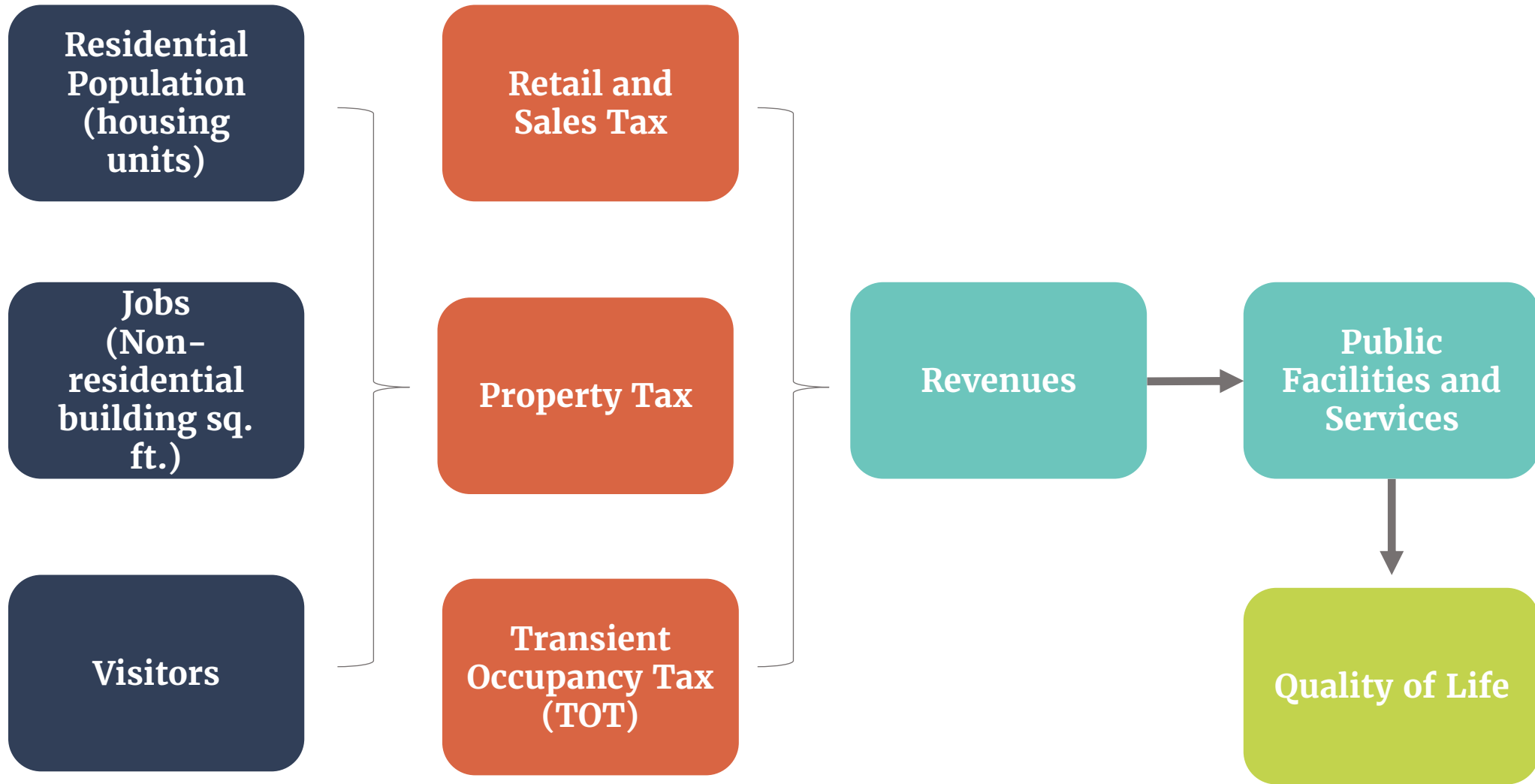
## 1

# COMMUNITY HAS CHANGED SINCE 1970

	1970	2019
Population	34,500	130,000
Vacant Land	79%	5%
Residential Land	10%	35%
Parks, Golf Courses, Open Space Area	2%	43%
Parks, Golf Courses, Open Space Ownership	Most to be privately-owned	Most are publicly-owned

# 2

## MAINTAIN HIGH QUALITY OF PUBLIC SERVICES





3

# PROTECT SINGLE-FAMILY NEIGHBORHOODS



# 4

## PROVIDE HOUSING OPPORTUNITIES TO MEET STATE REQUIREMENTS



# 5 RETAIN AND ATTRACT EMPLOYERS



Amgen Campus



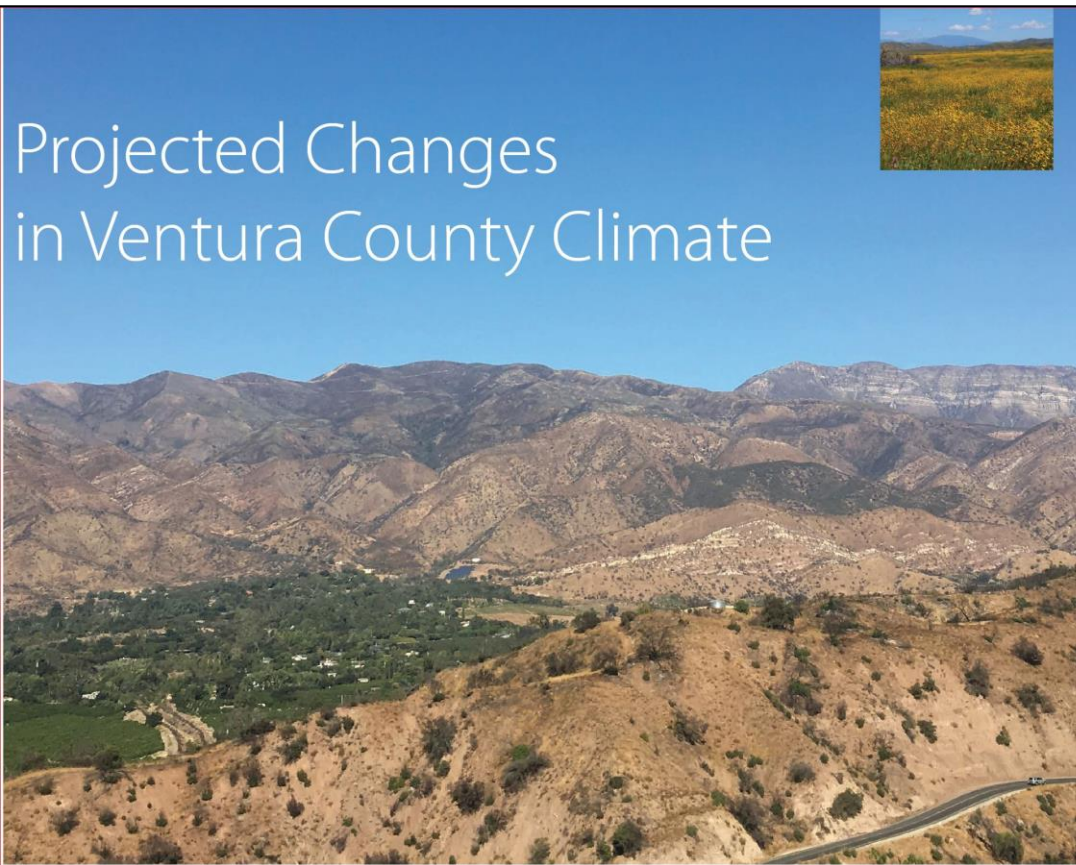
California Lutheran University

# 6

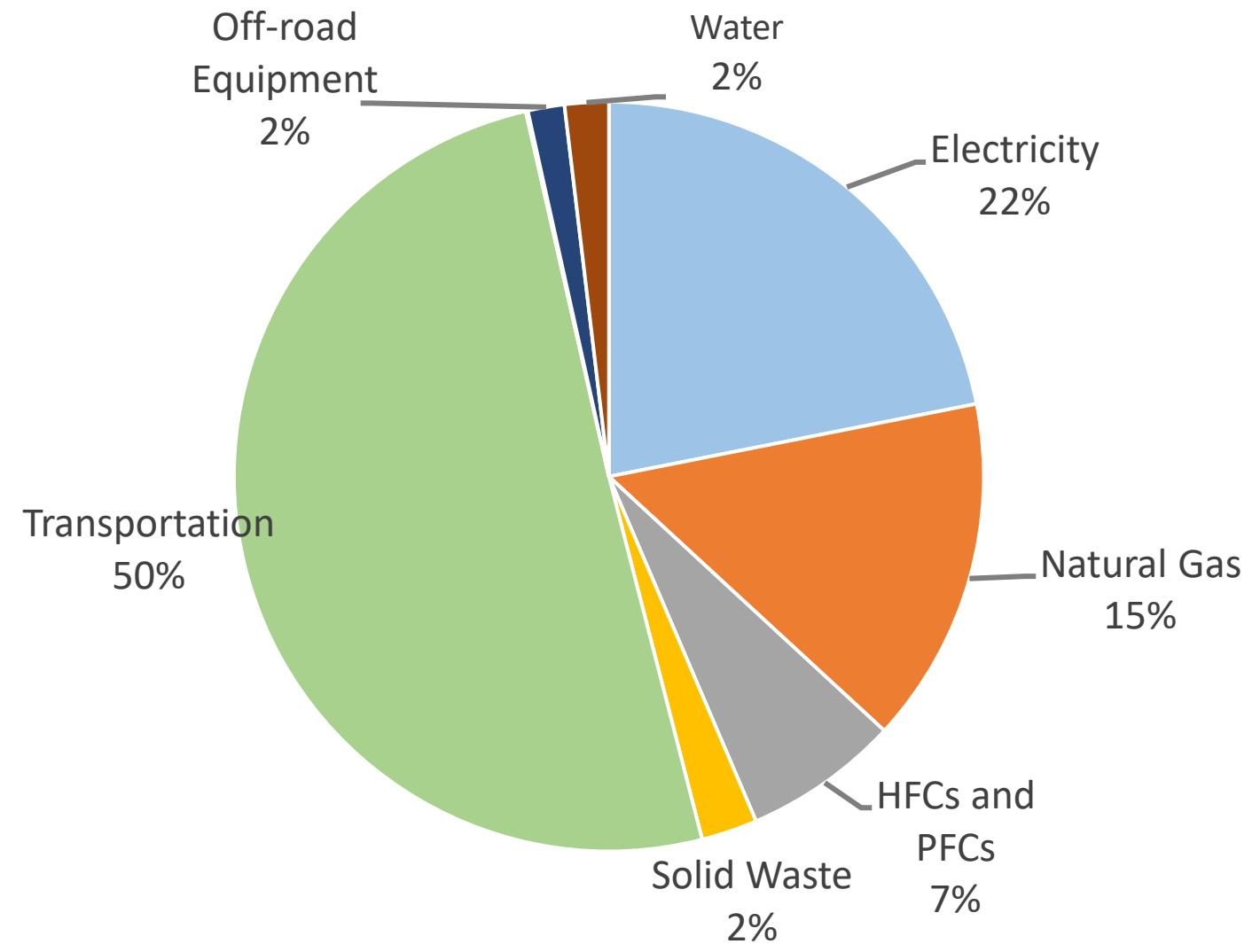
# RE-ENVISION UNDERPERFORMING RETAIL AREAS



# 7 ADDRESS CLIMATE CHANGE IMPACTS



### Community Greenhouse Gas Emissions (2018)



# Terminology

# HOUSING TYPE AND DENSITY

---

**Residential uses** are typically calculated as **housing units per acre** (du/ac)



**Single-family**  
5 du/acre

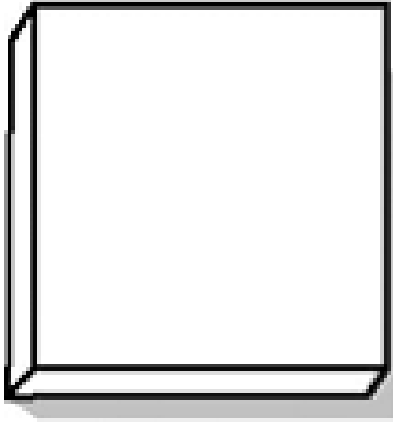


**Rowhouses**  
15 du/acre

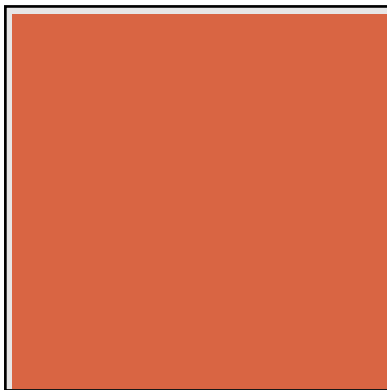


**Stacked Flats**  
50 du/acre  
*(depends on unit size)*

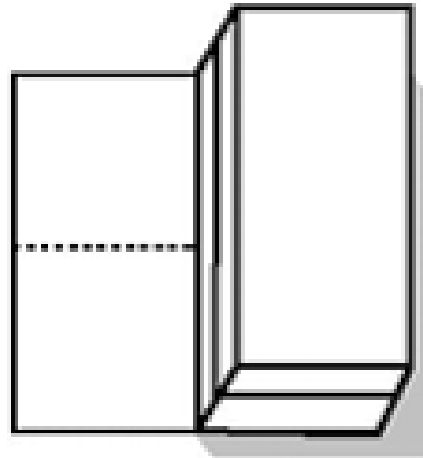
# FLOOR AREA RATIO



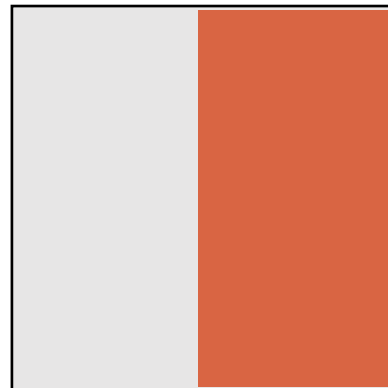
100% of site covered by 1-story bldg.



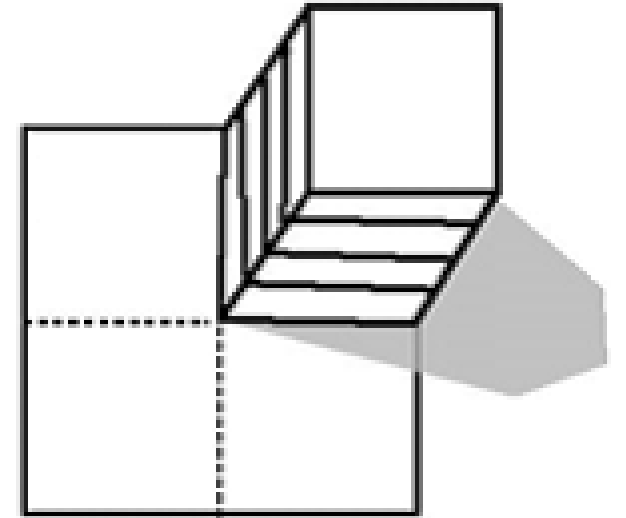
**FAR = 1.0**



50% of site covered by 2-story bldg.



**FAR = 1.0**



25% of site covered by 4-story bldg.



**FAR = 1.0**



# UNDERSTANDING DENSITY AND FAR

Density depends on the size of the units and does not reflect how big or tall building is.

Example:

*Parcel size: One-acre*

*Building size: 48,000 SF*

*FAR: 1.1*

- 27 du/acre (unit size = 1,800 SF)
- 48 du/acre (unit size = 1,000 SF)
- 64 du/acre (unit size = 750 SF)



# MIXED-USE

Vertical Mixed-Use  
(Residential over Commercial)



**Residential**

**Retail**



Horizontal Mixed -Use  
(Residential near Commercial)



**Retail**

**Office**

**Residential**

# BUILDOUT VS GROWTH PROJECTIONS

---

- Full Buildout

- Every parcel built to the maximum allowed density/intensity
- Unlikely to be achieved
- No time horizon

- Growth Projections

- Expected growth in a set period of time (e.g., 2045)
- Used for realistic estimates of growth based on market conditions

# RHNA REQUIREMENTS

- Jurisdictions must plan for RHNA allocation of housing units on an 8-year cycle
- A buffer over the RHNA numbers should be provided
- General Plans consider 3-4 cycles as these are longer term plans
- Appropriate sites must be:
  - 30 du/ac for Very Low and Low Income units
  - Vacant or underutilized sites with near-term development potential
  - No process and fees that constrain housing development

Income Group	RHNA	Percent
Very Low Income (50% AMI)	733	28.0%
Low Income (80% AMI)	493	18.9%
Moderate Income (120% AMI)	531	20.3%
Above Moderate Income (>120% AMI)	858	32.8%
Total	2,615	100.0%

# MEASURE E

---

- Approved by voters in 1996
- Sunsets November 5, 2026
- No net increase in residential capacity or commercial land area above 1996 General Plan Land Use Map (i.e., “buildout” capacity)
  - Buildout = 81,124 housing units
  - Existing Number of Units = 48,081
  - Remaining Capacity = 33,043

# SB 330 – NO NET LOSS OF RESIDENTIAL CAPACITY

---

- Adopted in 2019
- Prohibits rezoning from residential to commercial and reducing intensity of residential without concurrent increases
- Permit streamlining for residential projects
- Prohibits “subjective” decision-making for residential projects
- Prohibits growth moratorium or other restriction on housing

**Measure E + SB330 = 81,124 units**

# **Alternatives Development Process**

# GENERAL FLOW OF WORK

## Engagement Process Questions

What are the Strengths, Values, Issues and Challenges?



Where should change happen?



What areas should be preserved from growth?



What could be built in the areas of change?



## Product

Guiding Principles



Areas of change map



Areas of stability map



Land Use Alternatives



# BALANCING STRENGTHS AND ISSUES

---

## Strengths

- High quality of life
- Open space and natural areas
- Attractive single-family neighborhoods
- Predominantly suburban character (fear of “becoming the valley”)
- Commitment to Measure E

## Issues

- More activity and gathering places
- Diversity of housing and lower cost housing
- Aging and vacant retail
- Loss of economic competitiveness
- Must meet State laws for housing

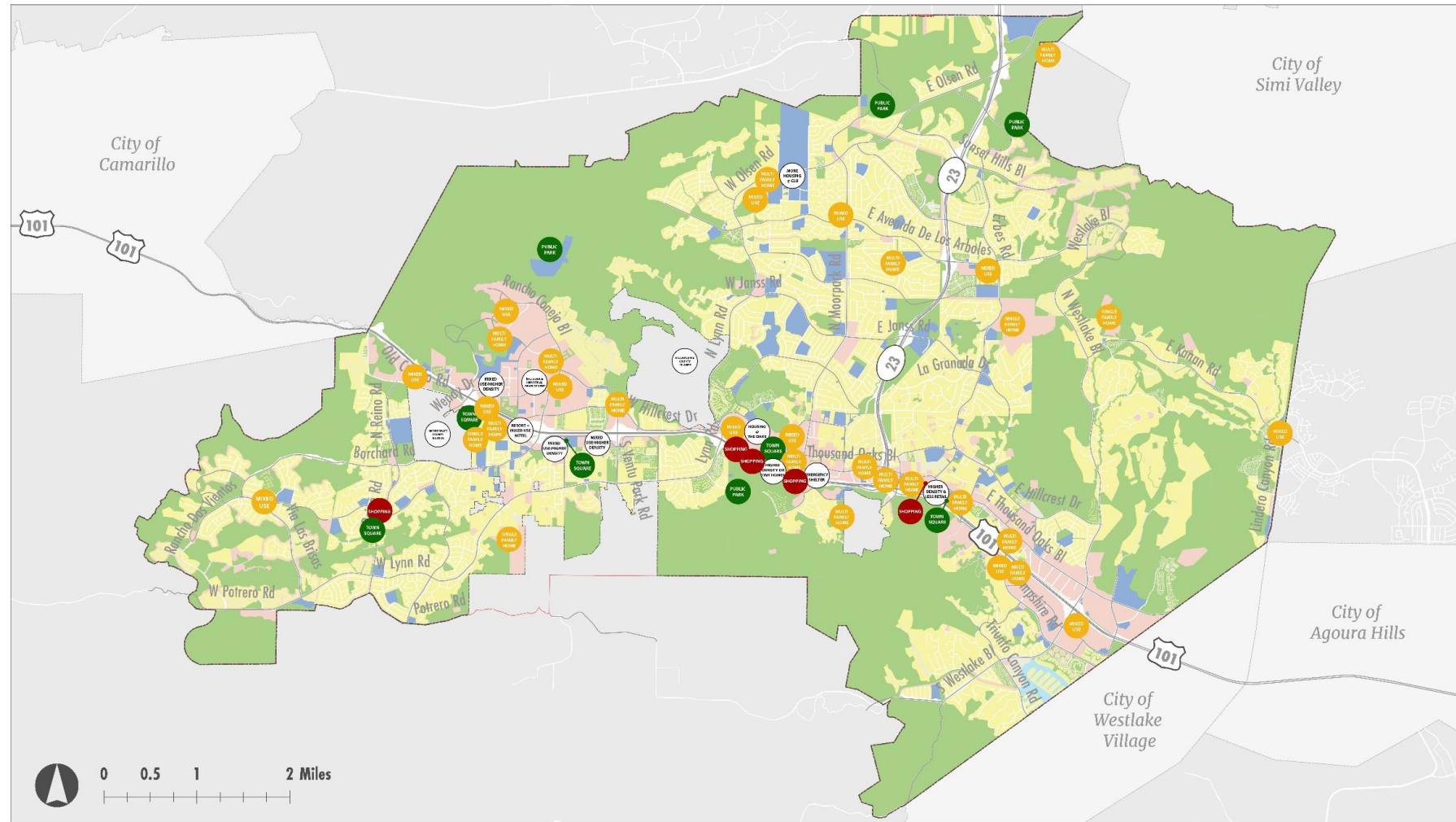
# OVERVIEW OF DRAFT GUIDING PRINCIPLES

---

- Provides a framework to guide future decision-making
- Includes community values and key strategies derived from community engagement
- Helps with...
  - Defining the alternatives
  - Crafting plan goals
  - Identifying tradeoffs

# WHERE SHOULD CHANGE HAPPEN?

- Composite map of ideas from GPAC Meeting (Feb 2020)



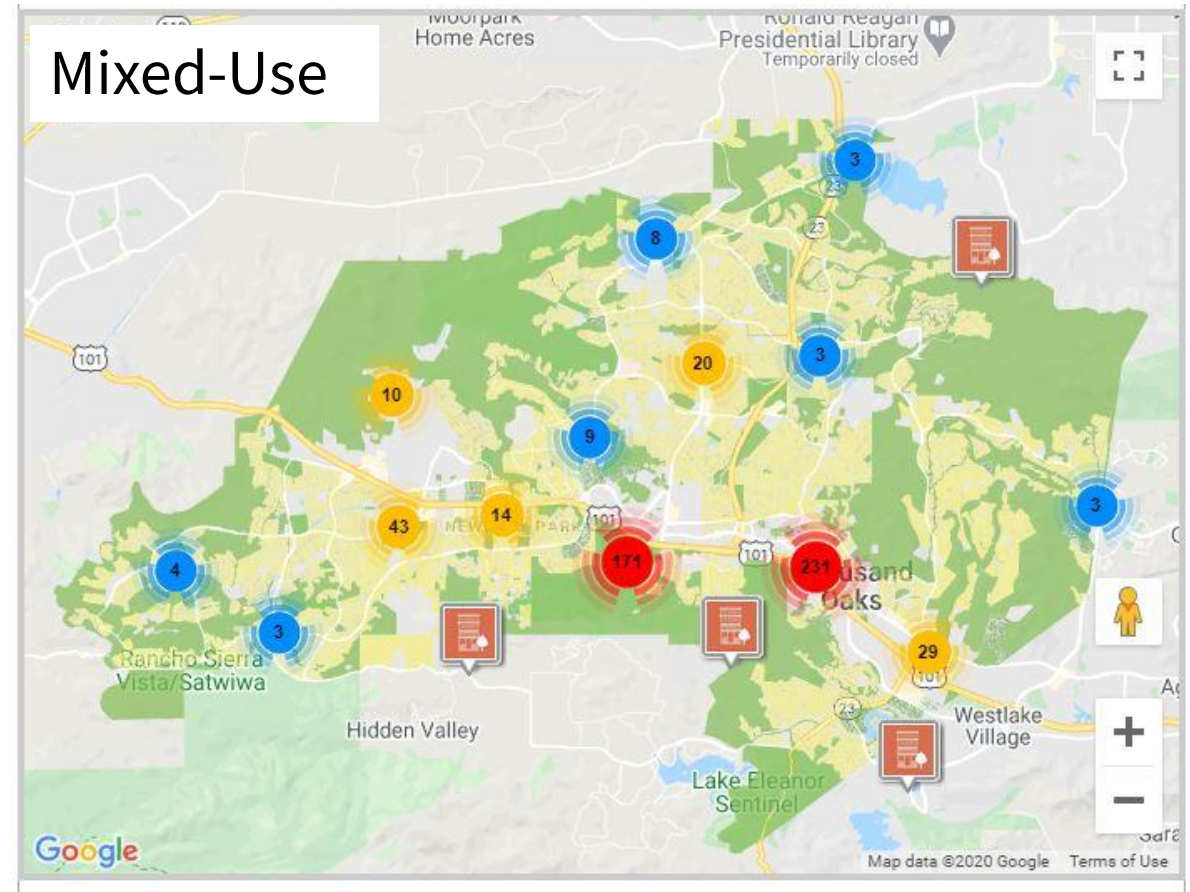
Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint, 2019



# GPAC/PUBLIC FEEDBACK ON AREAS OF FOCUS

- **1. California Lutheran University (CLU)**
  - Additional multi-family housing for students and staff; mixed-use; retail and amenities
- **2. Avenida De Los Arboles & Moorpark Rd.**
  - Mixed-use
- **3. Lynn Rd. & Janss Rd.**
  - *Opportunity for mixed-use, additional neighborhood/medical goods & services*
- **4. Avenida De Los Arboles & Erbes Rd.**
  - Mixed-use
  - Opportunity for infill and additional neighborhood goods & services
- **5. Janss Rd. & Moorpark Rd.**
  - *Opportunity for infill, mixed-use, additional neighborhood goods & services*
- **6. Lindero Canyon Rd. & Kanan Rd.**
  - Mixed-use
- **7. Rancho Conejo**
  - Tech, biotech, and industrial space, live-work space, mixed-use, multifamily
- **8. Newbury Park 101 Corridor**
  - High density housing, multi-family, hotel, town square, mixed-use, single-family residential
- **9. Thousand Oaks Blvd & Moorpark Rd. (The malls)**
  - Mixed-use, multi-family, shopping, town square, tiny homes, emergency shelter,
- **10. E. Thousand Oaks Blvd (North)**
  - Multi-family residential, higher density, less retail, town square, shopping,
- **11. E. Thousand Oaks Blvd (South)**
  - “Village” environment including vertical mixed-use
  - High end office, boutique hotel, multi-family residential
  - Entertainment district, walkable environment, more amenities, more restaurants, vibrant downtown
- **12. Via Las Brisas & Via Rio (Dos Vientos)**
  - Mixed-use
- **13. Lynn Rd. & Reino Rd.**
  - Town square and shopping

# COMMUNITY SURVEY: WHERE SHOULD GROWTH GO?



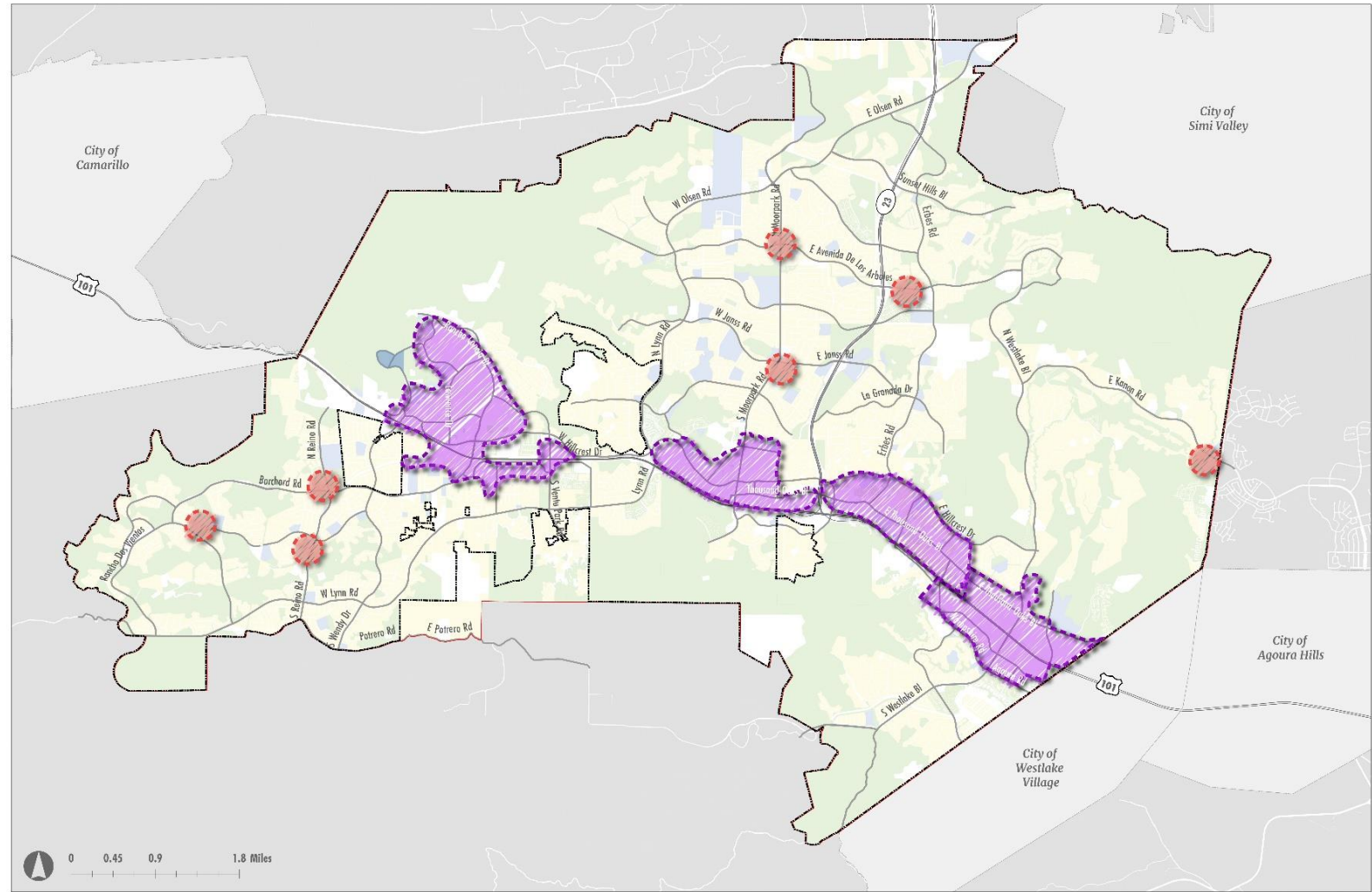
Category	Number of Markers on Map
<b>Mixed-Use</b>	561
<b>Multifamily</b>	402
<b>Parks/Open Space</b>	290
<b>Townhomes</b>	287
<b>Entertainment</b>	197
<b>Office/R&amp;D</b>	97

461 Survey Responses



# REFINED AREAS OF CHANGE MAP

Areas of Change = 7.9%  
 Areas of Stability = 92.1%



Map: Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint, 2019



**PROPOSED STRUCTURE**

- Neighborhood/Village Center
- Major Node
- Institutional District

- Single Family Residential
- Civic/Institutional
- Open Space

- City Limits
- City Sphere

- Major Roads
- Freeways

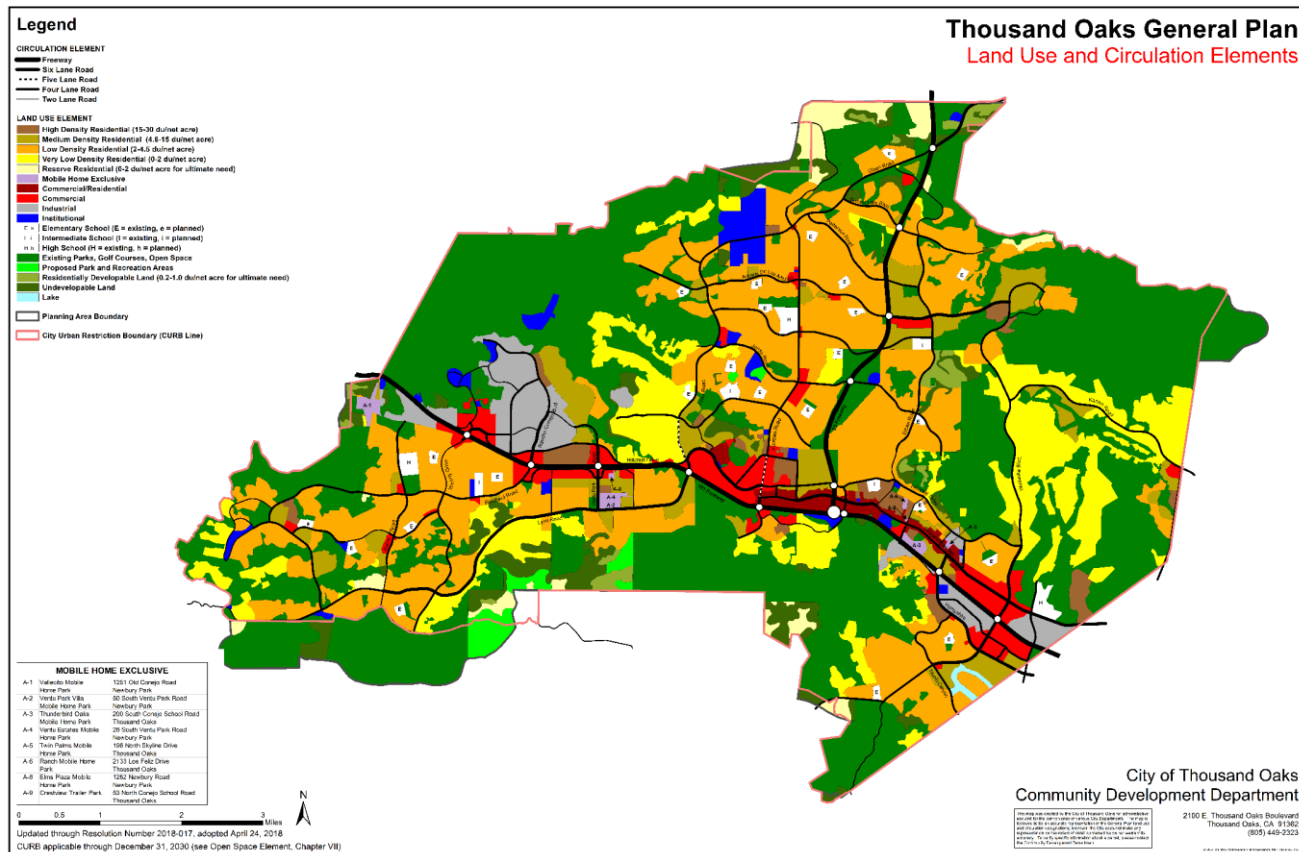
- Unincorporated Counties Land
- County Islands

- Adjacent Cities

# Land Use Designations

# WHAT ARE LAND USE DESIGNATIONS?

- Intended use of every parcel in the City
- Identified allowed uses and density of development (e.g., FAR or DU/acre)
- Designations inform zoning, which identifies specific development regulations



Land Use	Uses Allowed	Density
<b>Very Low Density</b>	Detached housing	0-2 dwelling units/net acre (du/ac)
<b>Low Density</b>	Attached or detached housing	2-4.5 du/ac
<b>Medium Density</b>	Townhomes, condominiums, mobile homes	4.6-15 du/ac
<b>High Density</b>	Any type	15-30 du/ac
<b>Commercial/Residential</b>	Residential, commercial, or mixed-use projects provided that the City adopts a Specific Plan for the land.	Not defined









# GENERAL PLAN LAND USE CHALLENGES

---

- Existing General Plan does not provide adequate opportunity to meet State-mandated housing requirements
- Potential consequences of a non-compliant Housing Element
- More opportunities for walkable development needed to meet housing needs and reduce GHGs
- Identify appropriate balance of retail and commercial
- More opportunities for a diversity of housing types, workforce housing and affordable housing

# PROPOSED LAND USE DESIGNATIONS




## Residential

TYPE	DESCRIPTION	EXAMPLE
Neighborhood Rural	<ul style="list-style-type: none"> <li>Very low-density single-family neighborhoods</li> <li><u>Density</u>: up to 1 du/ac</li> <li><u>Height</u>: 35 feet max</li> </ul>	
Neighborhood Very Low	<ul style="list-style-type: none"> <li>Single-family neighborhoods at a very low density</li> <li><u>Density</u>: &gt;1.0 to 2.0 du/ac</li> <li><u>Height</u>: 35 feet max</li> </ul>	
Neighborhood Low	<ul style="list-style-type: none"> <li>Single-family neighborhoods at a variety of lower densities</li> <li><u>Density</u>: &gt;2.0 to 6.0 du/ac</li> <li><u>Height</u>: 35 feet max</li> </ul>	
Neighborhood Low-Medium	<ul style="list-style-type: none"> <li>Attached and detached housing units oriented for walking and biking, while still accessible by car</li> <li><u>Density</u>: &gt;6.0 to 10.0 du/ac</li> <li><u>Height</u>: 35 feet max</li> </ul>	

TYPE	DESCRIPTION	EXAMPLE
Neighborhood Medium	<ul style="list-style-type: none"> <li>Mix of lower-scaled multi-family homes in a walkable setting</li> <li><u>Density</u>: &gt;10.0 to 20.0 du/ac</li> <li><u>Height</u>: 35 feet max</li> </ul>	
Neighborhood Medium-High	<ul style="list-style-type: none"> <li>“Missing Middle” housing in a walkable neighborhood setting</li> <li><u>Density</u>: &gt;20.0 to 30.0 du/ac</li> <li><u>Height</u>: 50 feet max</li> </ul>	
Neighborhood High	<ul style="list-style-type: none"> <li>High density multi-family housing in a walkable setting</li> <li><u>Density</u>: &gt;30.0 to 45.0 du/ac</li> <li><u>Height</u>: 55 feet max</li> </ul>	
Mobile Home Exclusive	<ul style="list-style-type: none"> <li>Existing mobile home parks</li> <li><u>Density</u>: none defined</li> <li><u>Height</u>: 35 feet max</li> </ul>	

# PROPOSED LAND USE DESIGNATIONS

## Mixed-Use

TYPE	DESCRIPTION	EXAMPLE
Mixed-Use Low	<ul style="list-style-type: none"> <li>Neighborhood-serving goods and services and multi-family in a vertical or horizontal mixed-use format</li> <li><u>Density</u>: &gt;20 to 30 du/ac, 0.25 FAR (non-residential) and 1.0 FAR (all uses)</li> <li><u>Height</u>: 50 feet max</li> </ul>	
Mixed-Use Medium	<ul style="list-style-type: none"> <li>Offices or multi-family residential over active ground floor uses in a walkable neighborhood setting</li> <li><u>Density</u>: &gt;30 to 45 du/ac, 0.5 FAR (non-residential) and 1.5 FAR (all uses)</li> <li><u>Height</u>: 58 feet max</li> </ul>	
Mixed-Use High	<ul style="list-style-type: none"> <li>Active ground floor uses with commercial and office or residential above</li> <li><u>Density</u>: &gt;45 to 60.0 du/ac, 1.0 FAR (non-residential) and 2.0 FAR (all uses)</li> <li><u>Height</u>: 68 feet max</li> </ul>	

## Commercial



TYPE	DESCRIPTION	EXAMPLE
Commercial Neighborhood	<ul style="list-style-type: none"> <li>Daily goods and services, convenience type retail, neighborhood office, auto dealerships and related uses</li> <li><u>FAR</u>: 0.5</li> <li><u>Height</u>: 35 feet max</li> </ul>	
Commercial Town	<ul style="list-style-type: none"> <li>Small business parks, garden offices, and retail in a walkable setting also accessible by car</li> <li><u>FAR</u>: 1.0</li> <li><u>Height</u>: 50 feet max</li> </ul>	
Commercial Regional	<ul style="list-style-type: none"> <li>Retail, services, office, R&amp;D, hotels, healthcare and other uses that attract consumers from a regional market</li> <li><u>FAR</u>: 2.0</li> <li><u>Height</u>: 75 feet max</li> </ul>	

# PROPOSED LAND USE DESIGNATIONS

## Industrial

TYPE	DESCRIPTION	EXAMPLE
Industrial Low	<ul style="list-style-type: none"> <li>Manufacturing, industrial, R&amp;D, offices, breweries, distilleries, supportive retail and services</li> <li><u>FAR</u>: 1.0</li> <li><u>Height</u>: 50 feet max</li> </ul>	
Industrial Flex	<ul style="list-style-type: none"> <li>Industrial, R&amp;D, office, breweries, distilleries, supportive retail, with limited commercial</li> <li><u>FAR</u>: 2.0</li> <li><u>Height</u>: 75 feet max</li> </ul>	

## Institutional

TYPE	DESCRIPTION	EXAMPLE
Institutional	<ul style="list-style-type: none"> <li>Public, quasi-public, and institutional uses like schools, parks, libraries, hospitals, religious institutions, etc.</li> <li><u>FAR</u>: none defined</li> <li><u>Height</u>: none defined</li> </ul>	
Parks, Golf Courses, and Open Space	<ul style="list-style-type: none"> <li>Public and private golf courses, parks, and open spaces</li> <li><u>FAR</u>: none defined</li> <li><u>Height</u>: none defined</li> </ul>	
Utilities and Flood Control	<ul style="list-style-type: none"> <li>Utilities, flood control channels, and other detention basins</li> <li><u>FAR</u>: none defined</li> <li><u>Height</u>: none defined</li> </ul>	

**Q&A?**

# Alternatives

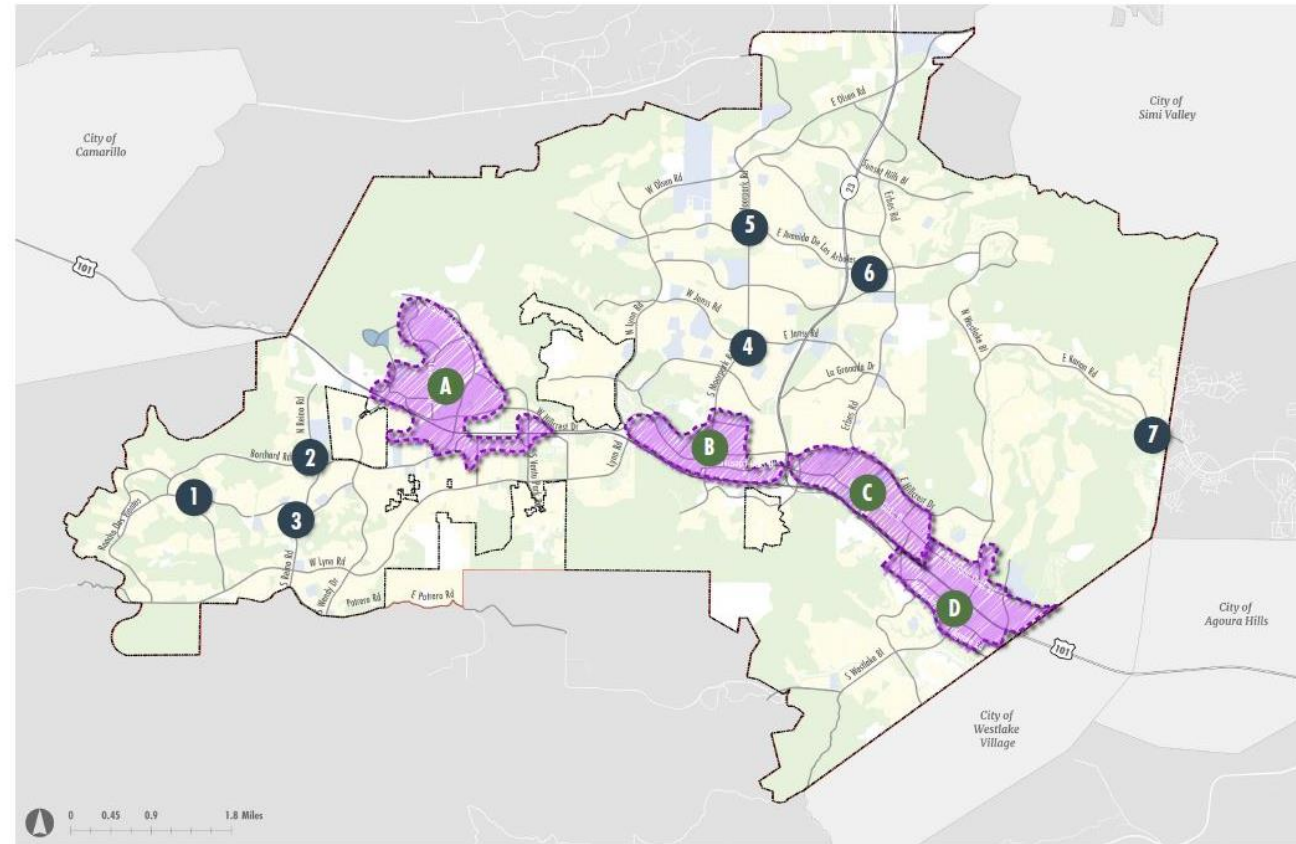
# WHAT ARE LAND USE ALTERNATIVES?

---

- Long-term vision for Thousand Oaks
- Test values and ideas from community process
- Next phase of the General Plan update
- Basis for continued discussion leading to preferred alternative
- Preferred alternative may be a combination of the 3 alternatives

# COMMON THEMES INFORMING THE ALTERNATIVES

- No decrease (SB330) or increase (Measure E) in residential capacity
- Match land use designation to density of existing neighborhoods
- Move unbuilt capacity from residential areas to Areas of Change



## AREAS OF CHANGE

- A RANCHO CONEJO
- B MOORPARK RD AND EAST T.O. BLVD.
- C DOWNTOWN AND T.O. BLVD.
- D WESTLAKE AND EAST END

## VILLAGE CENTERS

- 1 LAS BRISAS AND VIA RIO
- 2 REINO AND BORCHARD
- 3 REINO AND KIMBER
- 4 JANS AND MOORPARK
- 5 ARBOLES AND MOORPARK
- 6 ARBOLES AND ERBES
- 7 KANAN AND LINDERO

Note: areas outside the areas of change and village centers are referred to as "Areas of Stability" and are expected to maintain the same character.



# LIVE POLL #3

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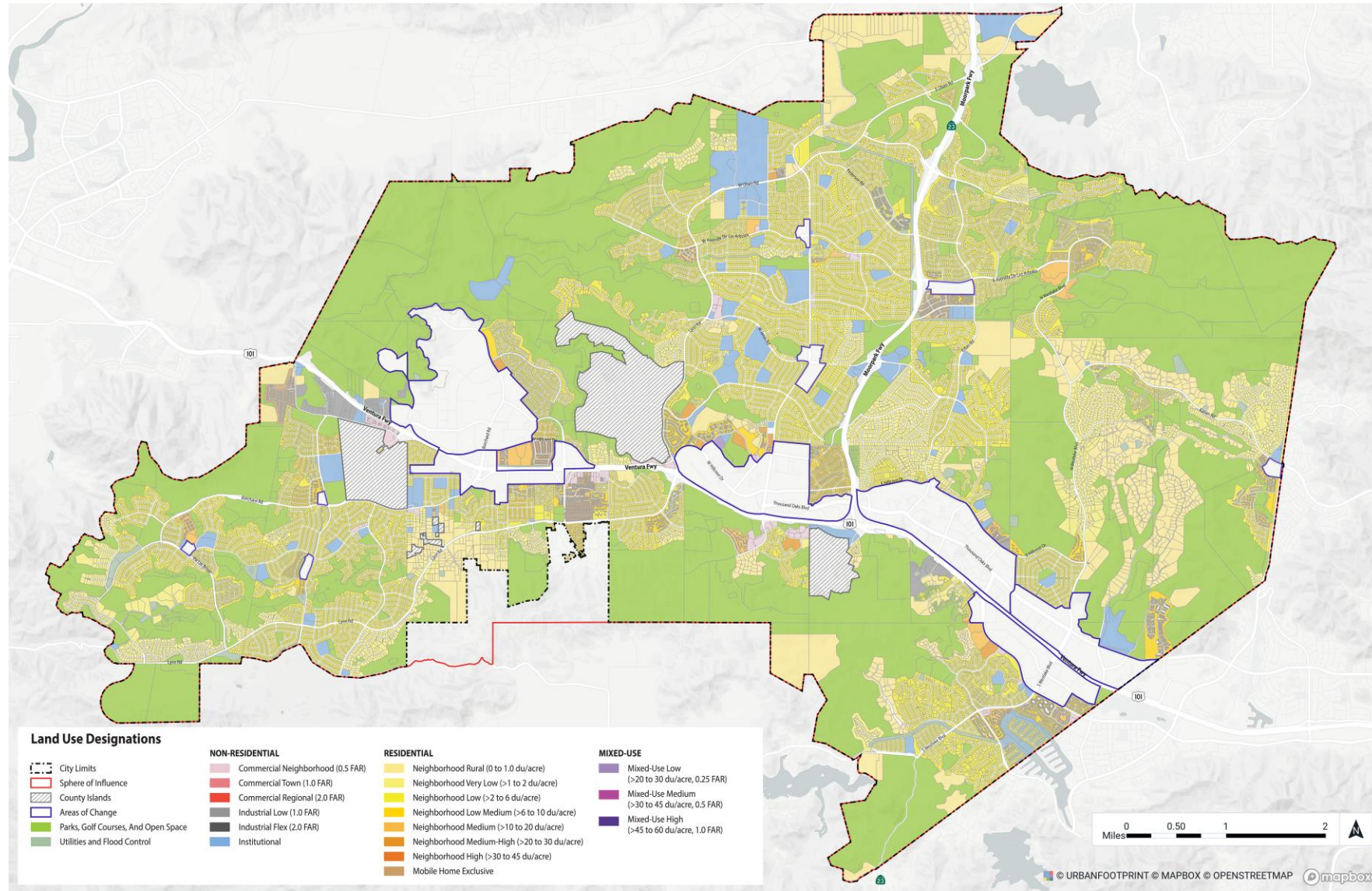
# ALTERNATIVES – FLOW OF INFORMATION

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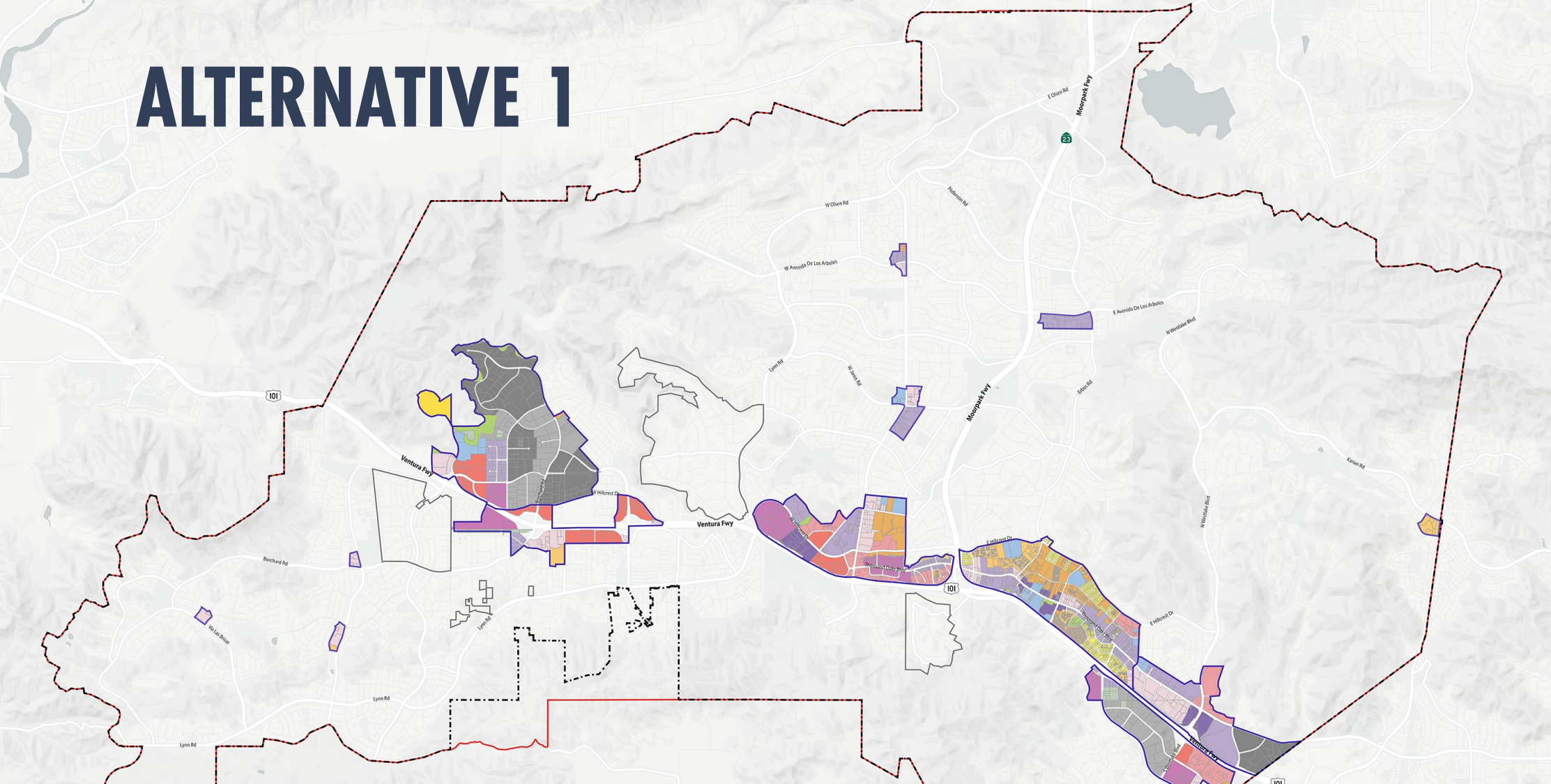
- Areas of stability
- Review of Citywide alternatives
- Comparison of alternatives of 5 focus areas
  - Rancho Conejo
  - Moorpark and East Thousand Oaks Boulevard
  - Downtown and Thousand Oaks Boulevard
  - Westlake and East Thousand Oaks Boulevard
  - Village Centers
- Analysis of alternatives

# AREAS OF STABILITY

- Matches existing density in residential areas
- Preserves parks and open space
- Designates schools, religious institutions, CLU and hospital as “Institutional”
- Identical for all 3 alternatives



# ALTERNATIVE 1



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

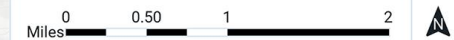
- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

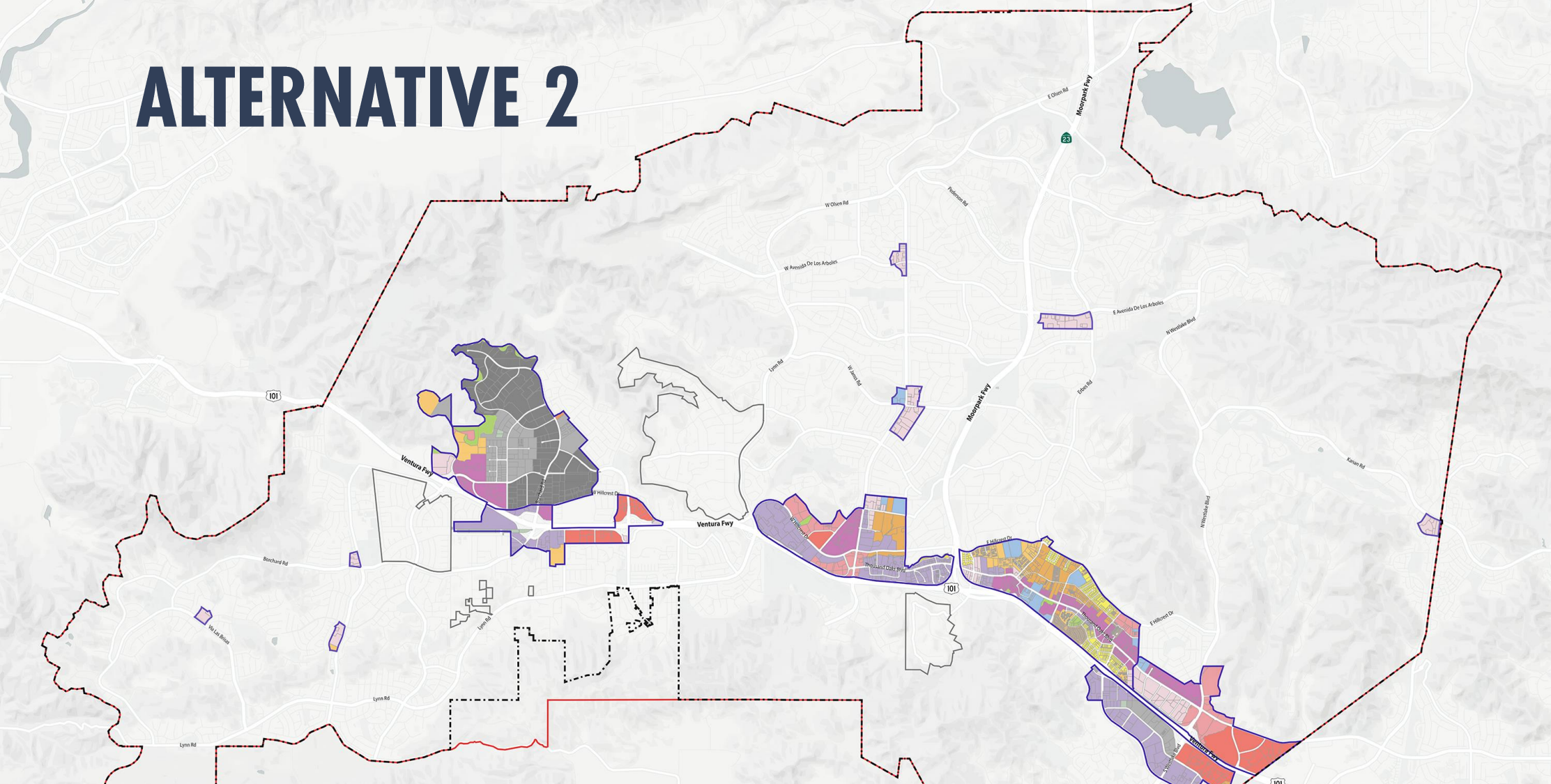
- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# ALTERNATIVE 2



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

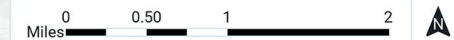
- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

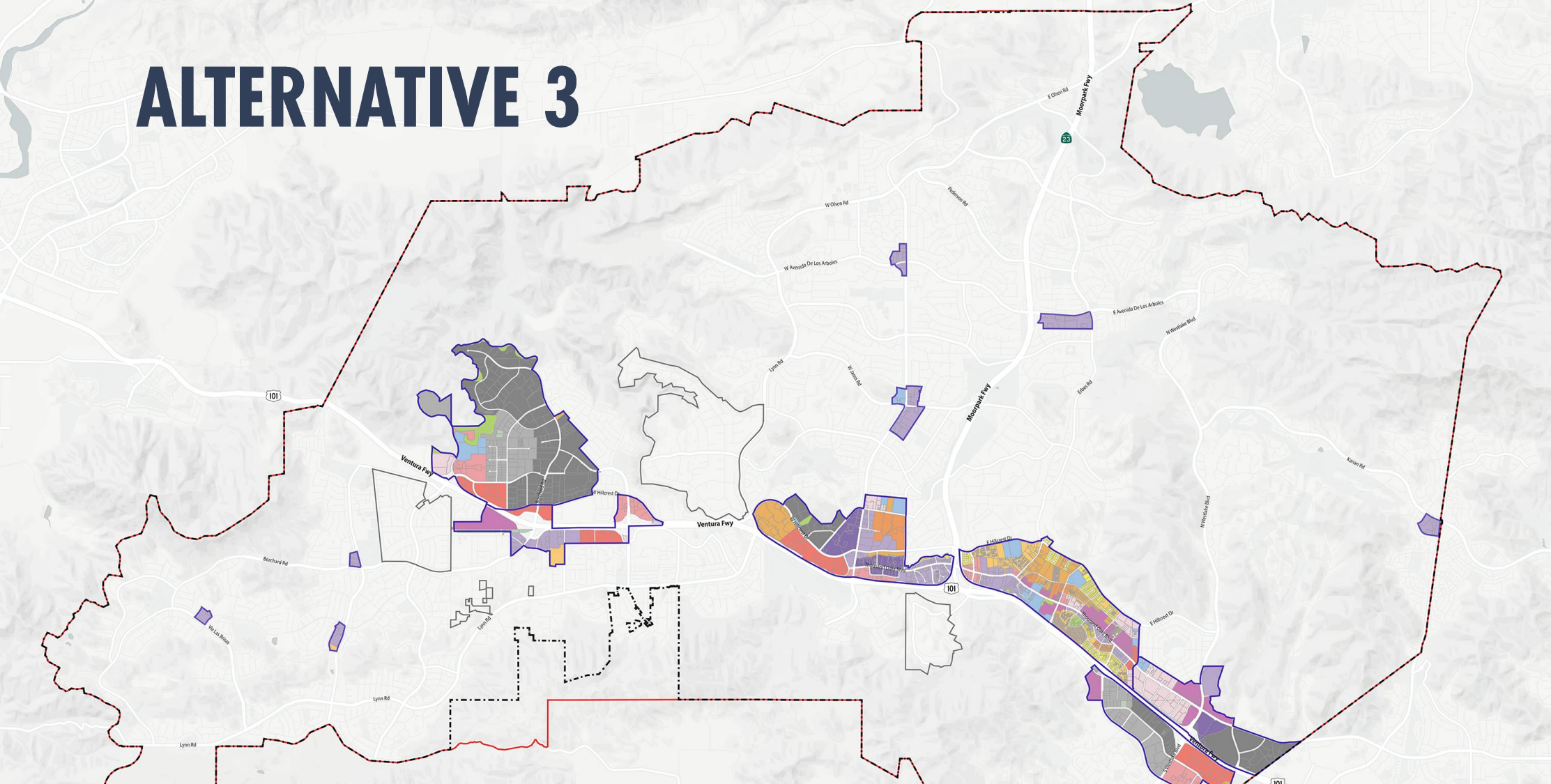
- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# ALTERNATIVE 3



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# Overview of Sub Areas

# RANCHO CONEJO – ALT 1



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

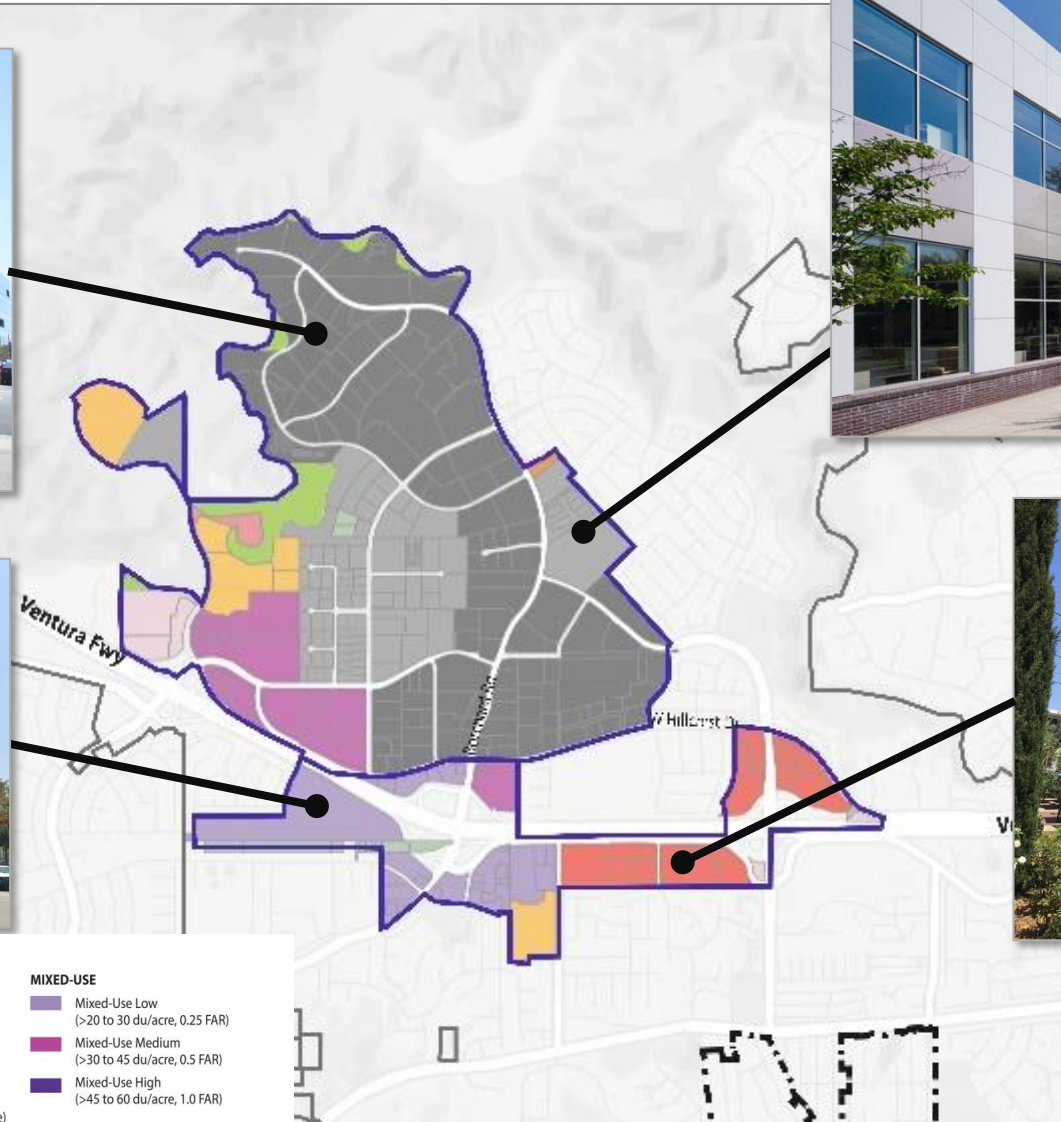
### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)





# RANCHO CONEJO – ALT 2



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

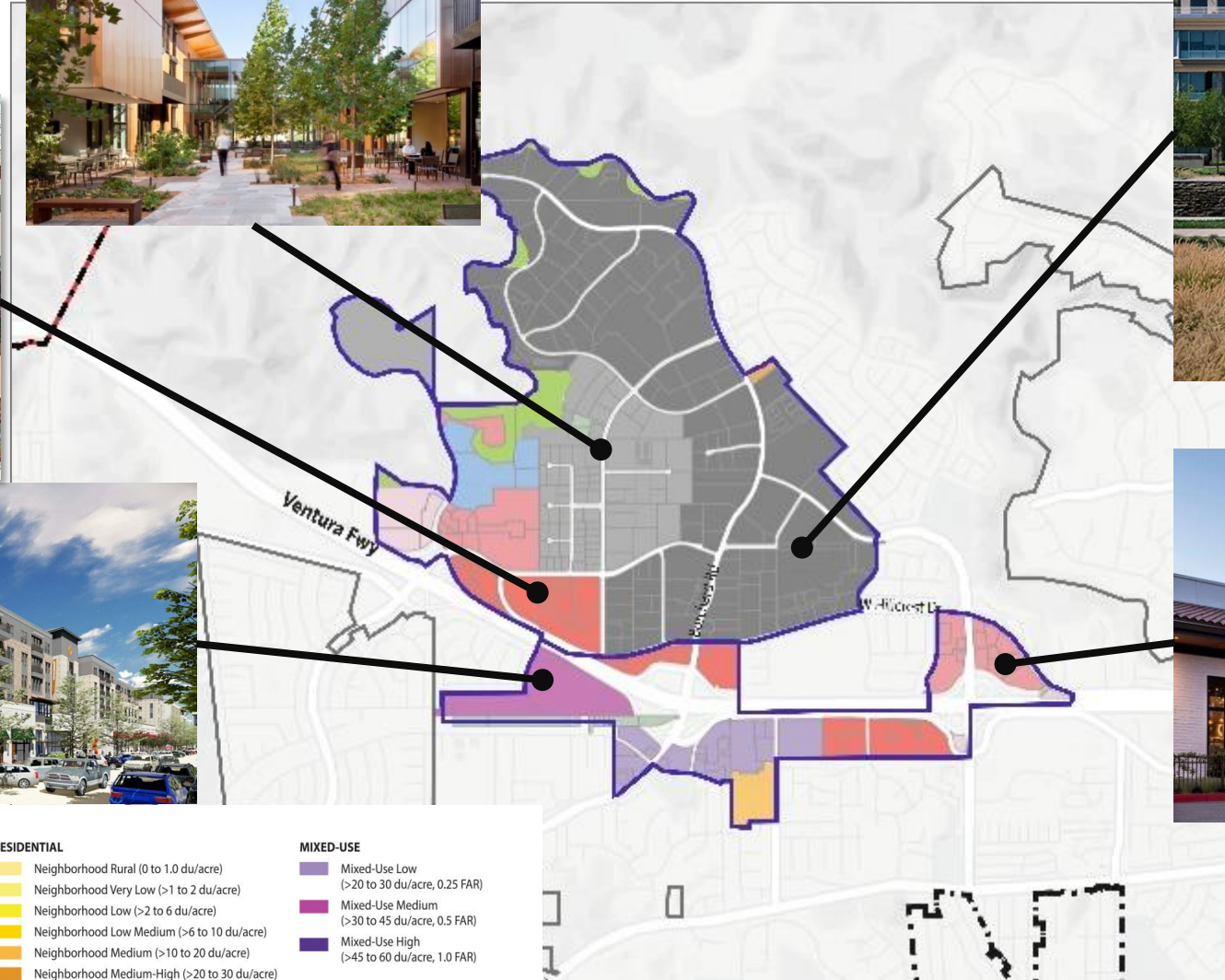
- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# RANCHO CONEJO – ALT 3



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# LIVE POLL #4

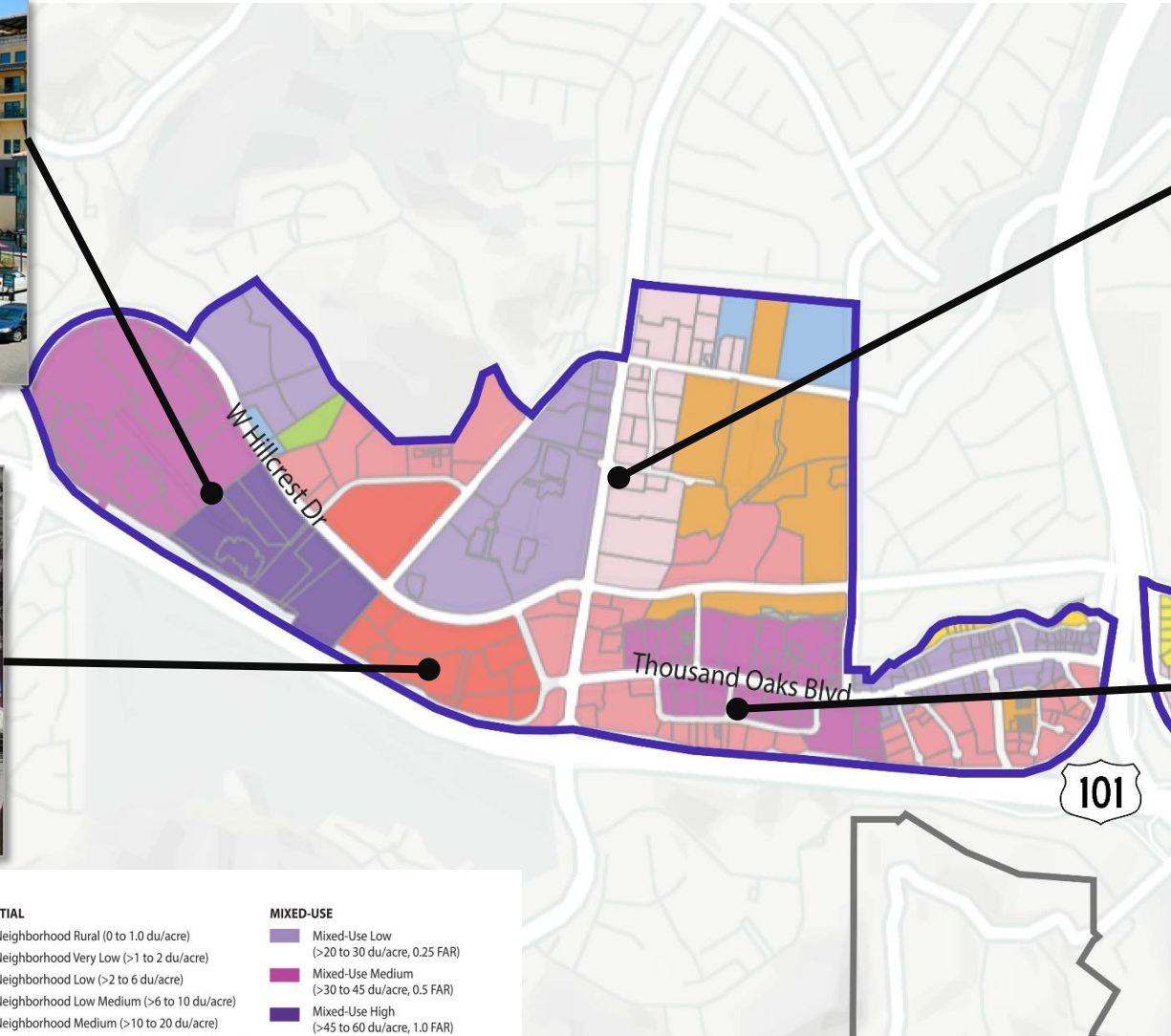
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# MOORPARK RD. AND WEST T.O. BLVD – ALT 1



Ventura Fwy



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

- ### NON-RESIDENTIAL
- Commercial Neighborhood (0.5 FAR)
  - Commercial Town (1.0 FAR)
  - Commercial Regional (2.0 FAR)
  - Industrial Low (1.0 FAR)
  - Industrial Flex (2.0 FAR)
  - Institutional

- ### RESIDENTIAL
- Neighborhood Rural (0 to 1.0 du/acre)
  - Neighborhood Very Low (>1 to 2 du/acre)
  - Neighborhood Low (>2 to 6 du/acre)
  - Neighborhood Low Medium (>6 to 10 du/acre)
  - Neighborhood Medium (>10 to 20 du/acre)
  - Neighborhood Medium-High (>20 to 30 du/acre)
  - Neighborhood High (>30 to 45 du/acre)
  - Mobile Home Exclusive

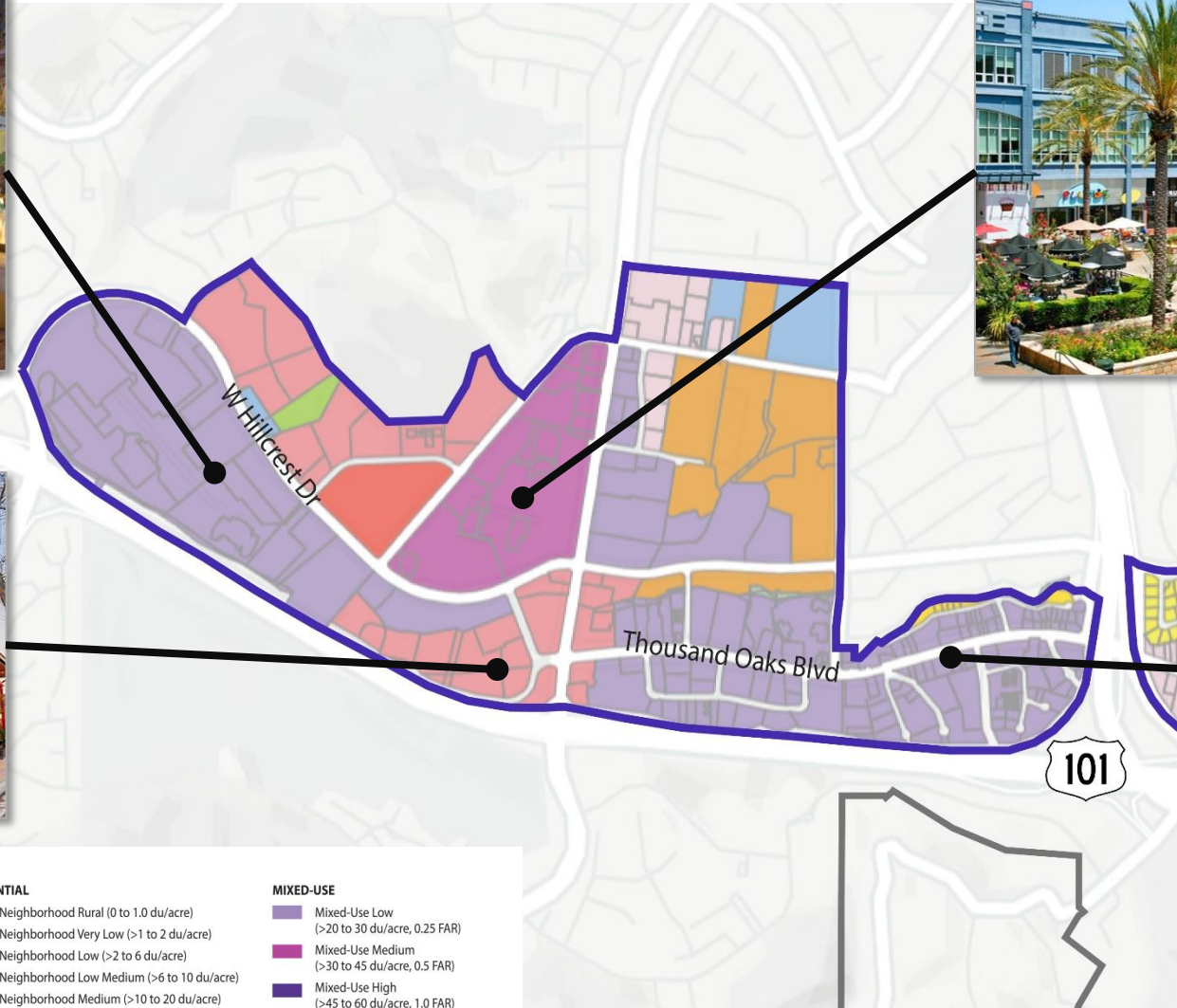
- ### MIXED-USE
- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
  - Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
  - Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# MOORPARK RD. AND WEST T.O. BLVD – ALT 2



Ventura Fwy



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

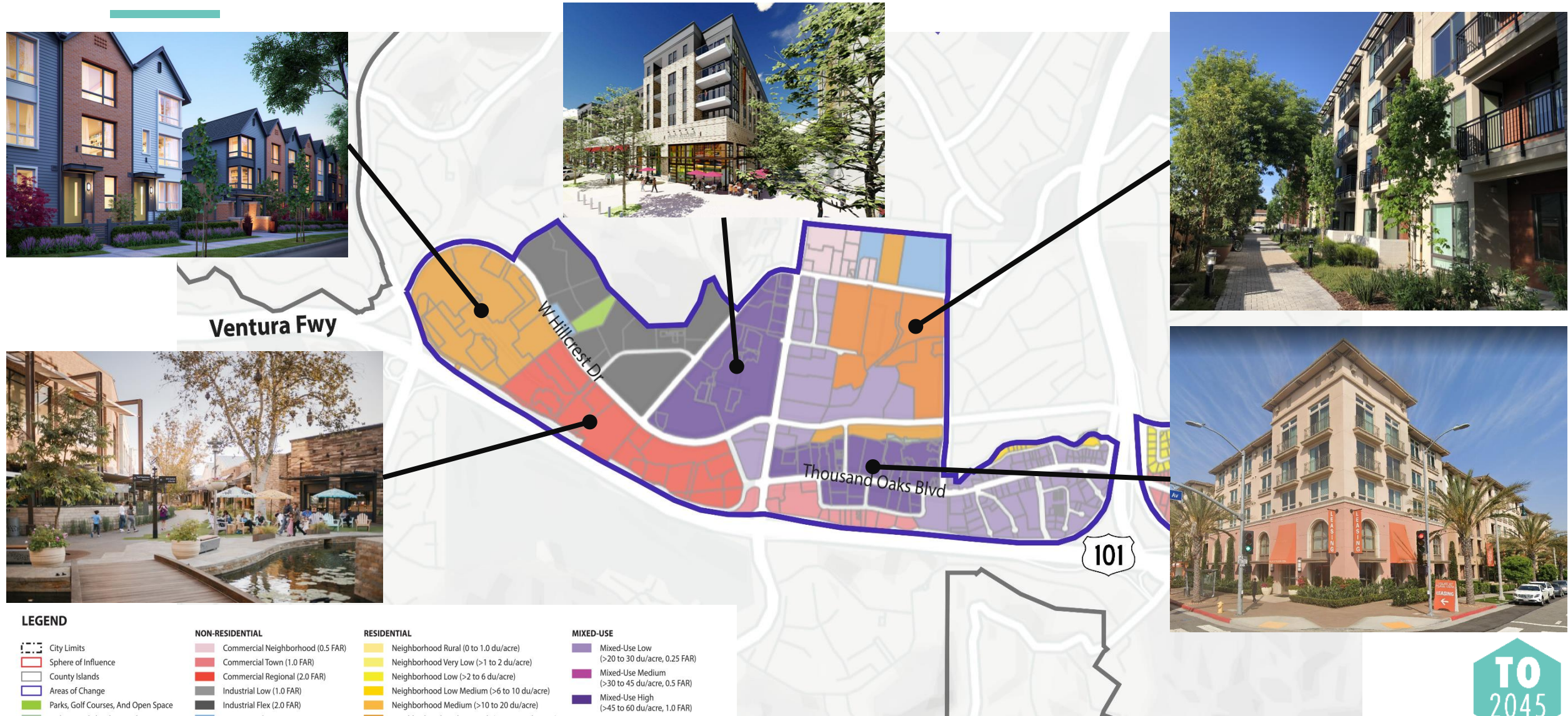
- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# MOORPARK RD. AND WEST T.O. BLVD – ALT 3



**LEGEND**

City Limits	Commercial Neighborhood (0.5 FAR)	Neighborhood Rural (0 to 1.0 du/acre)	Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
Sphere of Influence	Commercial Town (1.0 FAR)	Neighborhood Very Low (>1 to 2 du/acre)	Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
County Islands	Commercial Regional (2.0 FAR)	Neighborhood Low (>2 to 6 du/acre)	Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)
Areas of Change	Industrial Low (1.0 FAR)	Neighborhood Low Medium (>6 to 10 du/acre)	
Parks, Golf Courses, And Open Space	Industrial Flex (2.0 FAR)	Neighborhood Medium (>10 to 20 du/acre)	
Utilities and Flood Control	Institutional	Neighborhood Medium-High (>20 to 30 du/acre)	
		Neighborhood High (>30 to 45 du/acre)	
		Mobile Home Exclusive	

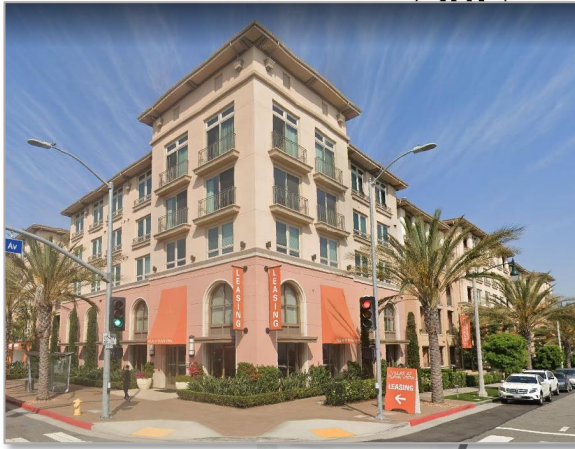
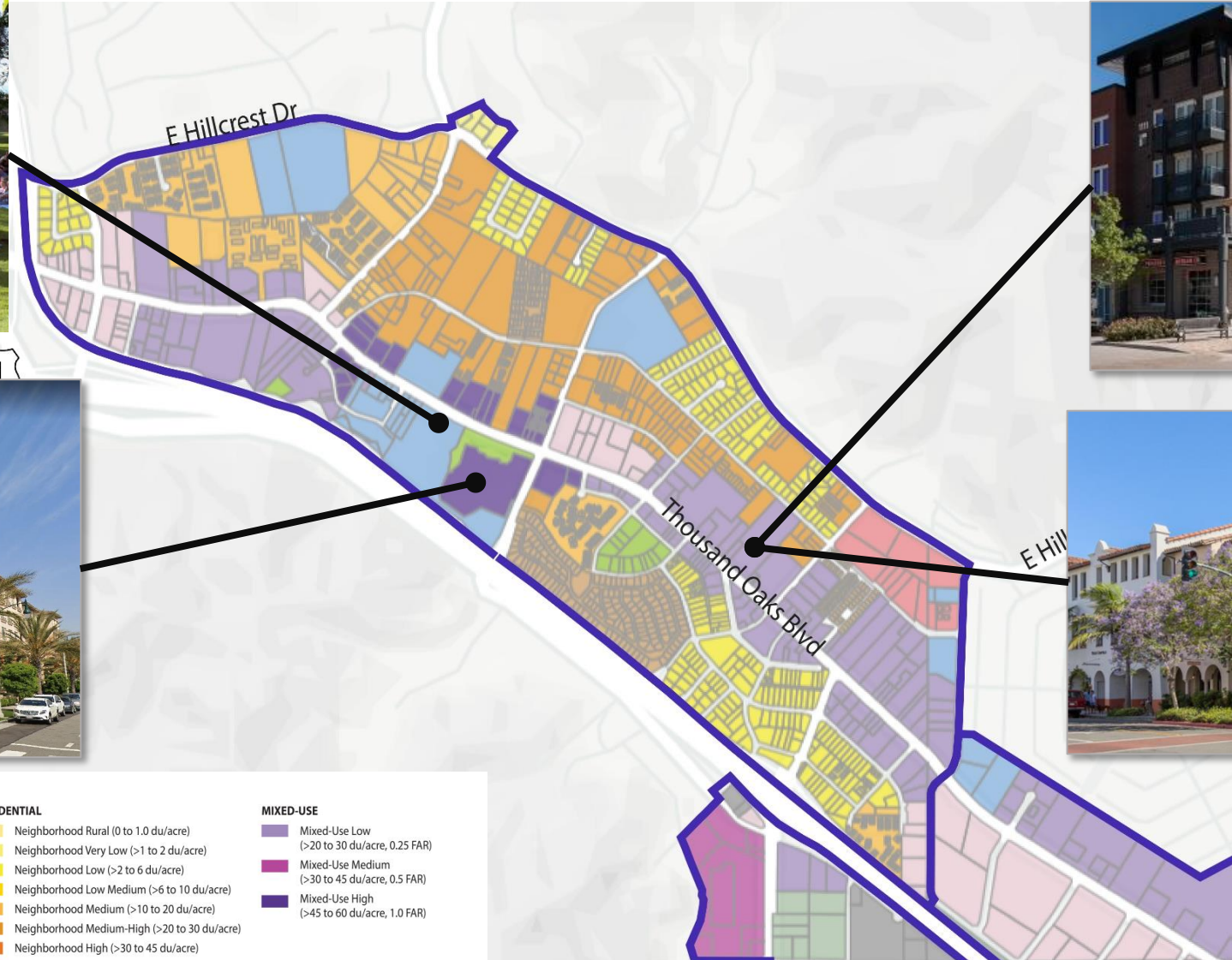


# LIVE POLL #5

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# DOWNTOWN AND THOUSAND OAKS BLVD – ALT 1



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

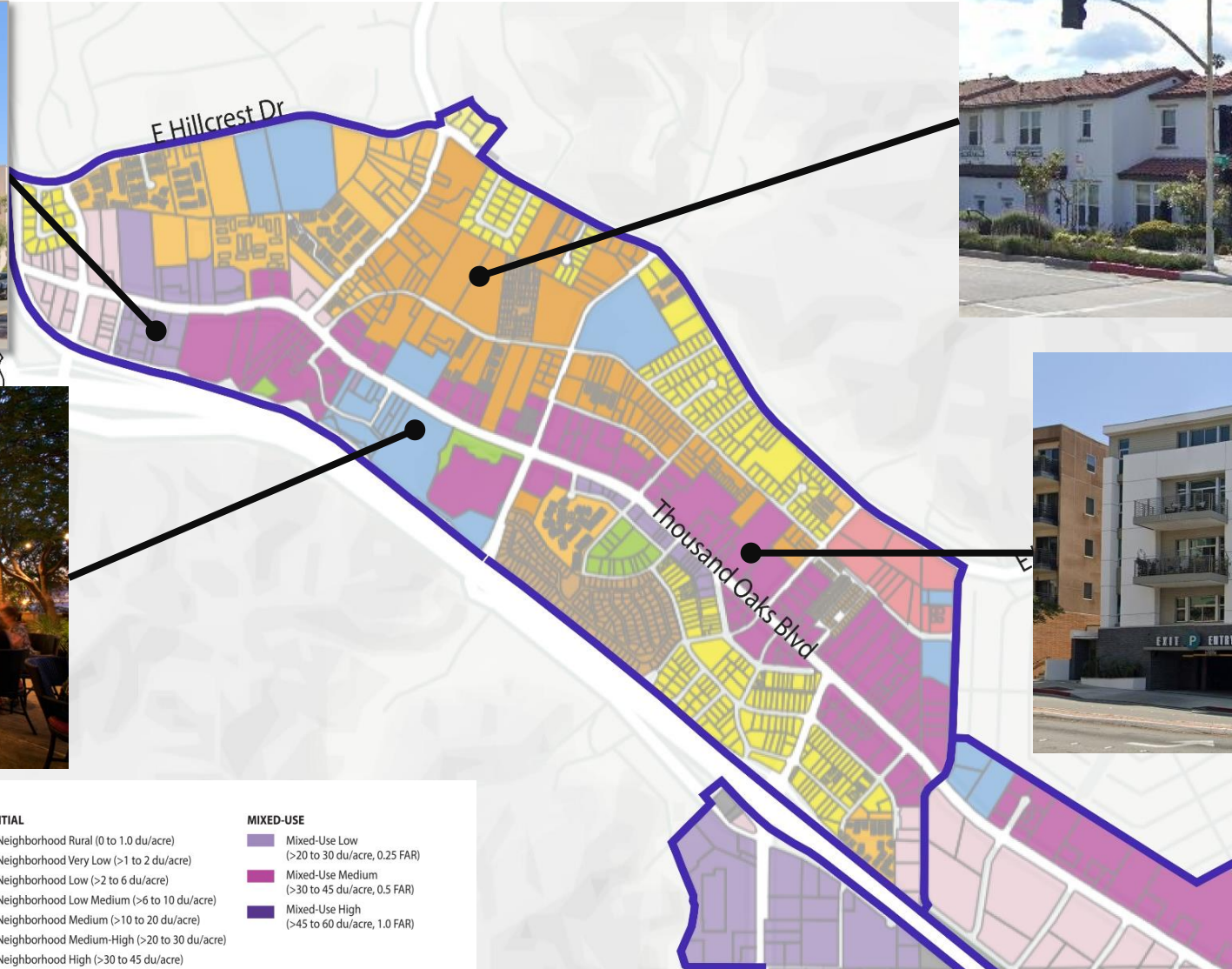
### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)





# DOWNTOWN AND THOUSAND OAKS BLVD – ALT 2



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

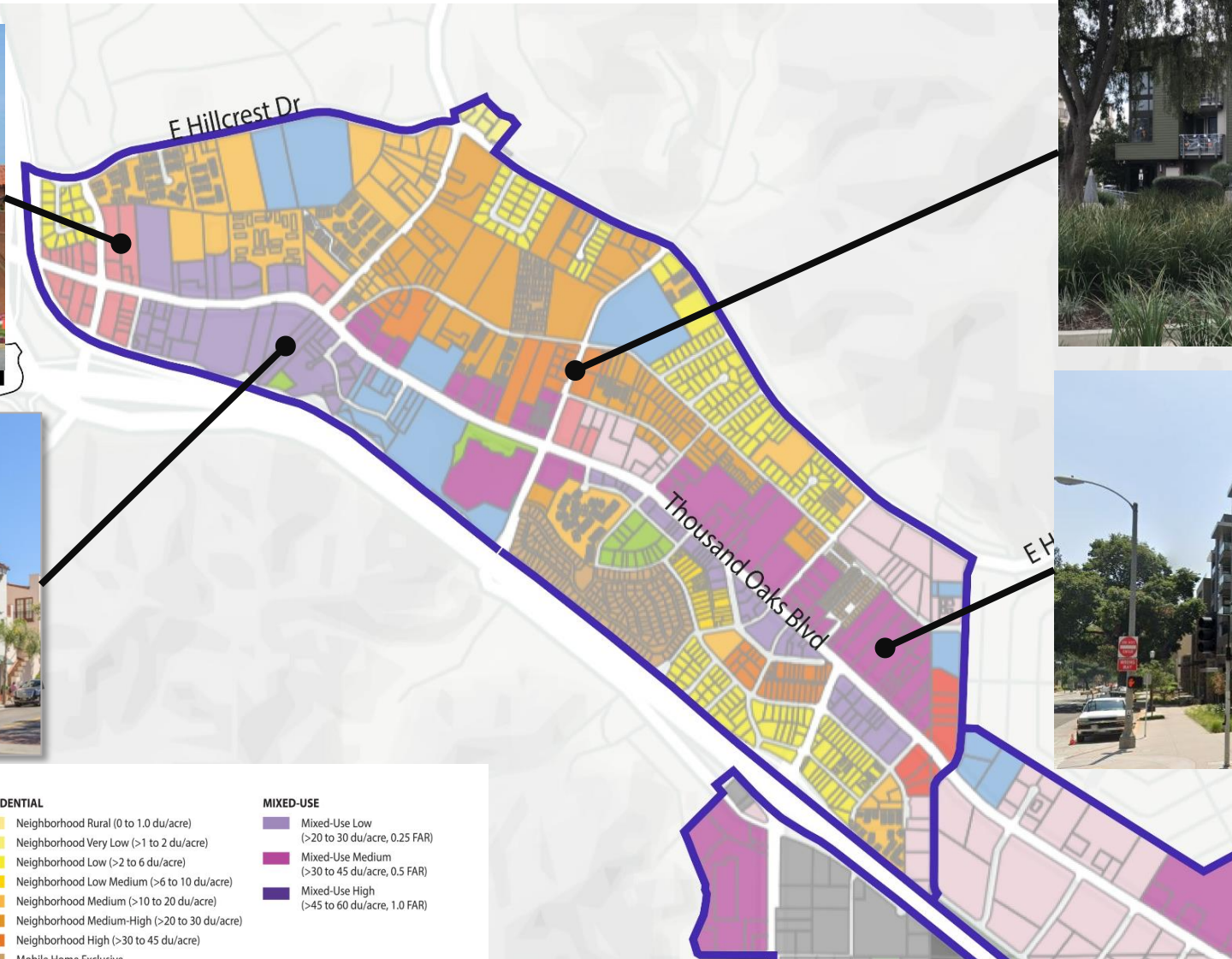
- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# DOWNTOWN AND THOUSAND OAKS BLVD – ALT 3



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)

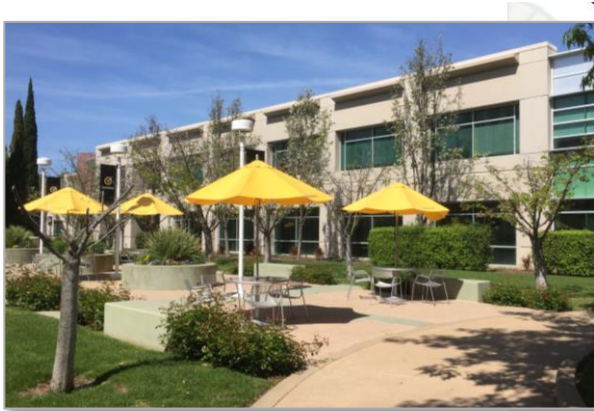


# LIVE POLL #6

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# WESTLAKE AND EAST END – ALT 1



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)



# WESTLAKE AND EAST END– ALT 2



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

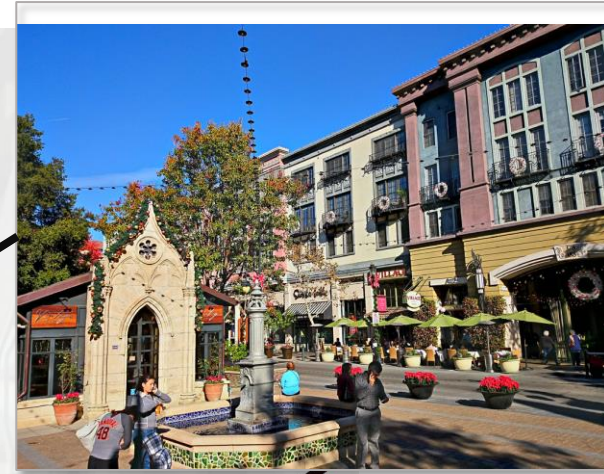
### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)

# WESTLAKE AND EAST END— ALT 3



## LEGEND

- City Limits
- Sphere of Influence
- County Islands
- Areas of Change
- Parks, Golf Courses, And Open Space
- Utilities and Flood Control

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low (>2 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)

# LIVE POLL #7

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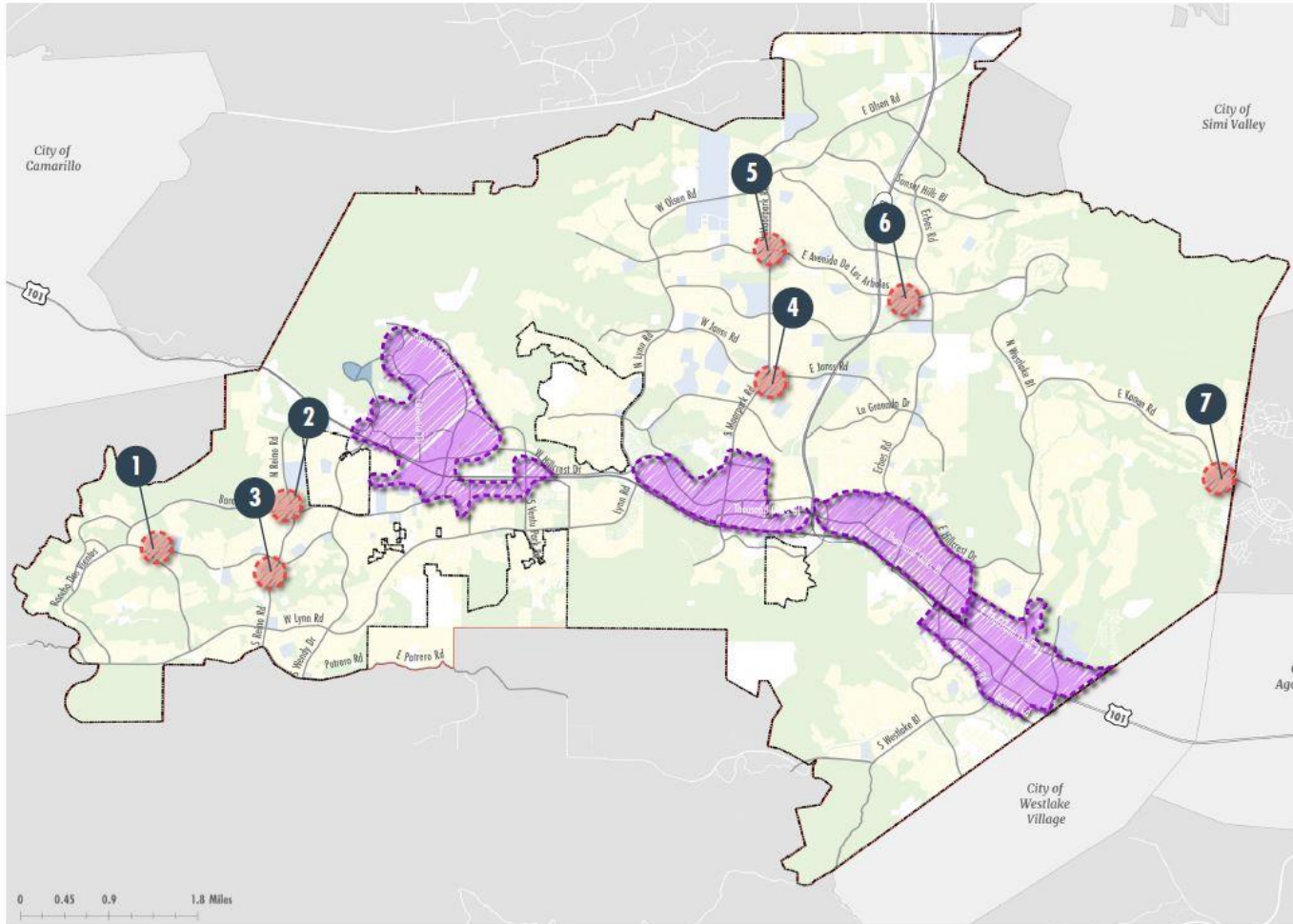


# VILLAGE CENTERS

- 1 LAS BRISAS AND VIA RIO
- 2 REINO AND BORCHARD
- 3 REINO AND KIMBER

- 4 JANSJ AND MOORPARK
- 5 ARBOLES AND MOORPARK

- 6 ARBOLES AND ERBES
- 7 KANAN AND LINDERO



Alt 1: Mixed-Use Low or Commercial Neighborhood



Alt 2: All Commercial Neighborhood



Alt 3: All Mixed-Use Low





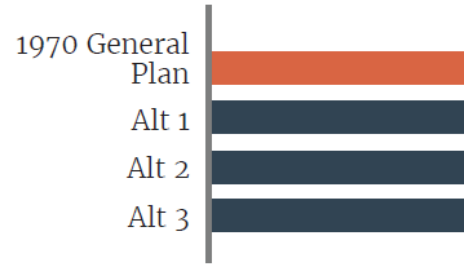
# Comparison of Alternatives

# LAND USE DESIGNATION COMPARISON

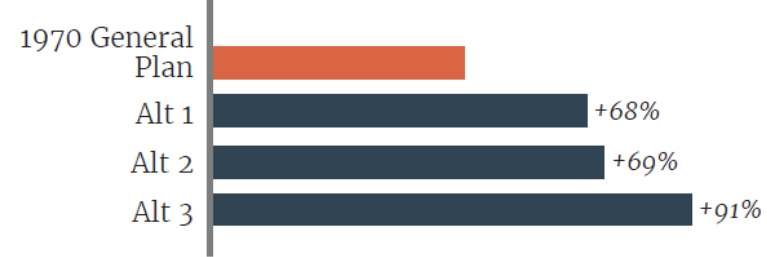
	Alternative 1		Alternative 2		Alternative 3	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
<b>Mixed-Use Low</b>	387	1.2%	454	1.4%	333	1.1%
<b>Mixed-Use Medium</b>	192	0.6%	267	0.8%	153	0.5%
<b>Mixed Use High</b>	73	0.2%	0	0%	103	0.3%
<b>Industrial Low</b>	434	1.4%	354	1.1%	391	1.2%
<b>Industrial Flex</b>	442	1.4%	426	1.4%	664	2.1%
<b>Neighborhood Medium</b>	395	1.3%	425	1.4%	389	1.2%
<b>Neighborhood Medium-High</b>	240	0.8%	226	0.7%	224	0.7%
<b>Neighborhood High</b>	0	0%	2	0%	63	0.2%

# METRICS

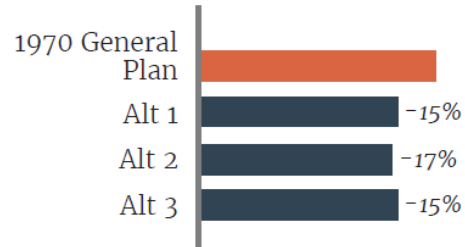
## TOTAL HOUSING UNITS



## TOTAL JOBS

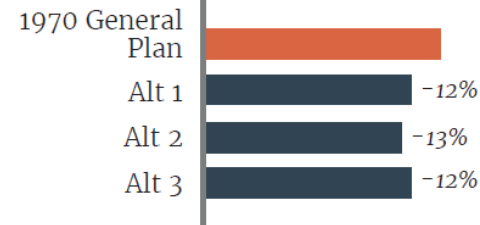


## ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD



## HOUSEHOLD ANNUAL GHG EMISSIONS

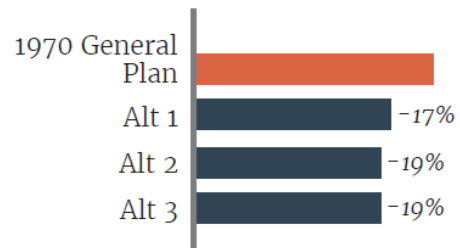
(Vehicle emissions, building energy, and water energy per household)



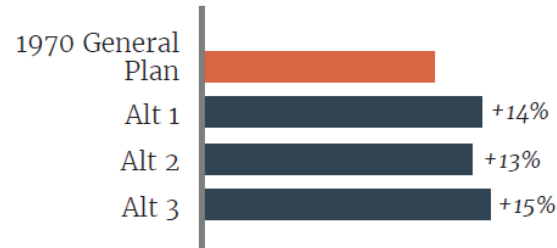
## ACCESS TO RETAIL WITHIN 5 MINUTE WALK



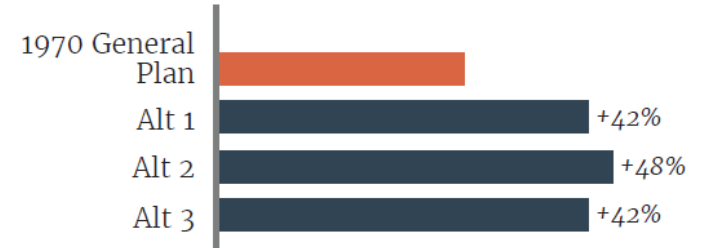
## DAILY VEHICLE TRIPS PER HOUSEHOLD



## WALKING/BIKING TRAVEL MODE SHARE



## ACCESS TO TRANSIT WITHIN 5 MINUTES WALK



# KEEP IN MIND...

---

- Areas of change are less than 8% of the City's land area
- Mixed-use accounts for 1.9% – 2.3% of the City's land area
- 86% of the City's land area is open space (47.7%) and single-family residential (38.4%)
- All alternatives
  - Reduce VMT and GHG emissions
  - Increase mobility through transit, biking and walking
- All alternatives meet Measure E and SB 330

# AND REMEMBER....

---

- The General Plan is a LONG-TERM vision for the City for the next several generations!
- It allows for new development but doesn't make it happen.

# **Feedback: Selecting a Preferred Alternative**

# PROVIDING FEEDBACK

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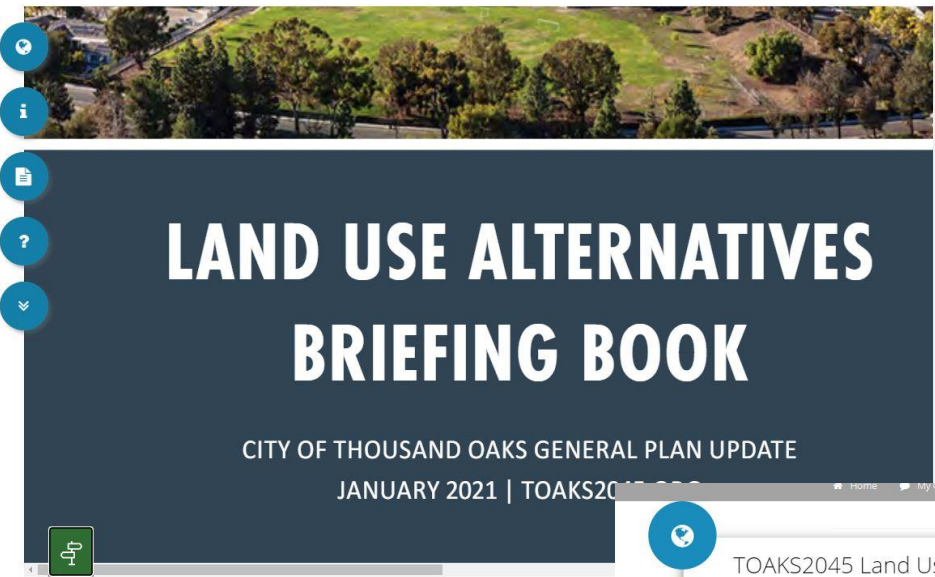
Tonight: Listen;  
ask Questions;  
respond to poll  
questions

Review briefing  
book

Attend a virtual  
“Office Hours”  
to dive deeper  
into the  
Alternatives

Complete  
online survey


# BRIEFING BOOK



### Land Use Designations

**RESIDENTIAL DESIGNATIONS**

**NEIGHBORHOOD RURAL**  
**Description:** This designation provides for very low-density single-family neighborhoods. The designation is generally applied to areas with significant topography and in locations that necessitate a transition from residential areas to preserved open spaces.  
**Allowed Uses:** single-family homes; ADUs; public facilities such as parks and schools.  
**Density:** up to 1.0 dwelling units per acre\*  
**Height (max):** 35 feet



Page 1 / 8

### TOAKS2045 Land Use Alternatives

TOAKS2045 Land Use Alternatives

Find address or place

Smart Editor

Survey Pins

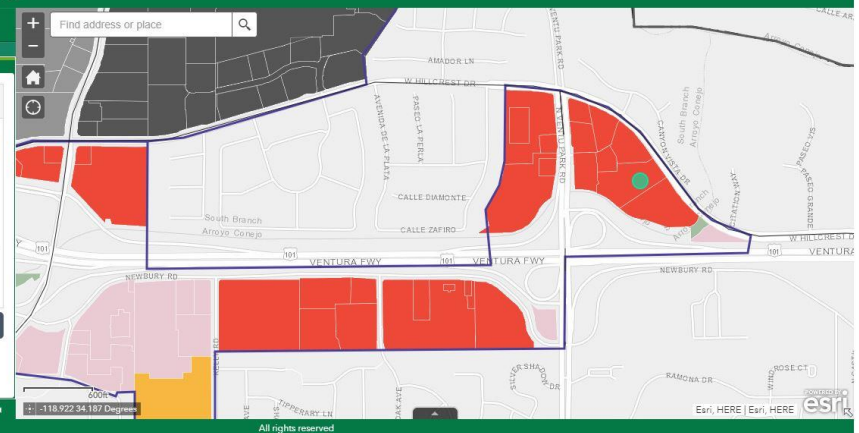
Comment: Add a hotel to this area

Attachments: Choose File No file chosen

Edited seconds ago

Edit Geometry

Close Save



Powered by Esri



In 2019, the City Council initiated a process to update the Thousand Oaks General Plan, the first comprehensive update since the City prepared its original General Plan in 1970. A



# SURVEY

---

- Available at *toaks2045.org*
- 1 survey per individual (we track this!)
- Approx. 30 questions to provide overall and detailed direction on the alternatives
- Survey will take 30–60 minutes
- Primary form of feedback on the alternatives

***Survey Closes: March 1, 2021***

**Q & A ?**

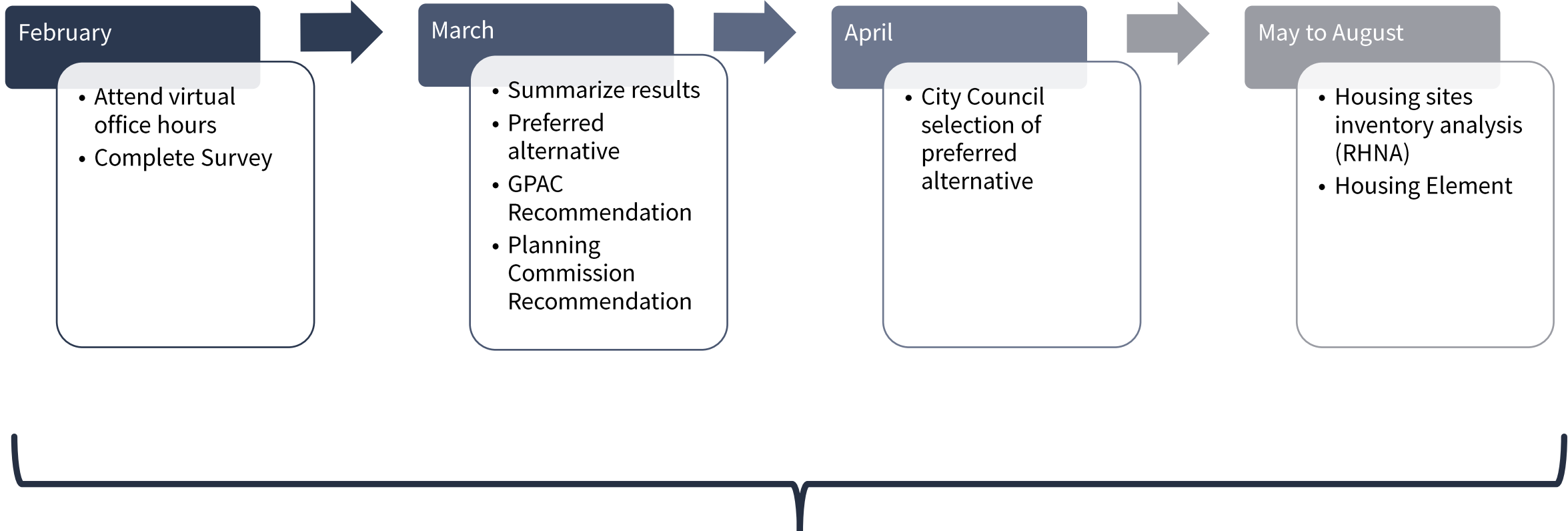
# Conclusion and Next Steps

# VIRTUAL OFFICE HOURS

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- No presentations, just discussions and Q&A
  - February 11 (Thursday) – 6–8 pm
  - February 17 (Wednesday) – 6–8 pm
  - February 20 (Saturday) – 10 am – 12 pm
  - February 23 (Tuesday) – 10 am – 12 pm
- Meetings with groups and organizations
  - Email us at [gp@toaks.org](mailto:gp@toaks.org) if you have a group that you want us to meet with!!

# NEXT STEPS



Draft GP and EIR (Late Fall 2021)



# Thank You!

[toaks2045.org](https://toaks2045.org)